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1 Introduction

Purpose and Content of this Plan

1.1 The purpose of this consultation document is to consult stakeholders, interested parties and members of the public on the draft Site Specific Part 2 Local Plan (SSP2). This is an early stage of consultation on the SSP2 and we would like to know your views, to further develop the plans. Views are sought on the policies proposed in the plan and on whether the proposed content of the plan covers all issues which you think it should.

1.2 This draft plan has been prepared following the Issues consultation which took place in 2009, the Options consultation which took place in 2012 and the housing options consultation which took place in 2013. Comments received through these consultations along with evidence which has been prepared have been taken into account in preparing the draft plan. Prior to this, the evidence gathered helped in providing input into the preparation of the North Northamptonshire Joint Core Strategy - Part 1 Local Plan (JCS). It has been important to ensure that the SSP2 follows the JCS, and is in conformity with it. This brought about pauses in the preparation of the SSP2.

1.3 When adopted the SSP2 will form part of the Development Plan for Kettering Borough. The SSP2 will cover the whole of Kettering Borough with the exception of issues addressed in the North Northamptonshire Joint Core Strategy (Part 1 Local Plan) and the Kettering Town Centre Area Action Plan. The allocation of Gypsy and Traveller Accommodation will no longer be included within the SSP2. It was agreed at the 5th July 2017 Planning Policy Committee to remove the Gypsy and Traveller allocations policy from the SSP2 and that this element be progressed as a standalone Development Plan document.

1.4 The North Northamptonshire Joint Core Strategy (JCS), which is the Part 1 Local Plan, was adopted in July 2016. The JCS deals with strategic issues and covers the whole of North Northamptonshire (Kettering Borough, Corby Borough, Borough of Wellingborough and East Northamptonshire District). The JCS sets out the overall spatial strategy, the level of growth required and the distribution of growth. It also allocates strategic sites and sets out strategic policies, place shaping requirements, and development management policies.

1.5 The SSP2 will be the Part 2 Local Plan, this document will allocate non-strategic sites to meet requirements within the JCS and will provide more detailed local policies for Kettering Borough. The SSP2 does not need to replicate policies included in the JCS but will provide more local detail specific to Kettering Borough.

1.6 The SSP2 will cover the period 2011-2031.

1.7 The Localism Act 2011 makes provision for local communities to prepare Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders to shape development in their areas. Within Kettering Borough seven neighbourhood areas have currently been designated. Once neighbourhood plans have been made they will form part of the development plan. Where Neighbourhood Plans have been 'made' (adopted), the SSP2 will not address issues covered by the Neighbourhood Plan.

1.8 The SSP2 will replace a number of saved local plan policies. A list of the saved 1995 Local Plan policies to be replaced will be included in the Pre-Submission plan.



Figure 1.1

Process and Timetable

Stage in production	Timescale
Background work	June 2008 to February 2009
Issues consultation	April 2009
Development of options	April 2009 to February 2012
Options consultation	March - May 2012
Housing Allocations and Assessment of Additional Sites and Update consultation	October 2013
Draft plan consultation (Current stage)	June - July 2018
Proposed Submission consultation (Regulation 19)	October - December 2018
Submission to Secretary of State	March 2019
Examination in public	June 2019
Adoption	December 2019

Table 1.1

Context for the Plan

1.9 The plan has been prepared taking account of the National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG). Paragraphs 150-185 of the NPPF set out the approach which should be taken to plan-making. The NPPF requires that Local Plans are prepared with the objective of contributing towards the achievement of sustainable development. A consultation on revisions to the NPPF took place from 5th March 2018 to 10th May 2018. It is anticipated that the revised NPPF will be published summer 2018. The plan will be updated, where appropriate, prior to the Pre-Submission Consultation.

1.10 The SSP2 will be examined by an independent inspector who will assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound.

1.11 To be considered sound a Local Plan must meet the following tests:

- Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportional evidence.
- Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.
- Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Evidence base

1.12 Paragraph 158 of the NPPF requires that local planning authorities ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. This plan is supported by an evidence base which has been used to inform policies and proposals in the plan. The draft plan is accompanied by a series of background papers which provide background and evidence to policies and proposals included in the plan. The background papers are available to view using the following link: [Link to be added prior to consultation.](#)

Duty to Cooperate

1.13 The Localism Act 2011 amended the Planning and Compulsory Purchase Act 2004 to introduce the Duty to Cooperate. This places a legal duty on local authorities, county councils and public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.

1.14 Sections 178 to 181 of the National Planning Policy Framework (NPPF) set out the approach local authorities should take to planning strategically across local boundaries. Paragraph 179 requires that Local Planning Authorities work collaboratively with other bodies

to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans. Strategic priorities are set out in paragraph 156 of the NPPF. Further guidance on the Duty to Cooperate is contained in the Planning Practice Guidance

1.15 The Council works closely with other local authorities and partners in the North Northamptonshire area through the existing joint working arrangements. This has included the preparation of the JCS which sets out the strategic priorities for the area, and through the preparation of a joint evidence base and studies on a wide range of topics. A significant amount of work was undertaken through the preparation of the JCS with neighbouring authorities and partner organisations to ensure that strategic cross boundary issues where deal with appropriately and in a collaborative way. The Council has continued to engage with neighbouring authorities and other bodies through the preparation of the SSP2 to ensure that any cross boundary issues are addressed through its preparation.

Sustainability Appraisal

1.16 Section 19 of the Planning and Compulsory Purchase Act requires a local planning authority to carry out sustainability appraisal of each of the proposals of a Local Plan during its preparation. The sustainability appraisal will also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 which implement the requirements of the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

1.17 The first stage in the Sustainability Appraisal (SA) process is Stage A - Setting the context and objectives, establishing the baseline, and deciding on the scope. In 2012 the Council prepared and consulted upon a Scoping Report which set out the baseline position and identified key sustainability issues for the SA to address. The second stage in the SA process is Stage B - Developing and refining alternatives and assessing effects. In 2012 the Council also consulted on the Interim Sustainability Appraisal of the Site Specific Proposals Local Development Document Options Consultation. This document provided a summary of the Sustainability Appraisal of options included in the Site Specific Proposals Local Development Document (LDD) Options Paper.

1.18 Since 2012 the Council has continued to develop and refine policies and proposals in the plan. An Interim Sustainability Appraisal of the draft plan will be undertaken prior to preparation of the Pre-submission plan to inform the preparation of the Pre-Submission plan. The Final SA report will then be consulted upon alongside the Pre-submission plan.

Habitat Regulations Assessment

1.19 In 2012 the Council consulted on the Habitat Regulations Assessment Screening Assessment - Scoping Report alongside the Option Paper. A screening assessment will now be undertaken for the draft plan to determine whether Habitat Regulations Assessment is required.

How to Comment

On-line

1.20 Comments can be made on-line via Kettering Borough Council's on-line consultation portal. The web address is: <http://consult.kettering.gov.uk/portal> . The on-line consultation portal is the Council's preferred method for receiving comments

In writing

1.21 To the Planning Policy Team, Development Services, Kettering Borough Council, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX.

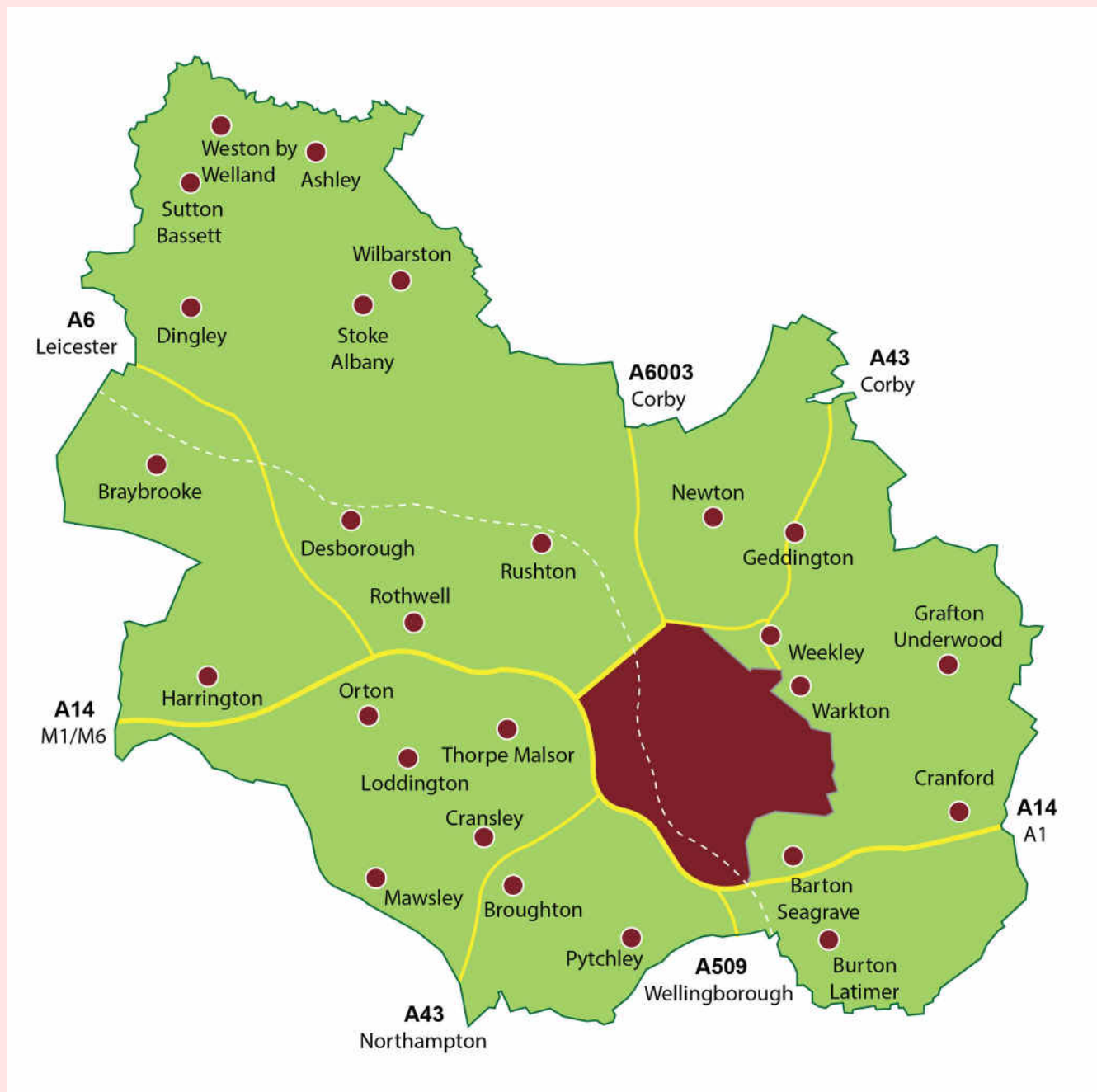
1.22 All comments received will be made publicly available on the Council's consultation portal. You can view the comments on line at: <http://consult.kettering.gov.uk/portal> . Your personal details will be added onto the consultation portal database, however no personal details will be displayed.

1.23 Kettering Borough Council is committed to protecting your privacy when using our services. Please read our Privacy Notices at: <https://www.kettering.gov.uk/privacynoticeplanning> which tells you how we use your information, who we may share it with and why. It also details what you can do if you have any concerns and how to request the information we hold about you.

2 Spatial Portrait, Vision and Outcomes

Spatial context

2.1 Kettering Borough is situated in the heart of England and has good road and rail links with the rest of the Country. The Borough covers an area of over 23,000 hectares with an approximate population of 93,475 (Census, 2011). Kettering Borough is located in Northamptonshire and shares a close functional relationship with Corby, Wellingborough and East Northamptonshire. These four local authority areas are collectively known as North Northamptonshire, the North Northamptonshire Joint Core Strategy sets out the strategic plan for this area.



Picture 2.1

2.2 Kettering Borough is characterised by market towns, attractive villages and countryside.

Kettering is the main town and has a population of approximately 67,635 (Census 2011). There are three smaller market towns; Burton Latimer, Desborough and Rothwell lying along the route of the former A6; and 27 villages of varying scale and character.

2.3 The Borough is expected to accommodate significant growth in the period to 2031. The majority of development will be focused at Kettering, which is identified in the Joint Core Strategy as the principle growth town. Smaller scale development will also take place at Burton Latimer, Desborough and Rothwell. Housing and employment development will be accompanied by extensive development in Kettering Town Centre and by other infrastructure to support the growth.

2.4 A significant proportion of the growth in Kettering Borough will take place through the East Kettering Sustainable Urban Extension, which is planned to deliver 5,500 dwellings and associated development. In addition to this the Kettering Town Centre Area Action Plan makes provision for significant levels of retail, employment and residential development.

2.5 The countryside of the Borough is an attractive mix of landscapes, each with its own distinctive visual, historic and ecological character. The north of the Borough is characterised by the prominent and steeply sloping valley sides in the Welland Valley, and the elevated landscape of hills and valleys in the West Northamptonshire Uplands. The south and central area of the Borough is characterised by areas of high plateau farmlands separated by undulating valleys of the Central Northamptonshire Plateaux and Valleys. The Ise Valley runs through the Borough and is an important landscape characteristic.

2.6 Kettering's leisure facilities and community and cultural activities incorporate facilities that serve wider catchments including a cinema, famous theme park (Wicksteed Park), leisure Village and the Lighthouse Theatre. In Kettering town centre there are various cultural facilities including the Alfred East Art Gallery and Kettering Manor House Museum and the Market Place, which provides an amphitheatre based public space for civic and community events and activities, including 'Kettering by the Sea', musical performances, festive fun and speciality markets.

2.7 Kettering Borough is extremely well placed in terms of transport infrastructure and benefits from excellent accessibility with an East Midland rail station with a fast and regular train services to London St Pancras International and Nottingham (both less than an hour away), Leicester (20 minutes) and Sheffield (1 hour 40 minutes). The Midland Mainline will see electrification to London by the end of 2019, bringing with it an increased capacity service. The proximity of the A14 and the A43 (and beyond to the M1, M6 and A1) means that access by road is equally easy. Peterborough, Cambridge, Milton Keynes, and Birmingham can be reached in under an hour, Oxford in under an hour and a half, and Norwich and the Norfolk coast in 2 hours. For international travel, Birmingham, Coventry, Luton, Stansted and the East Midlands Airports can be reached by car in 60-75 minutes, and Luton Airport can be reached by rail in 40 minutes.

2.8 Kettering Borough Council is progressive in its approach to sustainable and low carbon energy development and is committed to helping meet targets for renewable energy provision. The Council also acknowledges the importance of providing energy security and maintaining continuity of supply in order to support and attract new businesses to the area. The Borough Council sees an opportunity to embrace and prosper from the new low carbon economy.

2.9 Land at Burton Wold is identified in the Joint Core Strategy for an Energy Park to add to the range of renewable energy technologies already present. Burton Wold currently provides a focus for the Borough's renewable energy production. The existing wind farm comprises 22

turbines. The Burton Wold site is well located and provides an opportunity for an intensification of renewable technologies and the provision of strategic facilities that could provide energy to support the existing and growing needs of the community.

Vision

2.10 The Site Specific Part 2 Local Plan (SSP2) will identify sites and set out policies to support the vision and objectives of the North Northamptonshire Joint Core Strategy (JCS).

Joint Core Strategy Vision

By 2031, North Northamptonshire will be a showpiece for modern green living and well managed sustainable development: a resilient area where local choices have increased the ability to adapt to the impacts of climate change and to global economic changes. The special mixed urban-rural character of North Northamptonshire will have been maintained through urban-focused growth supporting a strong network of vibrant and regenerated settlements, which each maintain their separate and distinct character within an enhanced green framework of living, working countryside.

North Northamptonshire will be outward looking, taking advantage of its excellent strategic transport connectivity to be a nationally important growth area and focus for inward investment. Plan led change will have made North Northamptonshire, its northern and southern sub-areas and individual settlements more self-reliant, with more choices available locally. Investment in infrastructure, services and facilities and growth in high quality jobs will have led to less need to travel and will have shaped places in a way that meets the needs and aspirations of local people. A strong focus on growing investment in tourism, leisure and green infrastructure will be balanced with the protection and enhancement of the area's landscape character and its valuable built and natural environment.

North Northamptonshire will be an exemplar for construction based innovation and the delivery of low carbon growth. Its high quality environment and prosperous economy will ensure it has a stronger profile within the UK and Europe; widely recognised as a safe, healthy, affordable and attractive area for residents and visitors, and an excellent place for business to invest in.

Ecosystems will be protected and enhanced and provision of ecosystem services increased where demand exists. The Rockingham Forest will be re-invigorated through major new tree planting, providing carbon storage and a focus for tourism, recreation and sustainable wood fuel production. Restored and newly created habitats in the Nene Valley Nature Improvement Area, will have delivered improvements for both wildlife and people and a step change in nature conservation whilst recognising its tourism potential.

Contributing To This Overall Vision

- Kettering will be the largest retail centre and its vibrant town centre, regarded for being characterful, distinctive and fun, will provide a focus for its surrounding market towns and villages. The town will be the focus for healthcare and will lead the way in renewable energy investment to strengthen the green economy. Its business community will capitalise on its excellent connectivity, including its position on the Trans-European (E24 route) A14 and on the electrified Midland Mainline rail route.

2.11 There is an opportunity in the Site Specific Part 2 Local Plan to refine this vision to provide a more locally specific vision for Kettering Borough. This vision would be developed further as the document emerges, and will sit alongside the vision in the Kettering Town Centre Area Action Plan (AAP).

2.12 The vision for Kettering Town Centre is 'To create a vibrant heart for Kettering; a place that is characterful, distinctive and fun. The town centre will become a focal point for North Northamptonshire'

SSP2 Draft Vision

Kettering Borough will have a strong growing economy built upon skilled jobs and opportunities for businesses to grow. A place where high quality new homes are well designed, reflect the characteristics of the local area and provide good access to services and facilities.

Kettering town centre will be complemented by thriving market towns supporting every day shopping and service needs.

Rothwell town centre will be an attractive thriving historic town. The focus will be on protecting and preserving the historic core and enhancing the viability of the town centre. Desborough town centre will be regenerated to create a focus for shops and facilities within an enhanced environment. Burton Latimer town centre will have an improved offer of shops and facilities with an enhanced environment.

Within Kettering's villages appropriate small-scale development will be allowed to meet local needs, there will be a focus on ensuring development reflects the character of villages and maintains the important features and characteristics of these villages. In villages which are particularly sensitive development will be resisted.

Kettering Borough will be a place where people can enjoy a healthy lifestyle with good access to green infrastructure and open space and where characteristics which make the area special are protected.

The Ise and Slade Valleys will be enhanced with improved public access and district Green Infrastructure corridors will improve access to Green Infrastructure across the Borough.

Outcomes

JCS Outcome 1. Empowered and proactive communities

The Plan sets out a framework for place shaping, focusing on the issues that matter to local communities and providing a context within which community led planning initiatives can flourish and prosper. It seeks to create successful, safe, strong, cohesive and sustainable communities where residents are actively involved in shaping the places where they live.

2.13 Locally this will mean providing locally specific policies which focus on issues which are important to local communities.

2.14 This Plan will contribute to outcome 1 by:

- Meeting local needs identified through Neighbourhood Planning initiatives and Rural Masterplanning work
- Providing detailed guidance on design in the rural area to ensure character of villages is protected
- Enhancing the environment and offer in the smaller towns
- Identifying open space to be protected
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) or GI enhancements should be focused and identifying District GI assets to supplement GI corridors identified in the JCS.
- Identifying Local Green Space (Historically and Visually Important Local Green Space) which is protected from development
- Supporting the preparation of Neighbourhood Plans

2.15 Policies to help achieve this outcome are:

- The rural strategy policies and policies for individual villages will contribute to achieving this outcome (Policies RS01, RS02, RS03, RS04, ASH01, BRA01, BRA02, BRT01, CRA01, GED01, GED02, GED04, GRA01, GRC01, GRC02, HAR01, LOA01, LOD01, MAW01, MAW02, NEW01, PYT01, PYT02, RUS01, STO01, SUT01, THM01, WAR01, WEK01, WES01, WES02, WIL01)
- TBC

JCS Outcome 2. Adaptability to Future Climate Change

The Plan will create more sustainable places that are naturally resilient to future climate change. Carbon footprints will be minimised and sustainable transport choice will be improved. Low carbon growth will be delivered through policies that seek the highest viable standards for energy efficiency, renewable energy and sustainable construction.

2.16 Locally this will mean ensuring development sites are located in locations with good access to services and facilities and sustainable modes of transport.

2.17 This Plan will contribute to outcome 2 by:

- The allocation of a strategic flood water reservoir up stream of Kettering on the Slade Brook to alleviate flood risk in Kettering town centre and further down stream
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) or GI enhancements should be focused and identifying District GI assets to supplement GI corridors identified in the JCS
- Identifying Local Green Space which is protected from development
- Locating development to minimise the need to travel and ensuring good access to services and facilities

2.18 Policies to help achieve this outcome are:

- TBC

JCS Outcome 3. Distinctive Environments that Enhance and Respect Local Character and Enhance Biodiversity

The Plan sets out a framework for retaining the area's distinctiveness, by maintaining and enhancing landscape and townscape character. It promotes an integrated approach to biodiversity management and a net gain in Green Infrastructure, strengthening links between the countryside and the towns.

2.19 Locally this will mean protecting and enhancing the characteristics of the different settlements which make them special and building on opportunities to protect and enhance the environment in the market towns. It will also mean developing the GI network and identifying specific opportunities to enhance this network.

2.20 This Plan will contribute to outcome 3 by:

- Providing detailed guidance on design in the rural area to ensure character of villages is protected
- Enhancing the environmental offer in the smaller town centres
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) or GI enhancements should be focused and identifying District GI assets to supplement GI corridors identified in the JCS
- Identifying Local Green Space (Historically and Visually Important Local Green Space) which is protected from development
- Including development principles for sites which ensure the townscape and landscape of towns and villages are protected
- Identifying protected housing areas where the areas have a particularly strong character, for example large dwellings in large grounds
- Including development principles which protect and enhance biodiversity in allocated sites

2.21 Policies to help achieve this outcome are:

- The rural strategy policies and policies for individual villages will contribute to achieving this outcome. (Policies RS01, RS02, RS03, RS04, ASH01, BRA01, BRA02, BRT01, CRA01, GED01, GED02, GED04, GRA01, GRC01, GRC02, HAR01, LOA01, LOD01, MAW01, MAW02, NEW01, PYT01, PYT02, RUS01, STO01, SUT01, THM01, WAR01, WEK01, WES01, WES02, WIL01)
- TBC

JCS Outcome 4. Excellent Services and Facilities Easily Accessed by Local Communities and Businesses

The Plan establishes the priorities for future public and private investment and collaboration. It will help to secure provision of the infrastructure, services and facilities needed to sustain and enhance communities and support new development.

2.22 Locally this will mean protecting and enhancing the role of Burton Latimer, Desborough and Rothwell in providing local services and facilities. It will also mean protecting Neighbourhood

Areas within Kettering which provide an important function in ensuring good access to local convenience facilities and services.

2.23 This Plan will contribute to outcome 4 by:

- Including policies and allocations to enhance Burton Latimer, Desborough and Rothwell town centres
- Identifying Neighbourhood Centres where services and facilities will be protected
- Focusing development in sustainable locations in accordance with the strategy set out in the JCS

2.24 Policies to help achieve this outcome are:

- TBC

JCS Outcome 5. A Sustainable Balance Between Local Jobs and Workers and a More Diverse Economy

The Plan provides for the workplaces, jobs, skills and sites to help build a more diverse, dynamic and self-reliant economy; one which is not overly dependent on in or out commuting. Higher skilled jobs will be facilitated through improved further education provision and enterprise and innovation will be enabled through next generation digital connectivity. Provision will be made to capitalise upon existing sectoral strengths in creating a stronger, greener economy.

2.25 Locally this will involve ensuring opportunities for small scale employment development are identified to complement existing employment and strategic sites identified in the JCS.

2.26 This Plan will contribute to outcome 5 by:

- Providing smaller scale employment sites to complement the strategic employment sites identified in the JCS.
- Protecting existing employment areas.

2.27 Policies to help achieve this outcome are:

- Policies allocating employment sites in the rural area will contribute to achieving this outcome.
- TBC

JCS Outcome 6 - Transformed Connectivity

The Plan seeks transformed connectivity at all levels. It sets out measures to enhance Neighbourhood Connectivity, establishes the requirement for inter urban transport links and for improvements to the strategic road network and main-line rail connections. It identifies the growth locations that will provide connections to and support the longer-term opportunity for the Northamptonshire Arc Rapid Transit network.

2.28 Locally this will mean ensuring new developments are well connected to settlements

and that opportunities to improve pedestrian, cycling and motor transport connectivity are identified.

2.29 This Plan will contribute to outcome 6 by:

- Identifying adequate land for housing, employment and other development in sustainable locations.
- Including development principles for proposed allocations which identify opportunities to improve pedestrian, cycling and motor transport connectivity (Policies RS04, ASH01, BRA01, BRT01, GRA01, GED01, GED04, LOD01, MAW01, MAW02, NEW01, PYT01, RUS01, STA01, SUT01, THM01, WES01, WIL01)

2.30 Policies to help achieve this outcome are:

- TBC

JCS Outcome 7 - More Walkable Places and an Excellent Choice of Ways to Travel

The Plan identifies the actions needed in order to make walking the first choice of transport to local services and jobs including increasing connectivity to and from new development and the countryside and centres and ensuring that developments allow movement through them. It makes the links to the Local Transport Plan for the county, which identifies improvements to public transport, cycling networks and travel information that will encourage a shift away from car use in the towns and increase transport choice in the rural area.

2.31 Locally this will mean identifying development sites in locations which are accessible by a range of sustainable transport modes and ensuring that opportunities to enhance links as a result of development are identified.

2.32 This Plan will contribute to outcome 7 by:

- Identifying adequate land for housing and employment development in sustainable locations
- Identifying Neighbourhood Centres where services and facilities will be protected
- Enhancing the environment and offer in the smaller town centre
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) or GI enhancements should be focused and identifying District GI assets to supplement GI corridors identified in the JCS
- Including development principles for proposed allocations which identify opportunities to improve pedestrian, cycling and motor transport connectivity (Policies RS04, ASH01, BRA01, BRT01, GRA01, GED01, GED04, LOD01, MAW01, MAW02, NEW01, PYT01, RUS01, STA01, SUT01, THM01, WES01, WIL01)

2.33 Policies to help achieve this outcome are:

- TBC

JCS Outcome 8 - Vibrant, Well Connected Towns and a Productive Countryside

The Plan proposes sustainable urban-focused development and a proactive approach to meeting rural needs, supporting greater self-reliance for the area as a whole. The network of settlements will be strengthened through transformed public transport services within the north-south urban spine and out to the market towns in the east, with demand responsive services in the rural areas. Superfast broadband will support rural businesses, enable more working from home and assist the development of local food and fuel supply chains.

2.34 This Plan will contribute to outcome 8 by:

- Enhancing the environment and facilities in the smaller town centres
- Focusing development in sustainable locations in accordance with the strategy set out in the JCS
- Identifying housing, employment and other allocations to meet local needs in the rural area
- Supporting the delivery of broadband through site allocations

2.35 Policies to help achieve this outcome are:

- The rural strategy policies and policies for individual villages will contribute to achieving this outcome. (Policies RS01, RS02, RS03, RS04, ASH01, BRA01, BRA02, BRT01, CRA01, GED01, GED02, GED04, GRA01, GRC01, GRC02, HAR01, LOA01, LOD01, MAW01, MAW02, NEW01, PYT01, PYT02, RUS01, STO01, SUT01, THM01, WAR01, WEK01, WES01, WES02, WIL01)
- TBC

JCS Outcome 9 - Stronger, More Self-Reliant Towns with Thriving Centres

The Plan proposes the regeneration of town centres and of older parts of towns will help to maximise the use of brownfield land for new development and inspire community confidence in the need for positive change. The Plan identifies the town centres at Kettering and Corby as areas of focus for leisure, retail and cultural facilities for the northern area, making them into real hearts for their communities. Implementation of the consented Rushden Lakes development will provide an additional retail and leisure focus serving the southern area, complementing Rushden and Wellingborough town centre, which will diversify and strengthen their convenience retail provision and cultural offers.

2.36 This Plan will contribute to outcome 9 by:

- Including policies and allocations to enhance Burton Latimer, Desborough and Rothwell town centres
- Providing adequate housing and employment allocations in sustainable locations
- Complementing policies in the Kettering Town Centre AAP
- Including policies on local thresholds for sequential assessments and impact assessments

2.37 Policies to help achieve this outcome are:

- TBC

JCS Outcome 10 - Enhanced Quality of Life for All Residents

The Plan identifies the quality and mix of housing needed to meet the full, objectively assessed needs of the housing market area, ensuring that a sufficient proportion is affordable and accessible to all. It supports initiatives that build stable, safe, healthy and strong communities, which means respecting cultural diversity and distinctiveness; planning new development to help reduce crime, anti-social behaviour and the fear of crime; promoting well-being and health; ensuring that development is of local character; and supporting area based renewal.

2.38 This Plan will contribute to outcome 10 by:

- Protection open space
- Provision of open space in new developments
- Ensuring infrastructure is provided through development principles for site allocations.
- Identifying Local Green Space which is protected from development
- Providing detailed guidance on design in the rural area to ensure character of villages is protected
- Enhancing the environment and offer in the smaller town centres
- Allocation of sites which provide for a mix, type and tenure required to meet local needs
- Including development principles which ensure good design, for example designing out crime
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) or GI enhancements should be focused and identifying District GI assets to supplement GI corridors identified in the JCS

2.39 Policies to help achieve this outcome are:

- The rural strategy policies and policies for individual villages will contribute to achieving this outcome. (Policies RS01, RS02, RS03, RS04, ASH01, BRA01, BRA02, BRT01, CRA01, GED01, GED02, GED04, GRA01, GRC01, GRC02, HAR01, LOA01, LOD01, MAW01, MAW02, NEW01, PYT01, PYT02, RUS01, STO01, SUT01, THM01, WAR01, WEK01, WES01, WES02, WIL01)
- TBC

3 Location of Development

Spatial Strategy

3.1 The Joint Core Strategy (JCS) sets out the spatial strategy for growth across North Northamptonshire. It sets out the role of settlements within North Northamptonshire and distributes development to strengthen the network of settlements in accordance with their roles. The JCS identifies Kettering as the Growth Town and Burton Latimer, Desborough and Rothwell as Market Towns, all villages other than settlements of a dispersed form are identified as villages and the remainder of the borough is identified as open countryside.

3.2 The Growth Town of Kettering is the focus for the majority of growth. The role of the market towns is to provide a strong service role for their local communities and surrounding rural area with growth in homes and jobs to support regeneration and local services, at a scale appropriate to the character and infrastructure of the town. In the rural area, development is limited to that required to support a prosperous rural economy or to meet a locally arising need. Development in the open countryside is carefully managed to safeguard the intrinsic character and beauty of the countryside.

3.3 The JCS makes allowance for Part 2 Local Plans to identify villages that have a sensitive character or conservation interest. This plan will provide further detail on the categorisation of villages, villages have been categorised as Category A, B or C villages. This detail is set out in chapter 12 - Rural Area of the SSP2.

Scale of development

3.4 Housing and Employment requirements for the Borough are set out in the Joint Core Strategy. The housing requirement for Kettering Borough is 10,400 dwellings in the period 2011-2031, an annual average of 520 dwellings. The job creation targets is 8,100 net job growth (in all sectors). The Joint Core Strategy allocates strategic housing and employment sites (Strategic sites are 500+ dwellings for housing sites and 5+ hectares for employment sites), the SSP2 will allocate additional smaller scale sites to meet housing and employment requirements. Details of these allocations are set out in the settlement specific chapters (chapters 8 - 12). Details of housing and employment requirements are set out in chapter 4 - housing and chapter 5 - employment.

Settlement Boundaries

3.5 Settlement boundaries have been drawn for Kettering, Burton Latimer, Desborough and Rothwell and for all villages, except those which are identified as Category C villages, in order to direct and control the location of new development. Settlement boundaries provide a distinction between land which is within the settlement and land which is outside the settlement. Settlement boundaries will be used in relation to Policy 11 and Policy 13 of the JCS and policies RS01 and RS02 of this plan to determine whether sites are within or adjoining the settlement boundary. The settlement boundaries have been identified on the Proposals Maps. The settlement boundaries have been defined using the criteria set out in the box below. The Background Paper: Settlement Boundaries (Update), April 2018 explains how the settlement boundaries have been drawn.

Box 1

Settlement Boundary Defining Principles

Principle 1:

The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads.

Principle 2:

Boundaries will include:

- a. Existing commitments for built development i.e. unimplemented planning permissions;
- b. Buildings on the edge of settlements which relate closely to the economic or social function of the settlement e.g. churches, community halls;
- c. Curtilages which are contained and visually separated from the open countryside;
- d. New allocations.

Principle 3:

Boundaries will exclude:

- a. Playing fields or open space at the edge of settlements (existing or proposed);
- b. New allocations for affordable housing;
- c. Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement);
- d. Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement;
- e. Large gardens or other area whose inclusion or possible development would harm the structure, form and character of the settlement.

Principle 4:

Settlement boundaries do not need to be continuous. It may be appropriate given the nature and form of a settlement to define two or more separate elements.

Policy LOD1

Settlement Boundaries

The settlement boundaries, shown on the proposals map, will be used to interpret whether proposals are within or adjoining settlements for the purposes of Policies 11 and 13 of the Joint Core Strategy and Policies RS01 and RS02 of this plan.

3.6 RE-USE AND REDEVELOPMENT OF RURAL BUILDINGS

3.7 Rural buildings can comprise a range of uses although the majority are typically used for traditional agricultural activity. Section 3 of the National Planning Policy Framework gives support to proposals which contribute towards a strong rural economy, in particular through the diversification of agricultural and other land based rural businesses, and the expansion of all types of business and enterprise in rural areas, through the conversion of existing buildings and well designed new buildings. In addition, Section 6 of the National Planning Policy Framework also gives some support for isolated new homes in the countryside where exceptional circumstances apply, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

3.8 In support of this approach, the UK Government has made changes to legislation which automatically grants planning permission (permitted development) for certain types of development subject to specific criteria being met. These new provisions focus on changes of use of existing agricultural buildings to other uses, including dwellings, light industry, a range of temporary uses, and children's nursery and state funded schools.

3.9 Policy 25 of the Joint Core Strategy gives support to the re-use of rural buildings for a mix of uses including small scale business, tourism activities, tourist accommodation and live/work units.

3.10 Through the SSPLDD Options Consultation there was support for the inclusion of policies within the Part 2 Local Plan relating to the re-use and redevelopment of rural buildings, and farm diversification. These findings are also echoed in the [Background Paper - Options for Re-use and Redevelopment of Rural Buildings and Farm Diversification \(February 2012\)](#) which was published before the Joint Core Strategy was adopted and the National Planning Policy Framework and changes to permitted development rights came into effect.

3.11 The current local and national policy and legislative framework has meant that there is less need now for specific policies to be included within the Part 2 Local Plan. However, there remains a policy vacuum regarding proposals for new development (including replacement buildings)/conversion of existing buildings for new dwellings not linked to diversification of existing rural businesses.

3.12 Given the existing local and national policy it is not considered that it is necessary for the SSP2 to include a policy relating to the re-use and redevelopment of rural buildings.

4 Housing

Housing

4.1 The JCS sets out the housing requirements for Kettering Borough and Policy 29 and table 5 of the Joint Core Strategy sets out how the housing requirement will be distributed in line with the spatial strategy. Table 4.1 below shows the housing requirement for each of the four towns in Kettering Borough and the rural area and shows how much of the requirement has been completed, committed and allocated through the Kettering Town centre AAP or the JCS.

Settlement	JCS requirement 2011-2031	Completions and commitments* 2011-17	Kettering Town Centre AAP allocations	JCS allocations	Residual JCS Requirement	Residual JCS requirement with additional 10% buffer
Kettering (inc. Barton Seagrave)	6190	5621	844	0	-275	344
Burton Latimer	1180	1280	0	0	-100	18
Desborough	1360	1096	0	0	264	400
Rothwell	1190	325	0	700	165	284
Rural Area	480	200	0	0	280**	140
Total	10400					1,186

Table 4.1 Housing Requirements (Base date 1st April 2017)

4.2 *Commitments includes sites with planning permission/ resolutions to grant planning permission/ sites currently under construction

4.3 * **A windfall allowance of 140 dwellings (10 dwellings per annum) is deducted off this figure to take account of a number of sites which may be regarded as 'windfalls' coming forward during the lifetime of the Local Plan. They normally comprise previously-developed sites that have unexpectedly become available.

4.4 The SSP2 will allocate sites to meet the remaining housing requirement. In addition to the minimum housing requirements the SSP2 will allocate enough sites to provide a 10% buffer above the JCS housing requirement in Kettering, Burton Latimer, Desborough and Rothwell. Housing sites have been assessed against a set of criteria. The Background Paper: Housing Allocation (2018), Background Paper: Housing Allocations (2012) and the Site Specific Proposals LDD Housing Allocations Assessment of Additional Sites and Update (October 2013) explain how the sites have been assessed. The sites proposed for allocation are included in chapters 8-12. The following table provides a summary of the proposed allocations for each settlement.

Settlement	Proposed Housing Allocations
Kettering (inc. Barton Seagrave)	916-947
Burton Latimer	22
Desborough	439
Rothwell	300
Rural Area	171-179

Total	1,848-1,887
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Table 4.2

Housing Mix and Tenure

4.5 The NPPF states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable communities, local planning authorities should; plan for a mix of housing to meet the needs of the community, identify the size, type, tenure and range of housing required and set policies for meeting affordable housing need. The NPPF requires local authorities to plan to meet the needs of different groups in the community, including older people. The NPPG emphasises the importance of providing housing to meet the needs of older people given the projected increase in older person households.

4.6 KBC Housing Strategy (2015-2020) sets out how the Council intends to meet the housing needs and aspirations of residents. The key strategic aims of the Housing Strategy 2015-2020 are:

- Increasing housing supply across all tenures
- Ensuring decent, safe and healthy homes
- Helping people to live independently

4.7 The Housing Strategy sets out how these aims will be achieved, including through ensuring an increasing supply of good quality new homes of all tenures, increasing the supply of smaller homes, including a proportion of smaller one and two bedroom homes, ensuring that accommodation and services provided for elderly people remains relevant and responsive to their needs and improving the range of housing options and support for vulnerable people.

4.8 The [North Northamptonshire Strategic Housing Market Assessment Update \(2015\)](#) updates the General and Older Persons' housing requirements of the Strategic Housing Market Assessment (SHMA) (2012). This document provides the evidence base for housing need in North Northamptonshire and informs the targets and requirements which are set.

4.9 Policy 30 of the JCS sets out the overall approach to be taken in considering size and tenure of new housing and in encouraging development to meet the needs of particular groups. The JCS states that Part 2 Local Plans and Neighbourhood Plans may identify more specific requirements for particular locations. Policy 30 sets out requirements for housing mix, affordable housing targets and thresholds, requires new dwellings to meet National Space Standards, requires homes to meet National Accessibility Standards, encourages provision to meet specialist requirements of older people, supports proposals for Custom -Build developments and states SUEs and other strategic developments should make available serviced building plots. The sections below consider whether there is a need to provide additional local policy in the SSP2 in any of these areas.

Housing Mix

4.10 The 2015 SHMA toolkit identifies the size of dwellings needed in Kettering Borough based on the projected composition of new houses. In terms of size of dwellings the greatest need is predominantly for smaller dwellings in both the market and affordable sectors. The

projected housing requirements for Kettering Borough in the SHMA (2015) showed the highest requirement was for 1 bed-properties (5,906) followed by 3 bed-properties (2,812) and 2-bed properties (1,406). Policy 30 (a) of the JCS sets out requirements in relation to the mix of house types, this policy requires the mix of house types within a development to reflect the need to accommodate smaller households and also to reflect the existing housing stock within the settlement or neighbourhood/ ward in order to address any gaps in provision and to avoid the over concentration of a single type of housing where this would affect the character or infrastructure of the area. It is not considered that there is a need for a local policy to be included in the SSP2 to provide further detail to the JCS policy.

National Space Standards

4.11 The JCS confirms that new dwellings must meet the National Space Standards. No additional detail is needed in the SSP2 in relation to this.

National Accessibility Standards

4.12 Optional technical housing standards have been introduced by the Government to enable local authorities to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access.

4.13 Policy 30 of the JCS requires all new dwellings to meet category 2 of the national accessibility standards as a minimum and the local planning authority will negotiate a proportion of Category 3 housing based on evidence of local needs. The JCS states that Part 2 Local Plans and/ or Neighbourhood Plans may identify the proportion of new development that needs to comply with category 3 (wheelchair user dwellings) taking account of:

- The likely future need for people with disabilities;
- Whether particular sizes and types of houses are needed to meet specifically evidenced need;
- the accessibility and adaptability of existing stock;
- overall impact on viability

4.14 If the SSP2 included a policy requiring that a proportion of new development needs to comply with category 3 then additional work would be required to provide the evidence base for the policy. This work would need to be undertaken prior to the Pre-submission consultation.

Question 1

Should the SSP2 include a policy identifying the proportion of new development that needs to comply with category 3 of the national accessibility standards?

Housing Tenure

4.15 The SHMA (2015) showed that between 2012 and 2014 in Kettering Borough market housing, both private rent and owner occupier, became less affordable. Intermediate housing became more affordable and there was a shift towards increased requirements for social rented properties due to affordability pressures in other sectors. The table below shows the forecast required tenure as a percentage of new housing 2011-31.

Tenure		Percentage requirement
Affordable	Social and affordable rent	38.5
Affordable	Intermediate tenures - shared ownership	5.4
Market	Private rent	8.2
Market	Owner occupation	47.9
Total		100

Table 4.3 Required tenure as percentage of new housing 2011-31

4.16 JCS Policy 30 (d) sets out affordable housing targets and thresholds. The policy states that the precise proportion and tenure mix of affordable housing will take into account need in the SHMA toolkit (or more up to date local assessment) and the viability of the development. Policy 30(d) also requires that affordable housing is provided on site unless the developer can demonstrate exceptional circumstances.

4.17 It is not considered that there is a need for a local policy to be included in the SSP2 to provide further detail to the JCS policy.

Housing for Older People

4.18 The SHMA (2015) Update identified that a significant proportion (60%) of the total projected growth for North Northants between 2011 and 2031 is for households where the head of the household is 65+ , in Kettering Borough this figure is 56%. The SHMA (2015) identifies the most pressing issue over the next 20 years as the growth in older households. The SHMA toolkit enables projections to be made of the number of pensioner households requiring designated , sheltered or extra-care housing. The SHMA projected the following specialised housing requirements of older households for Kettering, 2011-2031:

- 366 households requiring Designated housing, e.g private sector retirement bungalows and apartments.
- 175 households requiring Sheltered housing
- 320 households requiring Extra Care housing

4.19 A more recent study, commissioned by Northamptonshire County Council and supported by the district and borough local authorities, the [Study of Housing and Support Needs of Older People Across Northamptonshire \(March 2017\)](#) provides additional evidence on the housing needs of older people. This report was intended to supplement the Northamptonshire County Council (NCC) Older Persons Accommodation Strategy and to form an evidence base for the emerging Part 2 Local Plans. The report forecasts demand for new provision of older persons housing to the end of the plan period. The report forecast demand for new provision of 319 units of older person housing per annum in North Northamptonshire. The figures for North Northamptonshire are higher than those quoted in the JCS and represent a move to increase the proportion of older person households living in specialist accommodation. Demand for retirement housing is predominantly for outright purchase. The study estimated that the need for retirement provision in Kettering Borough could be as high as 92 dwellings per year.

4.20 The study also found that Northamptonshire does not have enough good quality care homes to meet current demand and will need to increase provision. More than half of care home beds are currently occupied by people with dementia or memory problems. Potential demand

for care bed homes could be reduced and quality of life improved by provision of dementia villages and other specialist housing schemes for people with dementia. The study recommends that each district should seek to encourage provision of 1 dementia care housing scheme within the next 3-5 years. In Kettering Borough it estimates the need for 228 care home places in the plan period.

4.21 The report makes a number of recommendations for how local plans can facilitate provision of retirement housing, including:

- Support for windfall sites which come forward for retirement housing and care homes from other users.
- Allocation of employment and retail sites for housing usage, specifying that they must include or be provided solely for retirement housing or care homes.
- The preparation of Brownfield Registers should incorporate criteria that assess the suitability of identified sites to make provision for retirement housing.

4.22 Policy 30 of the JCS supports proposals for housing to meet the requirements of older people, including designated, sheltered and extra care accommodation and other housing options which would enable older people to down-size to smaller accommodation. The policy also required SUE's and other strategic developments to make specific provision towards meeting these needs.

4.23 Given the scale of need for housing for older people, the SSP2 could include a policy setting targets and thresholds for the provision of older peoples housing. This policy could require that on developments above a certain size threshold a proportion of dwellings on the site should make provision for older peoples housing.

4.24 If a policy is included in the SSP2 additional work is required at a local level to determine the threshold at which developments should be required to make provision for older persons housing. This work would be undertaken prior to the consultation on the Pre-submission Plan.

Question 2

Do you think that the SSP2 should include a policy which requires developments above a certain threshold to make provision for older persons housing?

4.25 The Study of Housing and Support Needs of Older People Across Northamptonshire (2017) highlights the need for retirement housing and care comes to have good access to public transport and to local facilities. The following policy supports proposals for retirement housing or care homes which have good access to public transport links and local facilities.

Policy HOU1

Retirement Housing and Care Homes

Proposals for retirement housing or care homes will be supported where the development

has good access to public transport links and to local facilities.

Self-build Housing

4.26 The provision of self-build and custom build housing forms a crucial part of the national housing agenda. Addressing the need for all types of housing is a requirement of the NPPF. Self and custom build housing offers the opportunity for individuals to build their home or alternatively using a developer to build a dwelling to the desired specifications of the future occupier.

4.27 The Self-build and Custom Housebuilding Act 2015 requires councils to keep a register of those seeking to acquire serviced plots. Further to this the Self-build and Custom Housebuilding Regulations 2016, introduced a requirement on Council's to grant planning permission for enough serviced plots to meet the demand for self-building and custom building in their area with three years. At the time of publication, 27 people have been placed on the Council's register of interest, all of these have indicated a preference for individual serviced plots, with a clear majority wishing to develop in the rural area, with a smaller number preferring urban locations. Support for this type of housing also comes from the Joint Core Strategy in Policy 30, which looks to support individual and community custom-build schemes with a requirement placed on SUEs and other strategic developments to provide serviced plots to facilitate this area of the housing market.

4.28 Windfall sites for self-build housing are likely to be available for purchase and therefore provide plots for some of those people on the register and enable a proportion of the demand for self-build housing to be met in accordance with the requirements of Self-build and Custom Housebuilding Regulations 2016.

4.29 However, those on the register who choose this route are advised to use the council's [Pre-Application Advice](#) service to obtain advice on the suitability of each site to accommodate housing use before submitting a planning application.

4.30 In order to meet the demand that has been determined through the Self-Build Register, it is the intention of the Council to include a policy in later version of the plan, which would encourage the delivery serviced plots for self and custom build housing. However further work is required to determine the size of site the requirement would be placed on as well as the percentage of plots, on each site, that would be required for self and custom building housing. This additional work, will also look at the option to include a policy which would allow single plot exception sites in the rural area, which would seek to meet the need for affordable housing, through an additional mechanism to that provided by Policy 13 of the Joint Core Strategy (Rural Exceptions).

5 Employment

Employment

5.1 The Government is committed to securing economic growth and to ensuring that the planning system supports sustainable economic growth (NPPF, paragraphs 18 and 19). The NPPF requires local planning authorities to set out a clear economic vision and strategy for their area; set criteria, or identify sites, for local and inward investment to match the strategy and anticipated needs over the plan period; support existing business sectors and, where possible, identify or plan for new or emerging sectors likely to locate in their area; plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

5.2 Kettering benefits from excellent transport links, the A14 provides an east-west route through Northamptonshire as well as links to the M1, M6 and A1(M). The Midland Mainline further enhances the town's connectivity, with easy access to London St Pancras via Kettering Railway Station.

5.3 The JCS sets out the vision and strategy for economic development in the area, it also sets out job targets and allocates strategic employment sites. The JCS aims to make North Northamptonshire more self-reliant by achieving a sustainable balance between local jobs and workers.

5.4 Achieving a balance between homes and jobs is vital in maintaining a prosperous, diverse and strong economy. This allows the local economy to meet the demands of the market and facilitates for the creation of more jobs and floor space in key sectors such as logistics, food production and printing. It is envisaged therefore that these will provide a significant contribution towards the job targets set out in Policy 22 of the Joint Core Strategy (JCS).

5.5 The logistics industry plays an important role in sustaining a prosperous economy, given that it can provide and attract investment and help improve existing infrastructure. Policy 24 of the JCS looks to achieve this by emphasising that this kind of employment provision needs to facilitate the delivery of a mix of jobs and are of the highest viable standards of design and sustainability.

5.6 As well as ensuring that these jobs can be delivered through the identification of suitable sites, this policy also emphasises the need to prioritise the enhancement of existing employment sites and the regeneration of previously developed land. It also seeks to safeguard existing and committed sites for employment use. Support is also provided for proposals which provide and encourage training and skills development as well as safeguarding and enhancing the borough's tourism and cultural assets.

5.7 In addition, Policy 23 identifies the job targets for the borough for the plan period, up to 2031. The overall target for Kettering Borough is 8,100. Within this policy, support is given to employment development of a scale and mix identified within commitments and master plans.

5.8 No specific targets have been identified for specific employment types, however the Employment Background Paper prepared for the Joint Core Strategy indicates that the likely quantity of B-class jobs will equate to approximately 65% of new jobs, 5,265 for the borough.

The remaining 35%, approximately 2,835 jobs are anticipated therefore will be created in the service industry.

5.9 A number of sites are already committed for development to contribute to meeting these requirements. These include sites with planning permission and strategic sites allocated in the JCS. In addition to the sites which are committed or allocated in the JCS the SSP2 will identify smaller non-strategic sites to provide choice and opportunity in the supply of employment land. These smaller sites will complement the strategic allocations identified in the JCS. Detail on sites currently under consideration is provided below. The SSP2 will also safeguard employment sites, further detail on the sites currently being considered for safeguarding are set out below.

5.10 An Employment Land Review is currently being prepared. This will be finalised prior to the Pre-submission consultation. To inform the Employment Land Review, a *Property Market Review and Assessment of Employment Sites* is currently being undertaken. *The Property Market Review and Assessment of Employment Sites* will review the market for employment provision in the Borough and will assess the suitability and achievability of potential employment sites from a market and business perspective. The Employment Land Review will inform the policies for safeguarding existing and committed employment areas and the allocation of employment sites.

Safeguarding Employment Land

5.11 The NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of the site being used for that purpose. It states that land allocations should be regularly reviewed and that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

5.12 The JCS recognises that existing employment sites provide an important part of the employment land supply. Where there is an existing oversupply of committed employment land, the partner local authorities will undertake an employment land review to ensure that where sites are safeguarded for employment use, there is a reasonable prospect of the site coming forward for that use. As set out above an Employment Land Review is currently being undertaken and this will inform policies for safeguarding employment land.

Existing Employment Areas

5.13 There are 5 main employment areas within Kettering these are North Kettering Business Park, Telford Way Industrial Estate, Pytchley Lodge and Orion Way Industrial Estate, Kettering Parkway and Northfield Avenue.

5.14 There are also employment locations at the Market Towns, these include Latimer Business Park and Station Road Industrial Estate within Burton Latimer as well as Desborough Industry (including Magnetic Park) and Pipewell Road Industrial Estate at Desborough. Within the rural area employment locations include the Grange Road Industrial Estate in Geddington and Eckland Lodge Business Park, Desborough Road, Braybrooke.

5.15 Policy 22 of the JCS requires employment sites and areas to be safeguarded for employment purposes, unless it can be demonstrated that there is no reasonable prospect of the site being used for that purpose and that an alternative use would not be detrimental to the mix of uses within a Sustainable Urban Extension, in this case it would be East Kettering, or

would resolve existing conflicts between land uses.

5.16 The SSP2 will include a policy safeguarding employment areas which will be identified on the proposals map. The sites identified will be informed by the Employment Land Review currently being undertaken. Through this work the following sites are being considered as potential safeguarded employment areas:

- North Kettering Business Park
- Telford Way Industrial Estate, Kettering
- Pytchley Lodge and Orion Way Industrial Estate, Kettering
- Kettering Parkway
- Northfield Avenue, Kettering
- Desborough Industry (including Magnetic Park)
- Latimer Business Park, Burton Latimer
- Station Road Industrial Estate, Burton Latimer
- Grange Road, Geddington
- Pipewell Road Industrial Estate, Desborough
- Eckland Lodge, Desborough
- Eveden Factories, Desborough

The following draft policy sets out the proposed wording for the policy on safeguarding employment land.

Policy EMP01

Policy EMP01

The following employment areas, identified on the proposals map, will be safeguarded for B1 (Business), B2 (General Industry) and B8 (Storage or Distribution) purposes:

- North Kettering Business Park
- Telford Way Industrial Estate, Kettering
- Pytchley Lodge and Orion Way Industrial Estate, Kettering
- Kettering Parkway
- Northfield Avenue, Kettering

- Desborough Industry (including Magnetic Park)
- Latimer Business Park, Burton Latimer
- Station Road Industrial Estate, Burton Latimer
- Grange Road, Geddington
- Pipewell Road Industrial Estate, Desborough
- Eckland Lodge, Desborough
- Eveden Factories, Desborough

Potential Employment Allocations

5.17 There are a number of employment sites which are currently being assessed as potential employment allocations. This assessment will be informed by the *Property Market Review and Assessment of Employment Sites* which is currently being undertaken.

5.18 The sites currently being assessed as potential employment options are shown below:

Site Name	Settlement	Site Reference	Site Size (ha)
Cooper's Coaches	Rothwell	R3	0.25
Land south of A14 Junction 4	Rothwell	R6	4.6
Land at Magnetic Park	Desborough	D1	8.1 (consider smaller part of site)
Land at Humfrey's Lodge	Desborough	D7	13.5 (consider smaller part of site)
Geddington South West	Geddington	RA10	0.28
Land between Carlton Road and Kendalls Close	Wilbarston	RA20	0.39

Table 5.1

5.19 The assessment of these sites will be completed prior to the Pre-submission consultation on the draft plan. Development principles will be prepared for those sites which are progressed as employment allocations in the Pre-Submission plan.

5.20 In addition to the sites listed above, the Employment Land Review will also inform the assessment of site KE/184a, this site is currently under consideration as a potential housing allocation for between 186 and 217 dwellings. A decision is yet to be made on whether to allocate this site for housing use, because further work is needed to determine whether the site should be kept in its current use or alternatively whether it can be lost to residential use with a smaller element of employment use to the south of the site off Pytchley Lodge Road. The findings of the ongoing employment work will assist in deciding whether this site should be safeguarded for its current use or progressed as a housing allocation.

Site Name	Settlement	Site Reference	Site Size (ha)
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Land adjacent to KE/184 (McAlpine's Yard)	Kettering	KE/184a	9.6
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Table 5.2

Live/Work Units

5.21 Technological innovations are increasingly allowing new ways of working. These provide flexibility, which let people set their own balance between work and the rest of their lives. Increasingly people can work from home, or in combined living and working spaces (live/work units), rather than traditional workplaces. This cuts the total number of journeys to work and can be particularly beneficial in reducing congestion at peak times. Working at home can also increase employment opportunities and have economic benefits, as many people working from home ultimately establish their own business.

5.22 A policy on live/ work units will be included in the SSP2, this policy will be drafted prior to the consultation on the draft plan.

6 Town Centres

Town Centre Boundaries

6.1 The NPPF aims to promote the vitality and viability of town centres by focusing on the delivery of main town centre uses within existing centres. To achieve this, the NPPF requires Local Planning Authorities to define a network and hierarchy of centres, as well as the extent of town centres and primary shopping areas based on the definition of primary and secondary shopping areas.

6.2 The JCS sets out the network and hierarchy of towns over the North Northamptonshire area, with Kettering being defined as the growth town within Kettering Borough; Burton Latimer, Desborough and Rothwell are defined as market towns and provide a focus for secondary growth. Kettering is also identified as the largest centre within the North Northamptonshire area in terms of comparison shopping floor space and expenditure.

6.3 The Kettering Town Centre Area Action Plan - July 2011 (KTCAAP) defines the extent of the Kettering Town Centre area and its respective primary and shopping frontages and remains a standalone document to the Part 2 Local Plan, with a sole focus on Kettering town centre.

6.4 The background paper *'Defining town centre boundaries for Burton Latimer, Desborough and Rothwell (February 2012)'* also sets out the approach taken to define town centre boundaries and primary shopping areas in these towns, together with a justification for how the boundaries have been drawn. The background paper acknowledges that the smaller market towns do not have areas where there are significantly higher proportions of retail uses, as the amount of other town centre uses is limited and retail development is relatively evenly spread throughout the smaller town centres. As a result, the smaller market town centres do not have separately defined primary and secondary shopping areas as they cannot be distinctly defined. This approach is echoed in the *SSP2 Background Paper: Town Centres and Town Centre Uses Update (April 2018)* and is the position being taken forwards within this Part 2 Local Plan.

6.5 The market town centre boundaries were last reviewed in 2016 when the town centre health check updates for the market towns were last undertaken. Focused consultation with Town Councils, Chambers of Trade and Commerce [where applicable] and Town Centre Partnerships [where applicable] were carried out together with a review of existing uses within the towns; which informed any further potential changes to the town centre boundaries. The proposed town centre boundaries for each of the market towns are set out in their respective chapters.

Town Centres

6.6 The majority of additional retail development in the Borough will be focused in Kettering Town Centre where the JCS identifies a minimum net increase of 12,500m² net comparison shopping floor space. Comparison shops are the types of shops where you would compare the product against the prices in other similar shops before buying, for example, clothing, music, electrical goods etc.

6.7 Burton Latimer, Desborough and Rothwell are identified within the existing JCS as providing a strong service role for their local communities and surrounding rural areas. Burton Latimer,

Desborough and Rothwell will all see population increases over the plan period, and it will be important to provide town centres which meet the needs of the growing population and address any existing shortfalls which have failed to keep up with historic growth.

Medium Sized Food Store - Rothwell / Desborough

6.8 An allocation for a medium-sized food store (around 2000m²) serving the Rothwell/Desborough area is a requirement set out within the NNJCS, but no potentially suitable sites have yet been identified. Potential sites would need to be assessed using a sequential test set out in the NPPF. The supermarket should be located in an accessible location that is well connected to the town centre of either Rothwell or Desborough.

Question 3

Question 1. Should the medium-sized food store be located in Rothwell or Desborough?

If you are aware of any sites in Rothwell and Desborough town centre which you consider to be appropriate, please provide relevant information including:

- Scale map of the site or description of location
- Size of the site
- Details of Site Ownership and availability
- Information on constraints effecting the site that you are aware of, such as
 - o Flooding
 - o Ecology and nature conservation
 - o Landscape features
 - o Cultural heritage or archaeological interests
 - o Use of the land
 - o Noise and vibration levels
 - o Contamination or sources of pollution
 - o Access to the site
 - o Impact on the highway
 - o Public transport access

6.9 Any proposals for a medium-sized food store which come forwards will need to be considered against the following Policy:

Policy TCE1

Proposals for a Medium Sized Foodstore

Development proposals for a medium sized food store serving the Rothwell and Desborough catchment will be considered positively where:

- A) They do not exceed a floorspace area of 2000m² of convenience retail;
- B) A sequential approach to their location demonstrates that priority is given to the town centre first, in accordance with Policy TCE4;
- C) It will not result in the displacement of an existing community use or viable business use;
- D) The use would be compatible with existing neighbouring uses within the immediate area.

Markets

6.10 In addition to traditional retail provision, it is recognised that retail markets have the potential to make an important contribution to the vitality and viability of town centres. Specifically, the NPPF requires local planning authorities to retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive. Desborough and Rothwell already operate a weekly market, whilst Burton Latimer offers a monthly market; there is local ambition to enhance this further to offer a market on a weekly basis. Policy TCE2 sets out general principles to market proposals within the towns. More detailed policies for each of the individual market towns are included within their respective chapters.

Policy TCE2

Markets - General Principles

Proposals for new or enhanced markets will be supported where:

- a. They are located within the defined town centre area, and within close walking distance to existing retail uses;
- b. Market proposals/sites do not displace existing main town centres uses or markets, unless these uses/markets are relocated elsewhere within the defined town centre which is not to their detriment, and the proposal enhances the existing available retail offer;
- c. Existing main town centres uses are not obscured or obstructed by the positioning of a new markets or alteration to an existing market, ensuring that any proposal makes a positive contribution to existing retail and service offers within the town;
- d. The trading area of market sites occupy a level surface to facilitate pedestrian access,

layout, and appearance or markets;

- e. New or enhanced markets accord with Market Standards Guidance which could be prepared to provide a framework across all markets within the borough to provide a consistent standard.

Opportunity Sites for Development and Environmental Improvements

6.11 The Background Paper: Town Centres and Town Centre Uses (February 2012) identifies a number of sites within each of the market towns which may be suitable as opportunity sites for development and environmental improvements in these town centres. These sites have been subject to public consultation through the SSPLDD Options Consultation Paper (March 2012), which informed a further review of these sites through the Background Paper: Town Centres and Town Centre Uses Update (April 2018).

6.12 With respect of the potential opportunity sites for development, views were sought on whether to include a policy identifying opportunity sites for development in each of the market towns, with a number of potential options for acceptable uses identified. The public consultation gave rise to general support to identifying opportunity sites for development and gave support for uses to involve primarily town centre uses at ground floor level with residential and employment above. The policy criteria identifying the opportunity sites for development within each of the market towns of Burton Latimer, Desborough and Rothwell and their respective use options is included within the relevant chapters for each of the market towns.

6.13 With respect of the potential sites for environmental improvement, views were sought on whether to include a policy identifying environmental improvements in each of the market towns, with a number of potential environmental improvements identified for each. The public consultation gave rise to general support for policies identifying environmental improvements in the smaller town centres, and environmental improvements for each of the market towns are discussed in full in each of the chapters for Burton Latimer, Desborough and Rothwell.

Residential Development within Town Centre Boundaries

6.14 In addition to potential opportunity sites for development and environmental improvements, Policy TCE3 provides a general approach when considering residential development proposals within town centres.

Policy TCE3

Residential Development Within the Town Centres

Development proposals for residential development within town centres (including material changes of use) will be supported where they:

- a. Are compatible with existing neighbouring and nearby uses;
- b. Do not result in the loss of viable main town centre uses;

- c. Comply with the 'design out crime' standards;
- d. Provide for sufficient space and access for private amenity and servicing; and
- e. Preserve an active main town centre use at ground floor level.

Further support will also be given to proposals involving the conversion and re-use of historic buildings and buildings of local significance for residential use, where they:

- i. Are suitable for conversion without significant alteration or loss of historic features or character.

The Location and Scale of Town Centre Uses

6.15 The NPPF sets out policy guidance aimed at positively promoting and enhancing competitive town centres and supporting their vitality and viability. Proposals for 'main town centre uses' should be located within existing town centres, which are considered the most sustainable locations for such uses. The NPPF sequentially prioritises sites within existing centres, rather than edge-of-centre or out-of-centre sites for these uses. Where development proposals involving main town centre uses located outside of town centres are made, the NPPF requires applicants to supply a Sequential Assessment and in certain circumstances, an Impact Assessment. The NPPF also enables Local Planning Authorities to set local thresholds for impact assessments through their Local Plan to reflect local circumstances and priorities. In the absence of a locally set impact threshold, the nationally set default impact assessment floorspace threshold is 2,500m².

Location - Sequential Assessments

6.16 Since the SSPLDD Options Consultation Paper (March 2012) was published and consulted on, further changes to national planning policy through the NPPF have been made, resulting in exemptions to the sequential test requirement for small scale rural office and small scale rural development proposals located outside of a town centre. In addition, further clarification has been provided through the definition of 'town centre'. As a result of these changes, the benefits of setting a locally set floor space threshold above which a Sequential Test would apply are negated. Kettering Borough Council will therefore not adopt a locally set Sequential Test threshold as there is no longer any merit in doing this. However, for the purposes of clarification, Policy TCE4 sets out the circumstances for when a sequential test would be required.

Policy TCE4

Application of the Sequential Test

Development proposals for main town centres uses not located within the town centre or in accordance with an up-to-date Local Plan shall be accompanied by a sequential assessment in accordance with Section 2 of the National Planning Policy Framework, unless the proposal relates to:

A) a small scale rural office use or small scale rural development, or the creation of local centres to meet the day to day needs of residents in Sustainable Urban Extensions; or

B) a small scale retail, leisure, entertainment or recreation use located to serve its immediate neighbourhood of limited a scale and type limited to neighbourhood significance only.

Scale - Impacts Assessments

6.17 The NPPF makes a requirement for impact assessments to assess the impact of a development on town centre vitality and viability where a retail, leisure or office use with a floor space area of over 2500m² is proposed outside of the town centre, and the proposal is not in accordance with an up-to-date Local Plan. The NPPF makes provision for local authorities to set a local floorspace threshold lower than the default nationally set threshold, where it would be appropriate to do so. Proposed locally set Impact Assessment floorspace thresholds for Burton Latimer, Desborough, Rothwell and Kettering were consulted on through the SSPLDD - Options Consultation Paper (March 2012) and received general support. A further review through the Background Paper: Town Centres and Town Centre Uses Update (April 2018) maintains support for the adoption of locally set floorspace Impact Assessment thresholds for each of the four towns within Kettering Borough as set out in Policy TCE5.

Policy TCE5

Locally Set Impact Assessment Threshold

Proposals for retail, leisure and office development located outside of the defined town centre and not in accordance with an up-to-date Local Plan, will require an Impact Assessment in accordance with the National Planning Policy Framework where the resulting floorspace of the proposed use (including enlargements) exceeds the following locally set thresholds:

- Kettering - 750m²
- Burton Latimer - 400m²
- Desborough - 300m²
- Rothwell - 500m²

Where the resulting floorspace of a proposed use/development falls below the above threshold in the respective town, then an impact assessment will not be required.

Protection of Village and Neighbourhood Facilities

6.18 Local services make an important contribution to the vitality and viability of settlements and can have a positive impact on the sustainability of settlements by reducing the need for people to travel. The loss of services and facilities can have a detrimental impact on a settlement and those people living in that settlement, particularly those who do not have access to a private

car. This is important in neighbourhoods within urban areas as well as villages.

6.19 Local centres are also important in meeting the retail needs of the local residents who wish to shop locally or who are dependent on the facilities they offer. The retail services offered and any existing community facilities play an important role in meeting local day-to-day needs, particularly for the elderly and other vulnerable groups, and represents a highly sustainable service provision which offers an alternative type of service to larger supermarkets, and contributes to reducing congestion and pollution. They also boost local economic activity and employment and provide a focal point for community initiatives.

6.20 Every effort should be made to ensure that retail and community uses are not lost. Where alternative uses are proposed, the Council will expect evidence to be provided to demonstrate that the property has been managed and operated effectively and actively marketed. Any change of use in local centres created as part of new developments will also need to satisfy Policy TCE6.

6.21 The NPPF requires local planning authorities to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Policy 7 of the Joint Core Strategy (2016) also supports the safeguarding of existing facilities unless it can be demonstrated that it is no longer viable, needed, or needed for an alternative community use or the facility is being relocated and improved to meet the needs of a new and existing community.

6.22 The SSPLDD Consultation - Options Paper (March 2012) consulted on whether to include a policy to protect local services and facilities unless demonstrated that there is no reasonable prospect of the service or facility being retained or restored or that there is no longer local support for it to be retained. The public consultation resulted in general support for a policy which achieves these aims, and a proposed policy is set out below.

Policy TCE6

Protection of Local Services and Facilities

Development should protect and enhance local services and facilities which meet a local need, and guard against their loss, unless it can be demonstrated that:

- 1) It is not the last remaining service or facility of its type within the settlement or neighbourhood area;
- 2) the loss of the service or facility would not have a negative impact on the vitality and viability of a settlement or neighbourhood area;
- 3) the property has been marketed for its current use for a sufficient period of time at a reasonable price and that there has been no interest in the property, and that the existing use is no longer economically viable;
- 4) The proposed development is not detrimental to the character or amenity of the immediate area.

Services and facilities include: local shops, post offices, places of worship, public houses, education and childcare facilities, health care facilities and public halls/community buildings.

The policy will apply to any local services and facilities located within or directly serving a village (including scattered settlements). In neighbourhoods within urban areas, the policy will be applied to services and facilities situated at the following locations which are defined on the proposals map.

Identified local centres include:

- Belvoir Drive, Barton Seagrave;
- Bignal Court, Lake Avenue, Kettering;
- Brambleside, Kettering;
- Cedar Road, Kettering;
- Grange Place, Kettering;
- Hampden Crescent, Kettering;
- Hawthorn Road, Kettering;
- St John's Road, Kettering;
- St Stephen's Road, Kettering;

Emerging local centres:

- Hanward Park, Kettering (East Kettering).

7 Natural Environment and Heritage

7.1 Flood risk and Sustainable Water Management

7.1 Water management is a key part of sustainable development, national policy and Policy 5 of the Joint Core Strategy is clear that development should contribute towards reducing the risk of flooding from either river (fluvial), surface water or ground water sources. The Council is working with partners, including the Environment Agency, Northamptonshire County Council as Lead Local Flood Authority, and Anglian Water, in completing a Surface Water Management Plan for the Borough. An update of the Strategic Flood Risk Assessment last completed in 2011 will also be commissioned ahead of the preparation of the Pre-Submission Plan.

7.2 On the basis of the above updated evidence, any new policy relating to the water environment, resources and flood risk management would likely be site or scheme specific, adding to that already contained within the Joint Core Strategy. One scheme very likely to be identified is that of the upstream flood storage reservoir on the Slade Brook, to the north of Kettering. Strong links will also be made with opportunities for enhancing Green Infrastructure and biodiversity, in particular in connection with the River Ise and Slade Brook.

Question 4

Should the SSP2 provide a policy on flood risk and sustainable water management, and if so, on what specific scheme proposal would you expect for it to cover?

7.2 Green Infrastructure

7.3 Green Infrastructure (GI) is defined as a network of multi-functional green spaces that contribute to a high quality natural and built environment and form an essential element of sustainable communities. GI can be public or private in both rural and urban environments, consisting of the kind of spaces listed below.

Allotments	Natural and Semi-natural habitats	Historic park sand gardens
Amenity space	Playing Fields	Nature reserves
Green corridors (including hedgerows, ditches, disused railways, verges)	Cemeteries	Sites of Special Scientific Interest (SSSIs) & Local Wildlife Sites
Parks and gardens	Pocket parks	Scheduled Ancient Monuments
Commons and village greens	Country parks	River and stream corridors
Children's play areas	Woodland	Waterbodies (including flooded quarries and flood retention ponds)
Land in agri-environmental management	Accessible countryside	Public rights of way, cycleways and other recreational routes
Street trees	Green roofs	Private gardens

7.4 GI is important in many ways and contributes significantly towards promoting healthy lifestyles and wellbeing, nature conservation, wildlife habitats, water management, food

production, recreation, leisure and tourism, creating a sense of community, environmental benefits, sustainable movement and visual attractiveness. Green spaces can also make important contributions to adapting to and mitigating against climate change through urban cooling, carbon sinks and opportunities for Sustainable Drainage Systems.

7.5 Given the population increase which will take place within the plan period it is important that careful consideration is given to how GI in the Borough can be managed and enhanced. Of particular importance are opportunities provided by new development, for the creation of additional open space and supporting recreation facilities. New development should, where possible, seek to bring about improvements in the GI network, rather than detracting from it.

7.6 The NPPF requires the planning system to contribute to and enhance the natural and local environment. Paragraph 114 states that local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

7.7 The JCS sets out the approach to delivery of Green Infrastructure in North Northamptonshire. The focus is on the strategic corridors of the Nene and Ise Valleys and the Rockingham Forest. The JCS identifies sub-regional and local GI corridors, these are shown on Figure 17 of the JCS. Within Kettering Borough the sub-regional corridors follow the valley of the River Ise and the Jurassic Way. There are also nine local corridors within the Borough. These are shown on Figure 7.1 below.

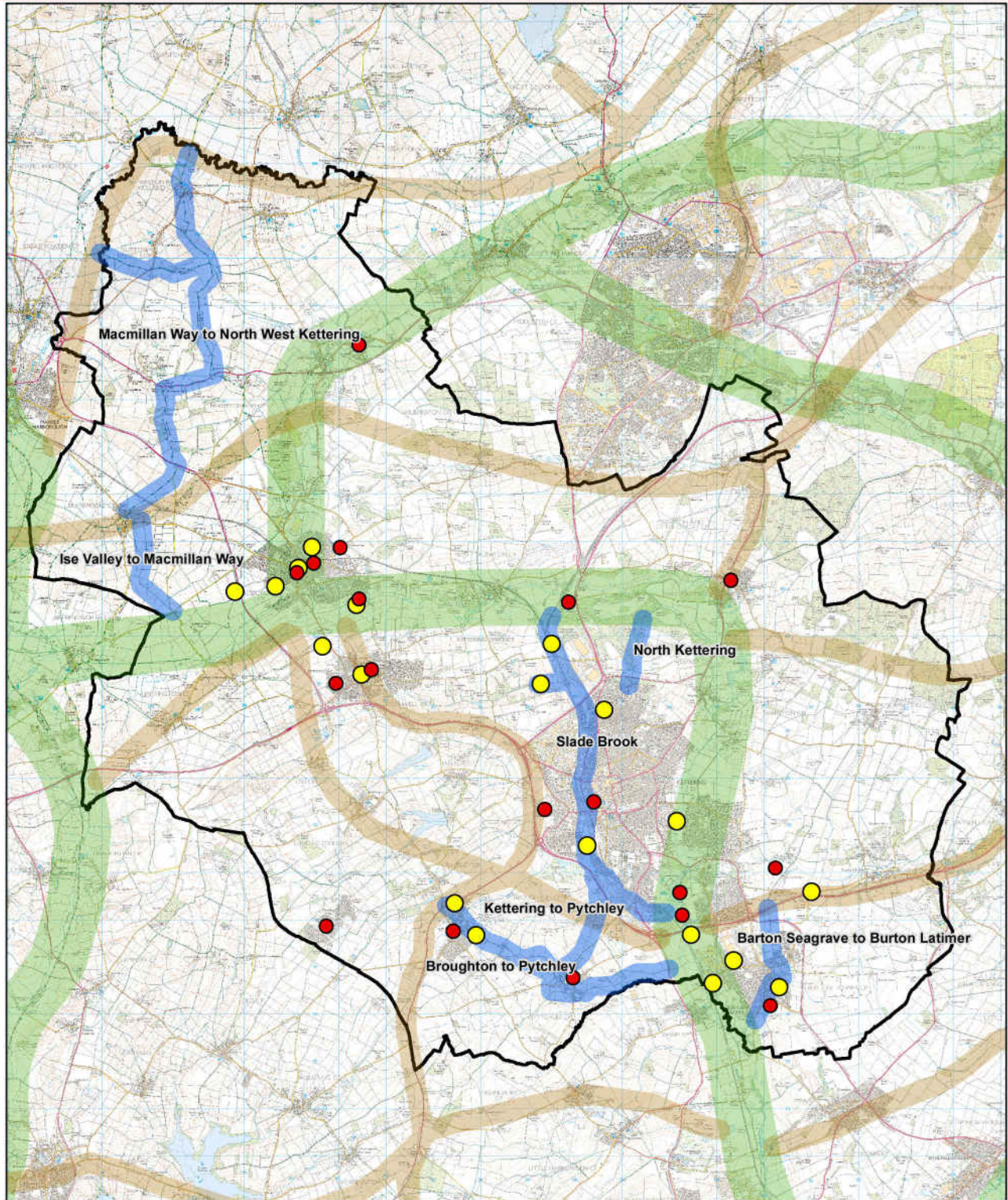
7.8 Policy 19 of the JCS provides a framework for managing development and investment and for protecting and enhancing green infrastructure. The policy gives priority to green infrastructure investment in areas where net gains can be made to the range of functions, particularly those that improve access between the towns and their surrounding countryside, and remedy local deficiencies in open space provision and quality.

Borough Level Green Infrastructure Corridors and Projects

7.9 At a local level a [Green Infrastructure Delivery Plan \(GIDP\)](#) has been developed which identifies Borough Level GI corridors which supplement, extend or connect existing Sub-Regional and Local GI corridors. The GIDP uses the sub-regional and local Green Infrastructure corridors as a basis for identifying Borough level corridors that support and enhance the strategic network. The Borough level GI corridors are shown on figure 7.1 below. There are seven Borough level GI corridors which have been identified:

1. Macmillan Way to North West Kettering Borough
2. Ise Valley to Macmillan Way
3. North Kettering
4. Slade Brook
5. Kettering to Pytchley
6. Broughton to Pytchley
7. Barton Seagrave to Burton Latimer

7.10 The Borough Level GI corridors provide opportunities to link the sub-regional and local GI corridors identified in the JCS and to provide links between the population and these corridors to enhance access to the wider GI network. Borough level GI corridors will be protected and enhanced through ensuring that new development does not compromise the integrity of these corridors and by seeking to ensure that, where appropriate, new development contributes to their enhancement, provides connections to Borough level corridors and that open space within new development is located to ensure that it contributes to and enhances these corridors.



Kettering Borough GI Corridors

Legend

- KBC GIDP Projects
- NNJPU GIDP Projects
- █ GI_Borough_Corridors
- █ GI_Local_Corridors
- █ GI_Sub_Regional_Corridors
- Kettering_borough_boundary

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Figure 7.1 Borough Level GI Corridors, Source: Kettering Borough Green Infrastructure

Delivery Plan

7.11 The GIDP also identified a number of GI projects which will support the delivery of these corridors. The following projects are included in the GIDP:

Broughton Community Orchard	Broughton Pocket Park and Rights of Way	Burton Latimer Football Ground
Burton Latimer Park Improvements	Harvest Close Open Space, Burton Latimer	Desborough Greenspace
Desborough Open Space	Ise Valley Country Park, Desborough	Rothwell Gullet
Glendon Lake	North Kettering Country Park	Cotswold Avenue Park Improvements
Slade Brook Urban Corridor	Wickstead Park to South Field Farm	

Table 7.1

7.12 The location of these projects is shown on figure 7.1, above. The Council will work with partners to deliver these projects and to identify new projects which will support the delivery of GI in the Borough. Where appropriate, development proposals should seek to deliver or contribute towards GI projects.

7.13 In addition to the Borough Level GI corridors and the GI projects the GIDP also identifies a number of general initiatives for improving GI in the Borough. These include:

1. Planting in public areas
2. Wayfinding
3. Guides to local green space and walks
4. Incorporation of GI into Neighbourhood Plans
5. Desborough and Rothwell 'Green Wheel' aspirations

Policy ENV01

Local Green Infrastructure Corridors

Borough level Green Infrastructure corridors, as identified on the proposal map, will be protected and enhanced. New development should:

- a. Not compromise the integrity of the Borough GI corridors or the wider GI network.
- b. When ever possible, provide open space within the development which connects with Borough level GI corridors
- c. When ever possible, provide connections between the development and Borough level green infrastructure corridors

The Council will work with partners to deliver projects identified in the Green Infrastructure Delivery Plan. The Council will continue to work with partners to identify additional projects which will contribute to the delivery of Green Infrastructure within the Borough. In particular GI proposals which support the delivery of sub-regional, local, and Borough corridors will be supported.

Where appropriate new development will contribute towards the delivery of GI projects in the Borough either through provision on-site or through financial contributions.

7.3 Open Space, sport and recreation and Local Green Space

7.14 Open Space makes a valuable contribution to quality of life, health and well-being of communities, biodiversity, climate regulation, historic conservation and more. Provision of open space is an important part of sustainable development.

7.15 Open space can be split into two types of open space. The first is open space which is publicly accessible and is important because of how it is used, for example playing fields, allotments, play areas for children etc. The second is open space which is important because of its location, for example because of the contribution it makes to the character of a settlement, these areas do not need to be publicly accessible. These types of open space are identified below as Local Green Space.

7.16 Policy 7 of the emerging North Northamptonshire Joint Core Strategy (JCS) discusses the provision, protection and enhancement of community services and facilities in the area, including open space. Part d) of the policy states that development should not result in a net loss of open space, allotments, sports and recreation buildings and land, including playing fields unless:

- the facility is surplus to requirements; or
- a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing; or
- the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss.

7.17 Paragraph 3.87 of the JCS states that 'Individual areas of open space will be designated for protection through Part 2 Local Plans or neighbourhood plans. Evidence in support of a designation will be obtained with reference to:

- Up to date quantitative and qualitative local needs assessments of open space, sport and recreation facilities, including the identification of high quality areas;
- Assets of community value listings;
- Parish/Community Plans.

Provision of Open Space, Sports Facilities and Recreational Buildings and Land

7.18 It is important to ensure that additional open space, sport and recreation facilities are provided to meet the needs of existing communities where there is evidence of shortfalls in provision, and to meet the increasing needs of a growing population.

7.19 Paragraph 73 of the National Planning Policy Framework acknowledges that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. In addition, it states that '*Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required*'.

7.20 Kettering Borough Council has previously published an Open Space Needs Assessment (December 2007) (OSNA) based on the Planning Policy Guidance Note 17 (PPG 17) requirements which were relevant at that time. The assessment referred to the 10 open space typologies in addition to indoor sports facilities located within the borough. PPG 17 has since been withdrawn, and although an update audit of open space has been undertaken since the initial publication of the OSNA, a more comprehensive update is now required in order to accurately reflect the current level of provision of open space within the borough, and provide an up-to-date assessment of open space needs and opportunities taking into account changes to national policy and guidance. The updated Open Space Needs Assessment will also need to align with the Local Plan period which extends to 2031.

7.21 Kettering Borough Council has also previously published a '*Sports Facilities Strategy and Action Plan 2011 – 2021*' in 2010. This strategy and action plan takes forwards and sits alongside elements of the OSNA, but is also out-of-date for the same reasons. The strategy is currently being refreshed in order to reflect updates to existing data, which informed the previous strategy, to support funding bids which facilitate the delivery of sport facility improvements within the borough. However, further work will also be required to provide a more comprehensive update to the strategy, ensuring it is fully compliant with the National Planning Policy Framework and aligns with the Local Plan period, and provides a robust piece of evidence which supports Part 2 Local Plan policies.

7.22 The Council also requires the preparation of a 'Playing Pitch Strategy and Action Plan' in order to fully assess the existing need for outside sports facilities within Kettering Borough, and set out key actions necessary to achieve identified priorities. This work will update relevant findings contained within the OSNA which relates specifically to outdoor sports facilities, ensuring it is fully compliant with the National Planning Policy Framework and aligns with the Local Plan period, and provides a robust piece of evidence which supports Part 2 Local Plan policies.

7.23 In addition to the above documents, the North Northamptonshire Strategic Sports Facilities Framework Update was prepared in September 2014, which updates the earlier North Northamptonshire Strategic Sports Facilities Framework (SSFF) to align also with the plan period set out for the Part 1 Local Plan. The SSFF was published to establish the sports facility priorities in North Northamptonshire to 2026. The update has not itself been adopted as policy by the local authorities, or the North Northamptonshire Joint Committee, but forms part of the evidence base for policies and proposals in Local and Neighbourhood Plans and their supporting Infrastructure Delivery Plans, as a strategic document it remains relevant.

7.24 In preparation of the Part 2 Local Plan, works to prepare an Open Space, Sports Facilities and Playing Pitch Strategy (comprising a separate Open Space Assessment and Strategy Update; Built Sports Facilities Assessment and Strategy Update; and Playing Pitch Strategy) will be commissioned.

7.25 The new updated Open Space, Sports Facilities and Playing Pitch Strategy will identify existing supply (capacity) and demand (need) for open space, sports facility and playing pitch capacity within the borough, and inform a policy for the provision of open space and sports to be included within the Part 2 Local Plan, prior to its adoption.

Protection of Open Space, Sports Facilities and Recreational Buildings and Land

7.26 In addition to providing additional or enhanced open space, sport and recreation facilities where an identified need exists, it is also important to ensure that existing open space and sport and recreation facilities are protected (unless certain circumstances apply) in order to support the positive and continued health and wellbeing of local communities.

7.27 *Paragraph 74 of the National Planning Policy Framework seeks to protect existing open space, sports and recreational buildings and land, including playing fields from being built upon, unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

7.28 As discussed above, an updated Open Space, Sports Facilities and Playing Pitch Strategy will be commissioned shortly, and will identify the quantity, and assess the quality of existing individual open spaces, sports and recreational buildings and land located within the borough. Any need for the provision of additional capacity or indeed surplus capacity will be identified through the assessment of supply and demand for existing open space, sports and recreational buildings and land, which will help to inform whether they need enhancing in quality, increasing in supply, or protected from development pressures set out in paragraph 74 of the National Planning Policy Framework. This work will provide an up-to-date evidence base in accordance with the requirements of Paragraph 74 of the National Planning Policy Framework and will inform a policy to be included within the Part 2 Local Plan, prior to its adoption.

Allotments

7.29 The provision of allotment sites makes an important contribution to the health and wellbeing of the population and can improve quality of life. In recent years the demand for allotments has increased with a trend towards 'growing your own veg' and an increased awareness of the importance of sustainability and sourcing local produce as well as associated health benefits.

7.30 The NPPF requires the protection of open space and for planning policies to be based on robust and up-to-date assessments of the need for open space, sports and recreation facilities and opportunities for new provision. As set out above, an Open Space, Sports Facilities and

Playing Pitch Strategy will be prepared which will consider the provision of allotments in the Borough and will identify any shortfalls in provision.

7.31 The SSP2 will include a policy which supports the provision of allotments in settlements where there is a need for additional provision. The policy will also require allotments to meet standards which will be outlined in the Open Space, Sports Facilities and Playing Pitch Strategy in terms of quality and accessibility.

Policy ENV02

Proposals for allotment provision will be supported where:

- a. There is a demonstrable need for allotments; and
- b. The allotments meet the standards outlined in the Open Space Assessment or any other replacement study, in terms of quality and accessibility

Local Green Space

7.32 Paragraph 76 of the National Planning Policy Framework (NPPF) allows local communities to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances

7.33 Paragraph 77 of the NPPF states that the Local Green Space designation will not be appropriate for most green areas or open space'. The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green space is local in character and is not an extensive tract of land.

7.34 The Local Green Space identified in this plan is open space which is of historical or visual (beauty) significance. Local Green Space has been identified on the proposals maps. These process for identifying and assessing these open spaces is set out in

7.35 Local communities may identify additional Local Green Spaces through the preparation of Neighbourhood Plans.

Policy ENV03

Local Green Space

Sites identified on the Proposals Map as Historically and Visually Important Local Green Space are recognised as being demonstrably special and hold a particular local significance. These Local Green Spaces must be preserved for their visual openness (beauty) or local

historic significance. Development of these spaces will only be considered acceptable in very special circumstances, where development would clearly outweigh the harm caused to the space.

8 Kettering and Barton Seagrave

Kettering and Barton Seagrave

Town Category: Growth Town

8.1 Kettering is identified as a Growth Town in the JCS and therefore provides the focus for additional growth to 2031 within the Borough. The majority of this growth will be provided through the Kettering East Sustainable Urban Extension and sites allocated in the Kettering Town Centre Area Action Plan (KTC AAP).

8.2 The Kettering Town Centre AAP sets out a framework for development within the designated plan Area, through the growth and regeneration of the most central and active part of the town.

8.3 Conservation areas have been designated for both Kettering, adopted on 30th March 2007 and Barton Seagrave, adopted on 22nd November 1988.

8.4 The South West Kettering (Headlands Community) Neighbourhood Area was designated in October 2015 and neighbourhood plan is being prepared.

Key Statistics	
Population (2011 Census)	67.635
No. of households (2011 Census)	24,165
New dwellings (2011-2017)	1.114
Existing housing commitments	4.519
Proposed housing allocations	916-947

Table 8.1

Options for Growth

8.5 The Joint Core Strategy identifies a housing requirement of 6,190 dwellings in Kettering and Barton Seagrave in the period 2011-2031. Some of this requirement has already been met, 1,114 dwellings were completed in the period 2011-2017. The majority of the remaining requirement will be met through existing commitments, which currently stands at 4,519.

Joint Core Strategy requirement	6.190
Completions and commitments (inc. KTCAAP allocations)	6.485
Residual JCS requirement	-275 (negative)
Residual JCS requirement (+10% buffer)	344

Table 8.2

8.6 East Kettering, the SUE for the town does look to provide 3,630 dwellings in the plan

period and an additional 1,870 beyond 2031.

8.7 The remaining requirement has been calculated to demonstrate a surplus of 275 dwellings. However, it has been agreed that a 10% buffer be added to the housing requirement for allocation purposes. Therefore in Kettering and Barton Seagrave, sites for approximately 344 dwellings will need to be allocated. The options for meeting this housing requirement are set out in the Housing Allocations section below.

Settlement Boundary

8.8 A settlement boundary has been drawn around Kettering and Barton Seagrave to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Town Centre

8.10 Policies relating to Kettering Town Centre are provided in the adopted Kettering Town Centre Area Action Plan.

Defined Housing Areas

8.11 The development of new housing on infill or redevelopment sites must have full regard to the character and density of development in all settlements within Kettering Borough. It is recognised that this type of development can make an important contribution to housing supply, although this should not result in the harm the loss of open space or development that is out of character, particularly in relation to density. A number of areas in Kettering hold a particular residential character, given that these are large dwellings situated within grounds considered to be of a significant size.

Policy KET01

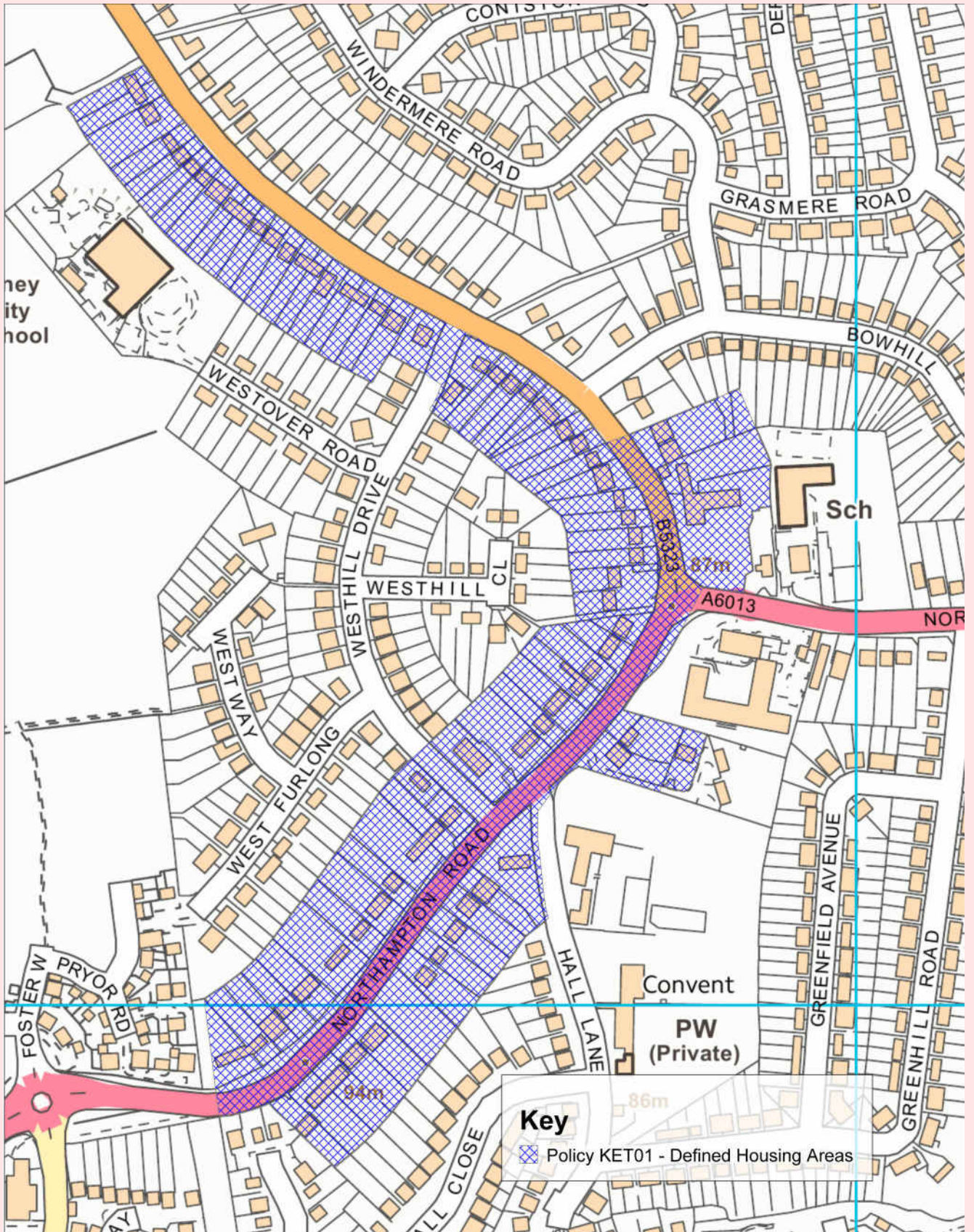
Defined Housing Areas

Planning permission will not be granted for proposals for residential development involving redevelopment, infilling or the sub-division of a property's curtilage on the following areas:

- Warkton Lane/ Poplars Farm Road;

Kettering and Barton Seagrave

- Gipsy Lane/Northampton Road; and
- Headlands (south of Glebe Avenue).



Title: Policy KET01- Defined Housing Area - Gipsy Lane/Northampton Road

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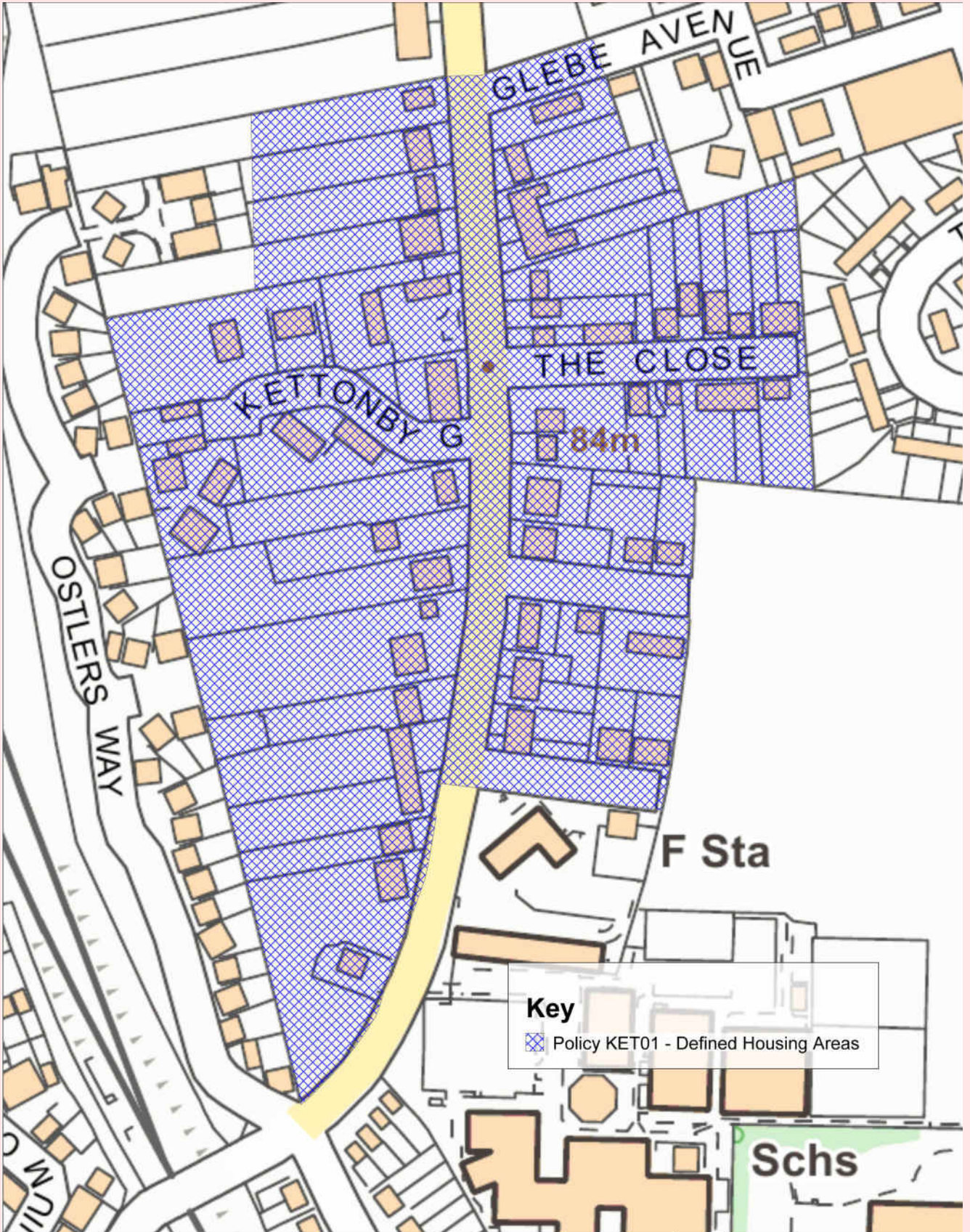
Kettering
Borough Council

Date: 25.05.18

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Picture 8.1 Defined Housing Area - Gipsy Lane/Northampton Road



Title: Policy KET01 - Defined Housing Area - Headlands (south of Glebe Avenue)

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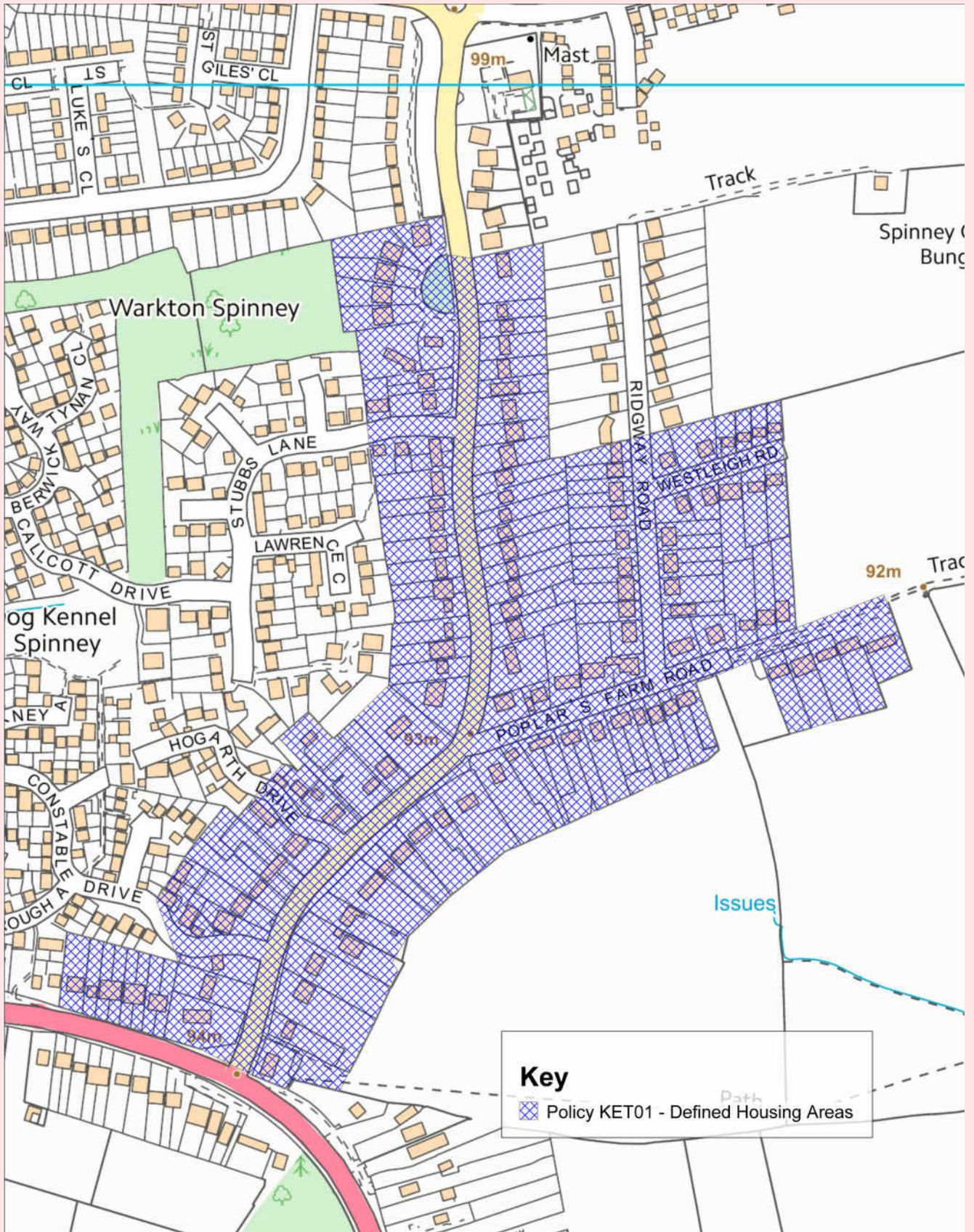
Kettering
Borough Council

Date: 25.05.18

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Picture 8.2



Key
 Policy KET01 - Defined Housing Areas

Title: Policy KET01 - Defined Housing Area - Warkton Lane/Poplars Farm Road

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Picture 8.3

Protected Housing Areas

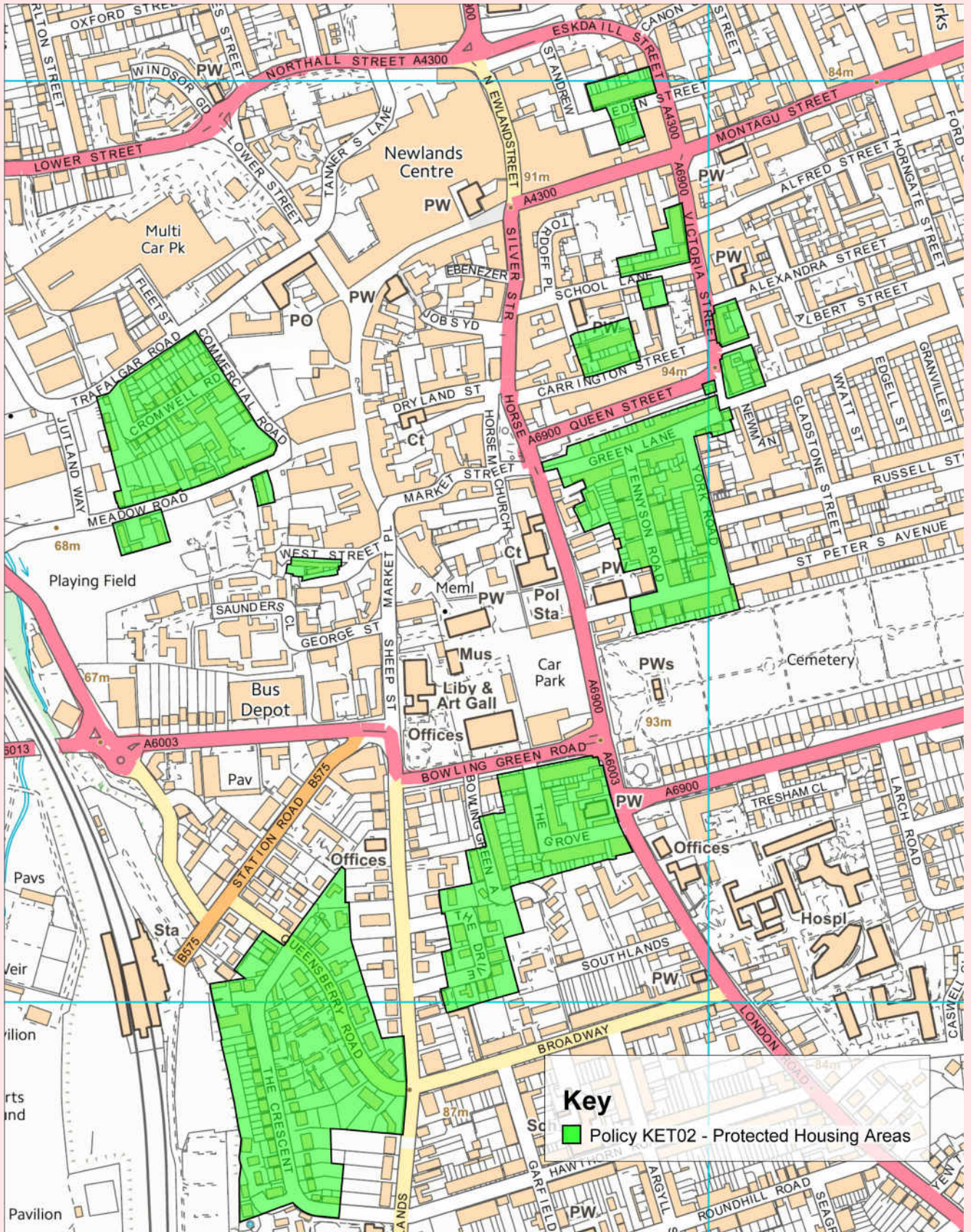
8.12 Certain areas within the central area of Kettering play an important role in retaining the vitality and character of the town centre as well as providing housing in close proximity to key facilities. Therefore it is important to maintain the existing residential character as well as resist the re-use of properties within the protected housing areas for non-residential uses.

Policy KET02

Protected Housing Areas

Planning permission will not be granted for changes of use or redevelopment to non-residential uses within the following housing areas:

- Queensbury Road, The Crescent;
- The Drive, The Grove, and 5-35 Bowling Green Road;
- Green Lane, Tennyson Road, York Road and St. Peter's Avenue;
- Cromwell Road, Howard Street, Trafalgar Road, Commercial Road and Meadow Road;
- 1-15 and 24-27 Eden Street;
- 1-13 Dalkeith Avenue;
- 13-25 West Street; and School Lane, Carrington Street and Victoria Street.



Title: Policy KET02 - Protected Housing Areas

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Borough Council

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Picture 8.4

Housing Allocations

8.13 Potential housing allocations in Kettering and Barton Seagrave were previously identified and consulted upon at the Options Stage of the plan. Previous assessment of these in the *Background Paper: Housing Allocations*, indicated the 'Preferred Option to meet housing requirement' for this consultation.

8.14 Through further consultation in the Housing Allocations – Assessment of Additional Sites and Update, there were no changes to the recommendations set out at Options Stage. Subsequent to this, it has been agreed that the sites listed below be designated as draft housing allocations, with the addition of two sites, KE/002 and KE/184a.

8.15 Those sites within Option 4, which have been agreed to be designated as draft housing allocations for Kettering and Barton Seagrave can be seen below in Table 8.3 and those which are currently under consideration, are shown in Table 8.4.

Site reference	Site name	Indicative yield
KE/001	Scott Road Garages	25
KE/003	Former Kettering Football Club, Rockingham Road	88
KE/007	Kettering Fire Station, Headlands	17
KE/151	Glendon Ironworks	33
KE/152	Ise Garden Centre, Warkton Lane	15
KE/153	Factory adjacent to 52 Lawson Street	32
KE/154	Land to the rear of Cranford Road	60 - Planning permission granted (KET/2016/0048)
KE/184	Land adjacent to Abbots Way	20-25
KE/002	Land adjacent A14/Opposite Crematorium	81 - Planning application (KET/2017/0137)
KE/011	Land to the west of Kettering	350 - Outline planning application (KET/2015/0551)

Table 8.3 : Proposed draft housing allocations

Site reference	Site name	Indicative yield
KE/184a	McAlpine's Yard, Pytchley Lodge Road	186-217

Table 8.4 : Potential housing allocations under consideration

8.16 Below is a short description of each of the sites shown in Tables K1 and K2, together with corresponding draft policy allocations which include any design principles considered appropriate and necessary for each site. As a result, any development proposals that may come forward will need to be considered against the relevant site specific policy and any other relevant policies within the Development Plan.

KE/001 - Scott Road Garages

8.17 The site is located to the north side of Kettering on the edge of the existing Weekley Glebe Housing Estate which comprises of mainly existing and former Council housing stock. The site itself is a former Council Garage site which historically served the surrounding dwellings in the area. The garages have since been demolished, and the site has been derelict for some time. The site is bounded to the west by existing residential properties on Kipling Road and Scott Road. Playing pitches serving Kettering Buccleuch Academy and additional dwellings on Scott Road abutt the site to the east. Development will be limited to up to 25 dwellings and be located along the western side of the site, maintaining vehicular access along the eastern edge of the site through to the allotments located to the north and access along Public Right of Way VD48. The site will be accessed from Scott Road.

Policy KET03

Scott Road Garages

Site size: 0.43ha

Allocated use: Housing

Allocated yield: 25

Development will:

- a) Maintain public vehicular access through the site to the allotments to the North, and protect access along Public Right of Way VD48;
- b) Be supported by a heritage impact statement which assesses and mitigates to an acceptable level, any harm identified which may adversely affect the Grade I registered Park and Garden at Boughton House, Boughton House, and its setting;
- c) Be supported by an environmental report covering ground conditions (including contaminated land and land stability) which assesses and mitigates to an acceptable level any adverse impacts identified;
- d) Incorporate a layout and fenestration which secures a high level of natural surveillance along Scott Road, the main access route through site and shared access areas within the site;
- e) Be of a scale, layout and appearance which responds the site constraints, and the character of existing development within the surrounding area;
- f) Incorporate a high quality landscape scheme (both soft and hard landscaping) which enhances the appearance of the site, particularly along public routes through the site, Scott Road and in publicly visible areas adjacent property boundaries; and
- g) Be supported by a Flood Risk Assessment (FRA) which addresses to an acceptable level, any surface water and ground water flood risk affecting the site.

KE/002 - A14 Junction 7 opposite Crematorium

8.18 The site is located to the west of Kettering within the settlement boundary, and comprises a triangular piece of agricultural land, bounded to the west by the A14, to the North by Warren Hill, and to the south by Gipsy Lane/Thorpe Malsor Road. Kettering Crematorium is also located opposite to the north of the site.

8.19 Further agricultural land is located to the south which is being considered for residential development. The site was previously identified as a potential employment allocation site, but has recently been promoted for housing which has progressed to planning application stage. Development of the site would require alterations/enhancements to Warren Hill/Gipsy Lane junction in order to improve highway capacity and provide safe and acceptable access on to Warren Hill. Mitigation of noise arising from the adjacent A14 will also be required. The site is subject of a pending outline planning application (KET/2017/0137) for with a yield of 81 dwellings, which will form the allocated yield limit for the site.

Policy KET04

Land adjacent A14 opposite Crematorium

Site size: 2.97ha Allocated use: Housing Allocated yield: 87

Development will:

- a) Be supported by a scheme of highway enhancement measures (including improvements to the junction with Warren Hill/Gipsy Lane) to satisfactorily mitigate the adverse impacts of the development on highway capacity/safety;
- b) Be supported by a scheme for the assessment and control of noise emanating from the adjacent A14 trunk road and surrounding local road network to demonstrate acceptable impact on the occupiers of new and existing dwellings based on a clear and defined layout;
- c) Be supported by a landscape scheme which protects and enhances the existing landscape boundary features (including hedgerows and mature trees) which enclose the site as well as biodiversity within the site;
- d) Be supported by a scheme for the assessment and protection of ecology and ecological features within the site, to ensure that adverse impacts are mitigated to an acceptable level; and
- e) Incorporate a layout and fenestration which secures a high level of natural surveillance along new estate roads throughout the site.

KE/003 - Former Kettering Town Football Club, Rockingham Road

8.20 This site is located on the former Kettering Town Football Club site, towards the north of the town which has been vacant since 2011. The site is no longer in use, given the Football Club's relocation to an alternative site in Burton Latimer. Development would require the demolition of the stadium in order to accommodate a residential use, for up to 88 dwellings and that the roundabout onto Rockingham Road may need modification in order to facilitate a suitable

access onto the site.

Policy KET05

Former Kettering Town Football Club, Rockingham Road

Site size: 1.62ha Allocated use: Housing Allocated yield: 88

Development will:

- a) Be supported by an assessment to determine the stability of the land on which the site is located;
- b) Allow and facilitate access and potential modifications to the current roundabout on Rockingham Road ;and
- c) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular.

KE/007 - Kettering Fire Station, Headlands

8.21 Located in a central location the site is situated to the west of the town, south of the town centre. The fire station remains operational, currently occupied by Northamptonshire Fire and Rescue Service. Therefore, in order to enable development of the site, the relocation of this service would be required.

Policy KET06

Kettering Fire Station, Headlands

Site size: 0.59ha Allocated use: Housing Allocated yield: 17

Development will:

- a) Be supported by an assessment to determine the whether the land on which the site is located is contaminated;
- b) Provide vehicular access off Headlands; and
- c) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular.

KE/011 - Land west of Kettering

8.22 The site is located to the west of Kettering on Gypsy Lane, adjacent to the A14, within the proposed settlement boundary. The site is currently subject to a planning application (KET/2015/0551) for 350 dwellings. To the north of the site is proposed allocation KE/002 for 81 dwellings and the Westhill development (KET/2006/0541) to the south for 460 dwellings.

Policy KET07

Land west of Kettering

Site size: 16.9ha Allocated use: Housing Allocated yield: 350

Development will:

- a) Minimise the loss of amenity to the properties to the east of the site on Gipsy Lane;
- b) Include suitable mitigation measures to minimise the impact from noise from the A14;
- c) Provide sufficient measures to suitably manage ground, surface and waste water ;
- d) Be supported by an ecological management plan and include additional survey work to mitigate and therefore minimise the impact on ecological systems on our close to the site;
- e) Include the provision of sufficient and suitable access to the north of the site at the junction of Warren Hill and Gipsy Lane, which looks to also provide access to site KE/002; and
- f) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular.

KE/151 - Glendon Ironworks, Sackville Street

8.23 The site is currently located on an existing steelworks business, within an established residential area to the north of the town off Rockingham Road; the site would require the relocation of the existing business to enable residential development of the site. It is apparent that the site is potentially vacant given the site is for sale in the public domain and is likely to be available fairly shortly.

Policy KET08

Glendon Ironworks, Sackville Street

Site size: 0.35ha Allocated use: Housing Allocated yield: 33

Development will:

- a) Be supported by an assessment to determine the whether the land on which the site is located is contaminated;
- b) Be supported by an assessment to determine the stability of the land on which the site is located; and
- c) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular.

KE/152 - Ise Garden Centre, Warkton Lane

8.24 The site remains in use as garden centre, which is currently occupying the site under a long term lease, which has continues to occupy the site. The lease on the site expected to expire before the end of the plan period and therefore this presents an opportunity for development after this time, given the location of the site, directly adjacent the East Kettering SUE.

Policy KET09

Ise Garden Centre, Warkton Lane

Site size: 0.43ha Allocated use: Housing Allocated yield: 15

Development will:

- a) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; and
- b) Provide access to the site which allows sufficient distance between it and the existing service road (Access D) at the Deeble Road/Warkton Road.

KE/153 - Factory adjacent to 52 Lawson Street

8.25 This site is occupied by an existing car repair and sales business, it is believed that this is still the case at present, which currently occupy the site on a leasehold basis. The site is not immediately available therefore and would require the location of this business in order to facilitate residential development on the site. Although adjacent to a number of other industrial uses, the surrounding area is predominant residential in use.

Policy KET10

Factory adjacent to 52 Lawson Street

Site size: 0.65ha Allocated use: Housing Allocated yield: 20-25

Development will:

- a) Be supported by an assessment to determine whether the land on which the site is located is contaminated;
- b) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; and
- c) Provide access off Lawson Street as the preferred access point.

KE/154 - Land to the rear of Cranford Road

8.26 The site occupies existing garden land to the rear (south) of 30 to 50 Cranford Road, Barton Seagrave. Beyond the site to the south is a small parcel of agricultural land located

within the East Kettering Area earmarked for residential use. The A14 trunk road abuts this land further south. To the north of the site is open countryside also located within the East Kettering Area and earmarked as Formal Open Space on the strategic masterplan. A rural highway separates this land from the site. The site benefits from Outline planning permission (KET/2016/0048) for the construction of 60 dwellings, and the demolition of 44 Cranford Road, which will provide vehicular access to the site.

Policy KET11

Land to the rear of Cranford Road

Site size: 2.59ha **Allocated use: Housing** **Allocated yield: 60**

Development will:

- a) Be served by a single vehicular access directly on to Cranford Road only;
- b) Be supported by a scheme for the retention and protection of trees and hedgerows located within the site;
- c) Be supported by a scheme for the assessment and protection of ecology and ecological features and biodiversity within the site, to ensure that adverse impacts are mitigated to an acceptable level;
- d) Be supported by a scheme for the assessment and investigation of contaminated land and risk to human health, incorporating any measures to mitigate impacts to an acceptable level;
- e) Be supported by a foul water drainage strategy to be agreed and implemented prior to occupation of the site;
- f) Be supported by a Flood Risk Assessment (FRA) and Surface Water Management Plan which addresses surface water and ground water flood risk;
- g) Be supported by a scheme to protect occupiers of the site to a satisfactory level, from the adverse impacts of road vibration; and
- h) Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered.

KE/184 - Land adjacent to Abbots Way

This site is located on the western side of Kettering, immediately adjacent to the A14, and is accessed off Thurston Drive via Lake Avenue. To the south of the site is McAlpine's yard, although this is separated from this site by vegetation, Slade Brook runs along the eastern boundary of the site.

Policy KET12

Land adjacent to Abbots Way

Site size: 1.5ha Allocated use: Housing Allocated yield: 20-25

Development will:

- a) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;
- b) Include an assessment to determine the whether the land on which the site is located is contaminated;
- c) Include an assessment to assess the impact of noise on the site, given the close proximity of the A14, and provide mitigation as necessary; and
- d) Provide an assessment as to whether further public transport services are required and consider how this can be incorporated into the development, if required.

KE/184a - McAlpine's Yard, Pytchley Lodge Road

This site is currently under consideration as a potential housing allocation as site KE/184a for between 186 and 217 dwellings. A decision is yet to be made on whether to allocate this site for residential use, as yet it is not known whether this site should be kept in its current use or alternatively can be lost to residential use with a smaller element of employment use retained to the south of the site, off Pytchley Lodge Road. The findings of the ongoing employment report will assist in deciding the recommending allocated use of this site.

(INCLUDE DEVELOPMENT PRINCIPLES?)

Policy KET13

McAlpine's Yard, Pytchley Lodge Road (including KE/184)

Site size: 11.2ha Allocated use: Housing Allocated yield: 186-217

Development will:

- a) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;
- b) Include an assessment to determine whether the land on which the site is located is contaminated;
- c) Include an assessment of impact of noise on the site, given the close proximity to the A14;

- d) Provide an assessment as to whether further public transport services are required and consider how this can be incorporated into the development, if required;
- e) Provide two access points to allow access for emergency vehicles through an alternative access than Abbots Way;
- f) Ensure that the area between the housing and the adjacent employment provides an attractive buffer which separates and protects the amenity of both uses as well as providing pedestrian and access;
- g) Explore the possibility of providing a pedestrian link onto Thurston Drive to improve connectivity; and
- h) Protect and enhance the biodiversity value of Slade Brook as an existing green corridor.

Employment Allocations

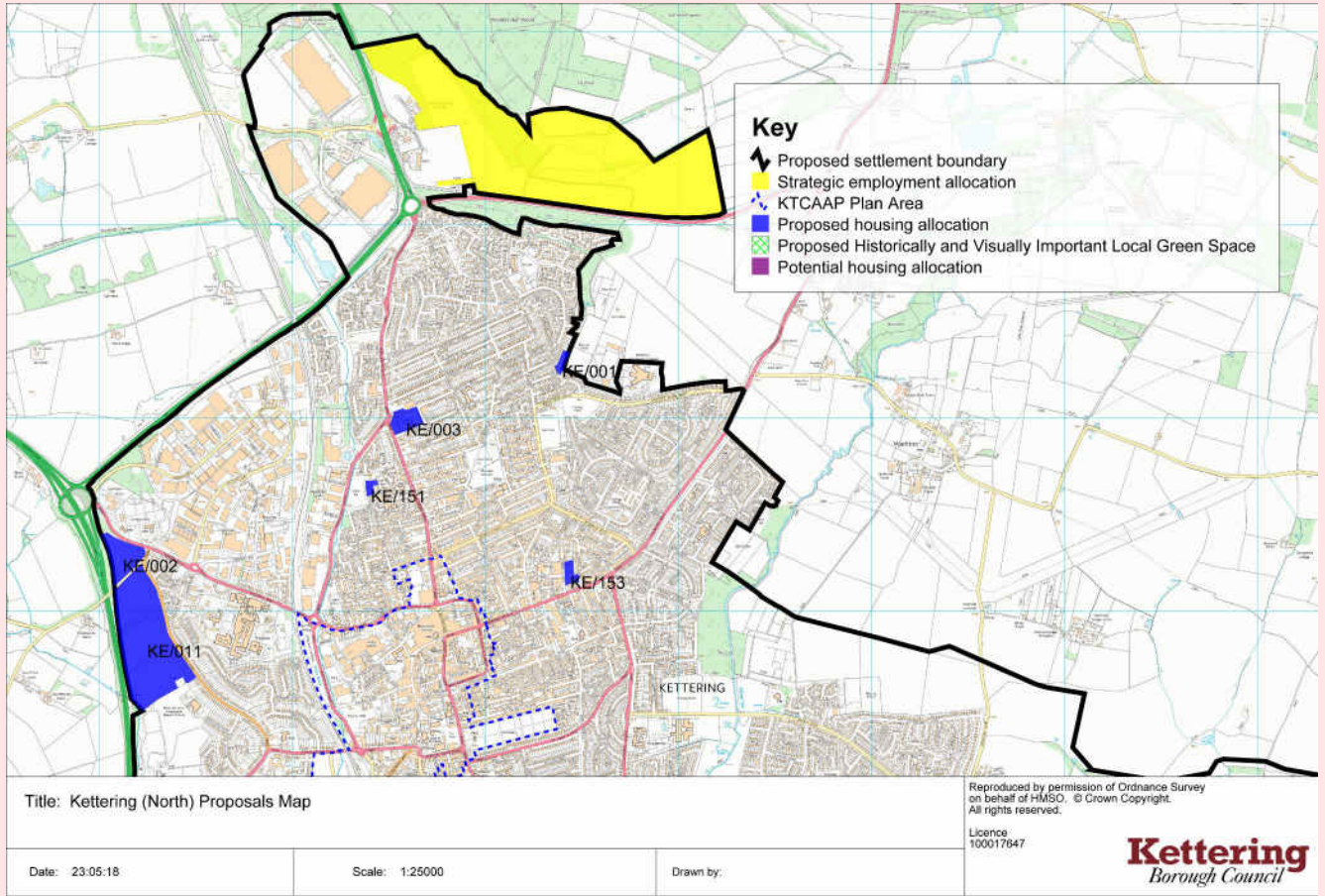
8.27 *(Work is being undertaken through the preparation of an employment land study in order to establish the need for, and location of, employment land allocations to serve the Borough.)*

Allotments

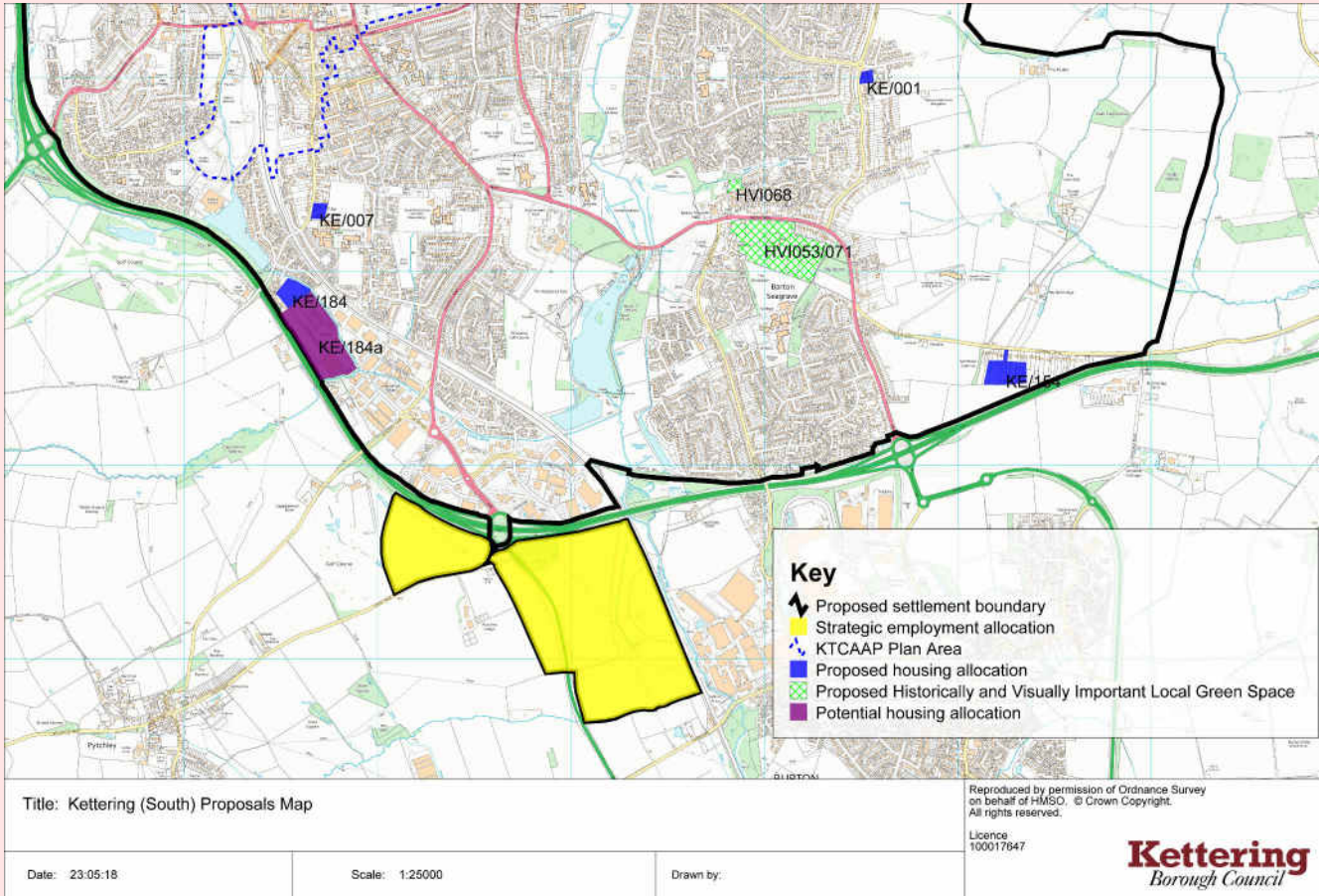
8.28 There is an identified need for allotment provision in Kettering and Barton Seagrave. Some of this need will be met through provision on sites already identified in existing planning permissions. However, should this provision not meet existing needs, alternative sites will be required. These sites, if required, will need to be identified in accordance with Policy ENV02 (Allotment Policy).

Local Green Space

8.29 There are two areas which have been proposed as Historically and Visually Important Local Green Space in Kettering and Barton Seagrave. These sites are shown on the proposals map. These are areas HV053/071 and HVI068, which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 (LGS policy) these Local Green Spaces will be preserved to this effect.



Picture 8.5



Picture 8.6

9 Burton Latimer

Burton Latimer

Town Category: Market Town

9.1 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 contribute to its character and need to be protected and used as the inspiration for any new development.

9.2 The Burton Latimer Conservation Area 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 (2011 Census)	3,077
New dwellings (2011-2017)	884
Existing housing commitments	396
Proposed housing allocations	22

Table 9.1

Options for Growth

9.3 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
-------------------------------	----

Table 9.2

Town Centre

9.4 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.

9.5 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 Burton Latimer Town Centre has shown an increase, whilst vacancy rates have fallen since the last Health Check. The total number of units has also increased since the last survey period, with a slight increase in the presence of comparison and convenience retail and service units. The latest health check indicates that the provision of units falling within the categories of confectioners/tobacconists/newsagents, off-licenses, restaurants/cafes/coffee bars/fast food and take-aways, employment/careers/post offices and information remains above the national average, whilst the level of vacant units falls below the national average.

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, Cafés, 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

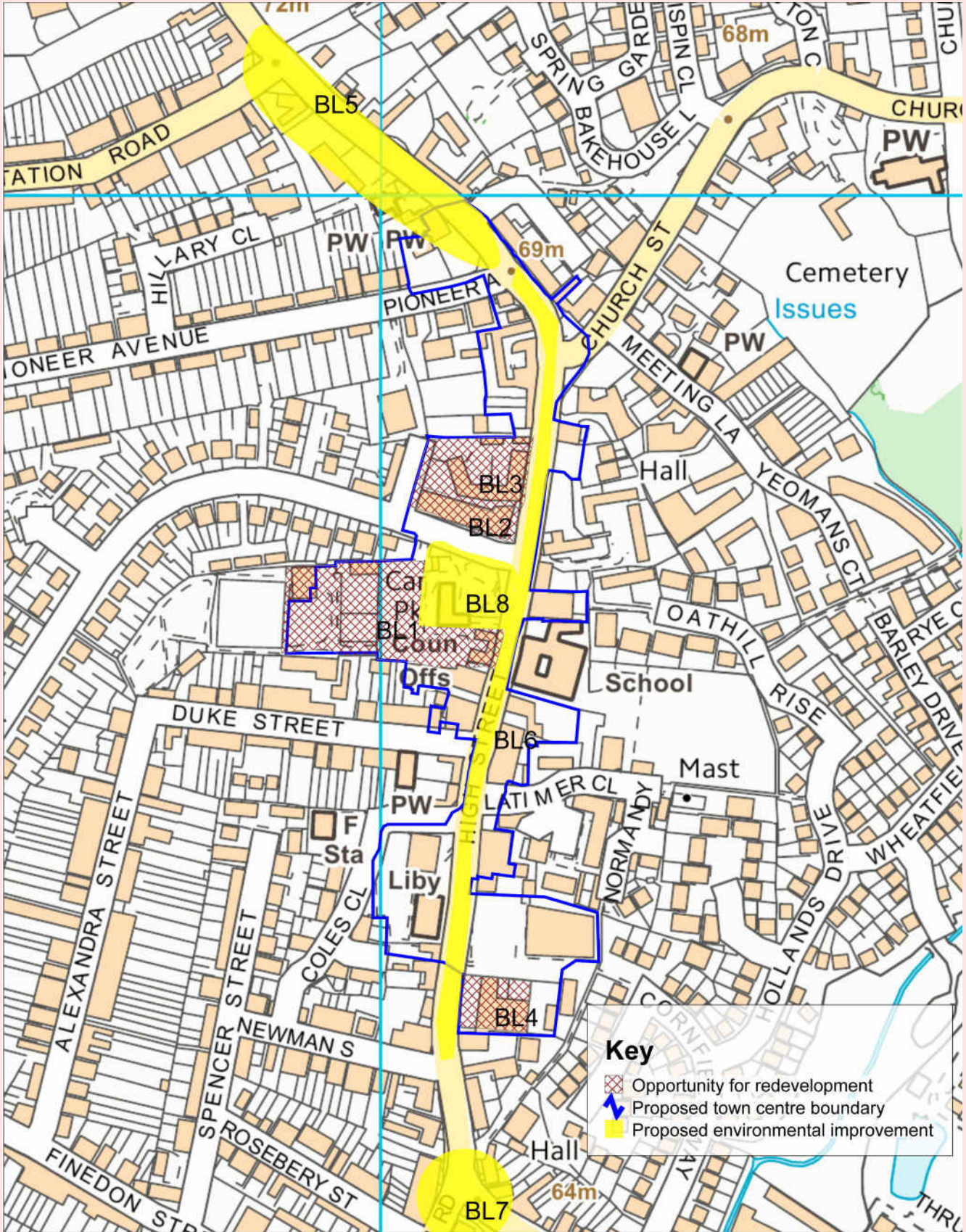
Retailer Category	Number of units (2016)
Estate Agents and Auctioneers	2
Miscellaneous and Vacant Units	
Employment, Careers, Post Offices and Information	7
Vacant Unit (all categories)	4

Table 9.3 : Use Classes Survey 2016

9.6 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

9.7 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.



Title: Burton Latimer Town Centre Proposals Map

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Borough Council

Date: 25.05.18

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Picture 9.1

Development within the Burton Latimer Town Centre Boundary

9.8 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, where it does not result in the loss of retail units;
- h) Support residential development or employment above ground floor level;
- i) Give priority to the retention and conversion of historic buildings and buildings of local significance;
- j) Retain existing business uses unless demonstrated to be unviable;
- k) Demonstrate that proposals accord with 'design out crime' standards.

Development sites and opportunities in Burton Latimer Town Centre

9.9 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. These sites are retained within the *Background Paper: Town Centres and Town Centre Uses Background Paper (Update) April 2018*.

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) and enhances the setting of the adjacent grade II listed war memorial;
- b) Churchill Way Retail Parade - Refurbishment of units (BL2);
- c) Churchill Way / High Street backland 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

9.10 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.

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, a careful balance in the provision of on-street parking in order to preserve/enhance town centre vitality and viability, and to improve the quality of the public realm and street furniture (BL6);

c) The southern gateway to the town centre - to create a stronger gateway to the town centre (BL7);

d) The area at Town Square - create a higher quality open space which may also be used to strengthen the existing market offer at this site (BL8).

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

Settlement Boundary

9.11 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.

9.12 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

9.13 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.

BL/044 - Land to the west of Kettering Road

9.14 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

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; and

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.

BL/038 - Land adjacent to the Bungalow, Higham Road

9.15 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: 0.45ha Allocated use: Housing Allocated yield: 7

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; and

d) Be of a scale and appearance which reflects the existing character of development within the surrounding area.

BL/039 - Land to the rear of 23 Regent Road

9.16 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: 0.3ha Allocated use: Housing Allocated yield: 7

Development will:

a) Not exceed single storey height (i.e. dwellings 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; and

d) Front on to Regent Road, providing street enclosure and an active frontage.

BL057 - Bosworth Nurseries and Garden Centre, Finedon Road

9.17 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: 2.79ha Allocated use: Housing Allocated yield: 69

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; and
- f) Preserve and enhance the access of the PROW UA19 (footpath) which runs through the site.

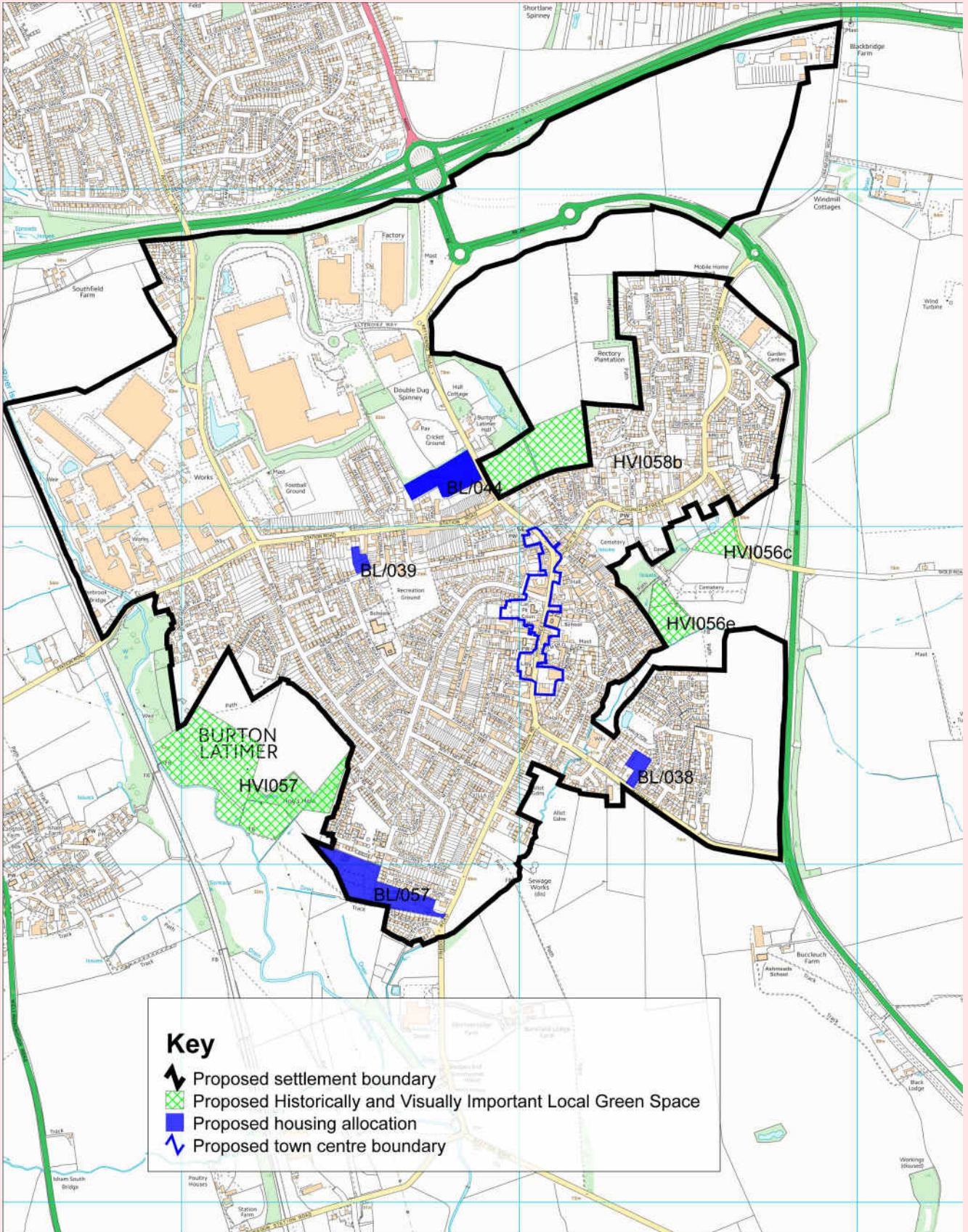
Employment Allocations

Allotments

9.18 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 Policy ENV02.

Local Green Space

9.19 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 Policy ENV03 (Local Green Space Policy) these local green spaces will be preserved to this effect.



Title: Burton Latimer Proposals Map

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100017647

Date: 25.05.18

Scale: 1:15000

Drawn by:

Kettering
Borough Council

Picture 9.2

10 Desborough

Town Category: Market

10.1 Desborough will receive a significant amount of growth during the plan period and it is important to provide a town centre environment with the range and types of facilities which meet needs of local residents. The JCS identified Desborough as a Market Town which will provide a strong service role for the local community and surrounding rural area.

10.2 Desborough is one of three small market towns, providing a secondary focus for growth outside of Kettering which is located 6 miles away. The boot and shoe industry has had a strong influence in shaping the character of Desborough and forming a sense of place. The historic form and layout of the town contained within and around the town centre has largely remained intact, with more modern growth occurring on the outer edges of the settlement. There are a range of important businesses and employers located at Desborough. To the south of the town the Tailby Meadow and Ise Valley provide an attractive and significant edge, important to protect to the south of the town.

10.3 A Conservation Area has been designated covering the north of the town within the town centre (Conservation Area Appraisal published on 30th March 2007).

10.4 A neighbourhood plan for Desborough is currently being prepared for the town and the timescales of which have to be considered in line with the preparation of this Part 2 Local Plan. A draft neighbourhood plan document was published for public consultation in February/ March 2016. A revised version was recently published in July 2017 which was publicly consulted on between July – September 2017.

Key Statistics	
Population (2011 Census)	10,697
No. of dwellings (2011 Census)	4,390
New dwellings (2011-2017)	345
Existing housing commitments	751 (Add DesSouth)
Proposed housing allocations (up to 2031)	439

Table 10.1

Options for Growth

10.5 The Joint Core Strategy identifies a housing requirement of 1,360 in Desborough over the plan period of 2011-2031. Some of this requirement has already been met during the period 2011-2017, with 345 dwellings completed. The majority of the remaining requirement will be met through existing commitments, which currently stands at 1096.

Joint Core Strategy requirement	1,360
Completions and commitments	1,096 (Add DesSouth)
Residual JCS requirement	264
Residual JCS requirement (+10% buffer)	400

Table 10.2

10.6 The remaining requirement has been calculated to demonstrate a shortfall of 264 dwellings. However, it has been agreed that a 10% buffer will be added to the housing requirement for allocation purposes. In Desborough, sufficient housing sites will be need to be

allocated in order accommodate approximately 400 dwellings. The options for meeting this housing requirement are set out in the Housing Allocations section below. (Add Desborough South).

Town Centre

10.7 The Town Centres and Retail chapter provides 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.

10.8 In order to assess the vitality and performance of Desborough 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 percentage of convenience and comparison goods retail and service units present within the town have all seen a reduction since the last survey period and are below the national average. However, this reduction is less significant with respect of service and convenience units which have only been reduced slightly. In addition, the actual total number of units within the town centre has increased over previous years, and the provision in the number of Butchers, Chemists/Opticians, Florists, Hairdressers/Beauticians, Travel Agents, Building Societies, Employment/Post Office/Information uses remain above the national average. The number of vacant units also remains unchanged, but has fallen as a percentage due to the increased number of units present within the town.

Table 1. Use Classes Survey 2016

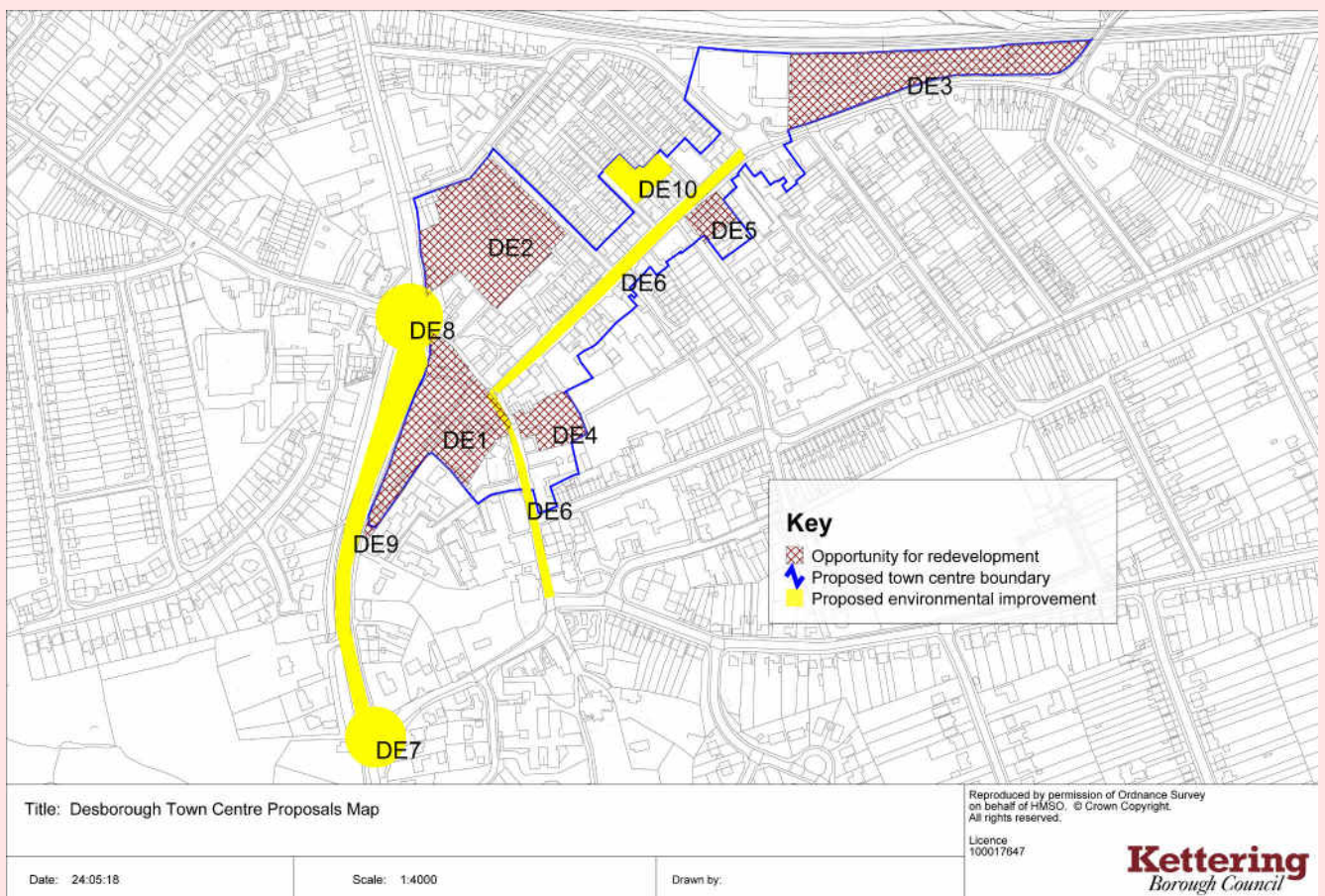
Retailer Category	Number of Units (2016)
Convenience Goods Retailers	
Bakers	1
Butchers	1
Grocery and frozen food	2
Off-licenses and home brew	1
Confectioners, Tobacconists and Newsagent	1
Comparison Goods Retailers	
Furniture, carpets and textiles	1
Electricals, Home Entertainment, telephones and video	2
Gifts, china, glass and leather goods	3
Chemists, toiletries and opticians	3
Florists and gardens	1
Jewellers, Clocks and repair	1
Services	
Restaurants, Cafes, Coffee Bars, Fast Food and Takeaways	13
Hairdressers, Beauty Parlours & Health Centres	8
Travel Agents	1
Building Societies	1
Estate Agents and Auctioneers	2
Miscellaneous and Vacant Units	

Employment, Careers, Post Offices and Information	2
Vacant Units (all categories)	7

Table 10.3

Town Centre Boundary

10.9 A town centre boundary has been drawn to define the extent of Desborough Town Centre and to provide a focus for the location of town centre development. Outside of the Desborough 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 Part 2 Local Plan.



Picture 10.1

Development within the Desborough Town Centre Boundary

10.10 The following criteria will apply to development proposals within the Desborough Town Centre Boundary.

Policy DES01

Desborough Town Centre Development Principles

Development in Desborough Town Centre will:

- a) Not result in the loss of retail units;
- b) Seek to increase footfall in the town centre during the daytime and evening;
- c) Consider the re-introduction of traditional materials, including local stone, and detailing both in the design of buildings and through the re-introduction of traditional boundary treatments. Alternatively contemporary designs should be of high architectural quality [**REPLACING: Incorporate vernacular materials and design of a high standard and architectural quality, including traditional boundary treatments**];
- d) Create attractive active frontages onto streets and building form should abut the street and maintain or recreate a sense of enclosure;
- e) Design of developments should reflect the location of the development within the town. Design of buildings in key locations should reflect the importance of these buildings in the street scene, However design on less prominent sites should also be of a high architectural quality. All designs should respond to the local context;
- f) Seek to enhance pedestrian connectivity within the town and to surrounding residential areas and to public open spaces;
- g) Proposals for residential development above ground floor will be supported;
- h) Protect and enhance the character and appearance of the designated Conservation Area;
- i) Proposals for residential development or employment above ground floor level will be supported;
- j) Give priority to redevelopment of historic buildings and buildings of local significance;
- k) Retain existing business uses unless demonstrated to be unviable;
- l) Demonstrate that proposals accord with 'design out crime'.

Development sites and opportunities in Desborough Town Centre

Policy DES02

Opportunity Redevelopment Sites within Desborough

The following sites offer the potential for redevelopment in Desborough Town Centre. Re-development will be supported as follows:

- a) The area at the High Street/Station Road area - for the creation of a new market square, redevelopment of shop units, car parking and a landmark community building as set out in the UDF or to identify a smaller area for creation of a new market square and parking (DE1).
- b) The Lawrence's Factory site - Conversion of the factory building and re-use of the site providing for a main town centre use or mixed use with residential and parking (DE2).

- c) The Station Yard - as an opportunity site and to set out uses for this site, uses could include small scale retail and small scale employment development, with residential above ground floor level (DE3).
- d) Vacant Co-op Dairy site - redevelopment for use as small scale retail/small scale employment with residential or employment above ground floor level (DE4).
- e) Corner of Havelock Street/Station Road - for redevelopment as a high quality mixed used scheme (DE5).

Environmental Improvements

10.11 The following environmental have been identified for Desborough Town Centre. These are based on the environmental improvements set out in the *Desborough Urban Design Framework*.

Policy DES03

Opportunity Environmental Improvements Sites in Desborough

The following areas have the potential to deliver environmental improvements in Desborough and will be supported:

- a) The High Street/Station Road area - to include high quality paving, shared pedestrian and vehicle space, new street furniture, planting and lighting of strategic buildings and improvements to frontage development to improve sense of enclosure (DE6)
- b) The Lower Street/Rothwell Road junction - for enhancement of the gateway into the town centre (DE7)
- c) The Gold Street/A6 junction - for enhancement of the gateway into the town centre (DE8)
- d) The old A6 - environmental improvement to include road narrowing and planting (DE9)
- e) Burghley Close/Mansfield Close car park (DE10)

(These areas will be shown on the Desborough map above).

Settlement Boundary

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

10.13 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

10.14 Potential housing allocations in Desborough were previously identified and consulted

upon at the Options Stage of the plan. Previous assessment of these sites is included in the *Background Paper: Housing Allocations*, indicated the 'Preferred Option to meet housing requirement' for this consultation.

10.15 A number of sites that were identified at the Options stage were discounted in the Housing Allocations – Assessment of Additional Sites and Update, including DE/069, DE/070, DE/071 and DE/013a. The remaining sites, were identified as potential housing allocations, or were part of existing planning applications. These sites at this stage were not identified for allocation and did not progress any further. 3 additional sites between this update and present have been promoted and have been assessed using the assessment criteria and have been considered for allocation.

DE/212 - Land off Buxton Drive and Eyam Close

10.16 The site is currently subject to a planning application (KET/2017/1019) for 135 dwellings. Located on the western side of Desborough, the site is adjacent to existing residential development on Buxton Drive and Eyam Close to the north and Harrington Road to the east. Development of the site therefore is seen as a logical extension beyond existing residential development, it also would not intrude into the open countryside to the south, beyond the southernmost boundary of any residential development in this area of Desborough. The site is currently agricultural farmland and was previously considered as two separate housing allocations, which have since been amalgamated (DE/212 and DE/188). There are a number of development principles for this site. These are outlined below in (Policy DES) and will apply to any development proposals that may come forward.

Policy DES04

Land off Buxton Drive and Eyam Close

Site size: 3.1ha Allocated use: Housing Allocated yield: 135

Development will:

- a) Include an assessment to determine the extent and scale of potential archaeological features.
- b) Include an assessment to determine the whether the land on which the site is located is contaminated.
- c) Create a strong incident-robust highway network by creating a loop for vehicular traffic through access points off Buxton Drive and Eyam Close
- d) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular.
- e) Be outward looking and be well related to adjacent residential development on Buxton Drive, Eyam Close and Harrington Road.
- f) Provide an area of Local Green Space through the centre of the site for mitigation purposes

and include measures which may enhancement biodiversity.

g) Not result in a loss of amenity of neighbouring properties on Buxton Drive, Grindleford Close, Elton Close, Upper Dane and Green Crescent.

DE/210 - Land to the south of Desborough

10.17 This site is located to the south of Desborough adjacent to existing residential development to north which includes Broadlands and Foxlands. To the extent to which the site extends southwards in limited by the River Ise, which runs parallel with the site. At the eastern end of the site the Tailby Meadow Nature Reserve provides a buffer between it and the River Ise. Adjacent to the western boundary of the site is an area of Historically and Visually Important Green Space, known as The Damms which extends up St Giles Church. This site was previously considered as 3 separate sites, DE/072, DE/173 and DE/189.

Policy DES05

Land to the south of Desborough

Site size: 12.8ha Allocated use: Housing Allocated yield: 304

Development will:

- a) Include an assessment to determine the extent to which the setting of Grade I Church of St Giles to the north and other assets are affected.
- b) Include an assessment to determine the whether the land on which the site is located is contaminated.
- c) Include a strategy which sets out the long term management of the adjacent Nature Reserve, Tailby Meadow.
- d) Include an assessment to determine the extent and scale of potential archaeological features.
- e) Include as an assessment of flood risk, surface water and foul water and include the provision of sufficient mitigation, including SUDs.
- f) Include an assessment of the likely impact of noise on the development.
- g) Require an assessment of the likely impact on biodiversity and ecology and provide mitigation where required.
- h) Provide the required mitigation to the access point off Rothwell Road, with junction improvements likely to be required.
- i) Assess the impact of the additional traffic on a number of junctions in close proximity to the site.
- j) Not include any housing on the area of designated Local Green Space known as 'The

Damms' on the western extent of the site was it extends towards St Giles Church.

k) Not result in harm to the character and setting to the designated area of Local Green Space (LGS) 'The Damms'.

Employment Allocations

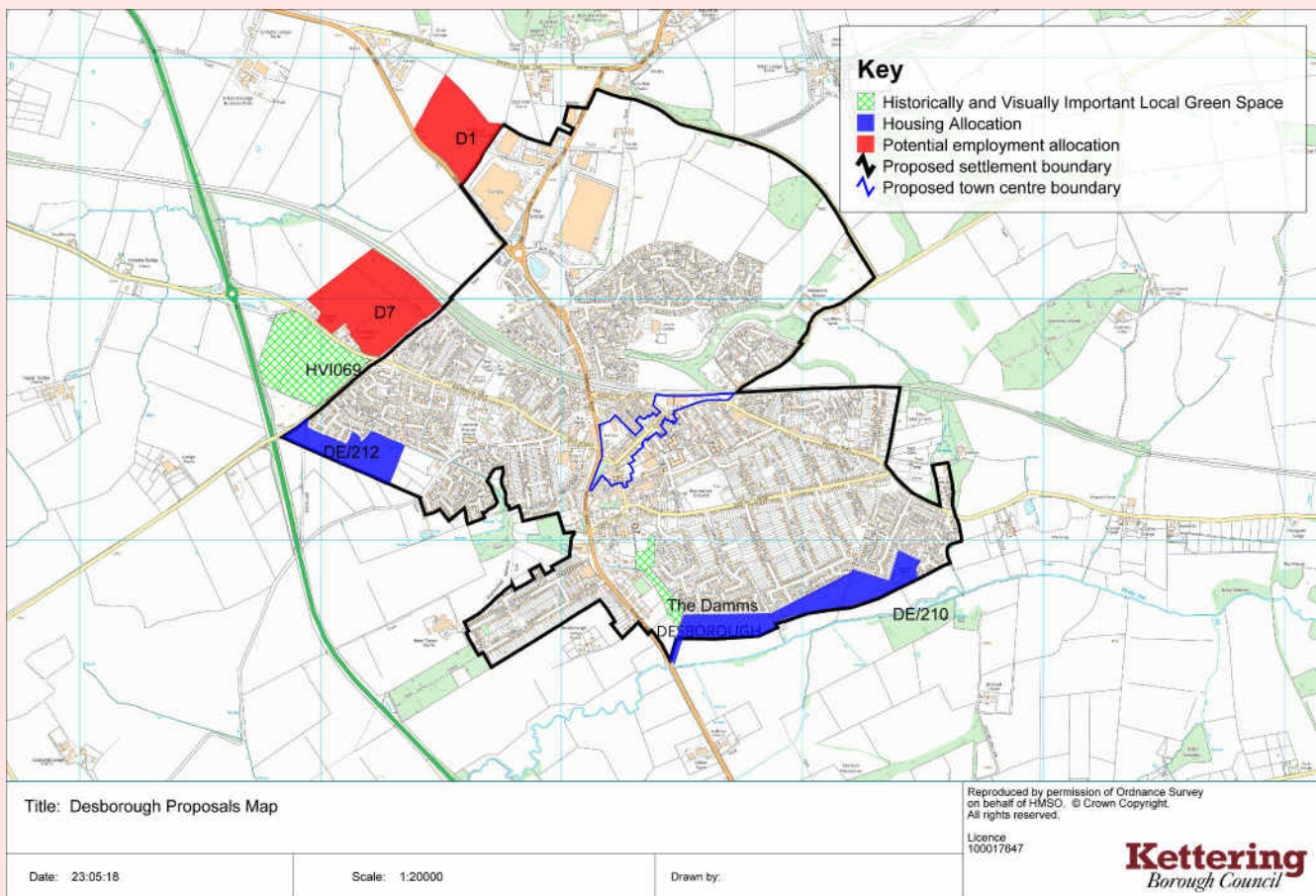
10.18 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in Desborough).

Allotments

10.19 There has been a significant identified need for allotment provision in Desborough although no sites have been identified to accommodate this need. Any future proposals for allotment sites should be considered against Policy ENV02 (Allotment Policy).

Local Green Space

10.20 2 areas of 'Historically and Visually Important Open Green Space' are proposed within Desborough. These areas are The Damms (amended boundary) and HVI/069 which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 (LGS Policy) these local green spaces will be preserved to this effect.



Picture 10.2

11 Rothwell

Town Category: Market

11.1 Rothwell is one of three small market towns within Kettering Borough; the role of these market towns is to provide a strong service role for their local community and surrounding rural area with growth in homes and jobs to support regeneration and local services, at a scale appropriate to the character of the town.

11.2 Rothwell is a very attractive historic market town based around a small market square with thriving shops, bars and restaurants. The town contains many important Listed Buildings contained in a historic environment with an attractive Conservation Area. To the north of Rothwell lie important natural assets including the Ise Valley and Rothwell Gullet providing an attractive entrance to the town from this direction. To the south and west of the town lie the A14 and A6 providing access to the strategic road network.

11.3 A Conservation Area has been designated covering the historic centre of the town (Conservation Area Appraisal published on 23rd March 1978).

11.4 A Neighbourhood Plan Area for Rothwell was designated on 10th April 2013. The Neighbourhood Area covers the Rothwell Parish.

Key Statistics	
Population (2011 Census)	7694
No. of dwellings (RMP – electoral roll)	3366
New dwellings (2011-2017)	250
Existing housing commitments (At 31 st March 2017)	775
Proposed housing allocations (up to 2031)	300

Table 11.1

Options for Growth

11.5 The Joint Core Strategy identifies a housing requirement of 1,190 dwellings in Rothwell in the period 2011-2031. Some of this requirement has already been met, 250 dwellings were completed in the period 2011-2017. The majority of the remaining requirement will be met through existing commitments, which include 700 dwellings allocated at Rothwell North and 75 dwellings on other sites in the town. The remaining requirement is therefore 165 dwellings. It has been agreed that a 10% buffer be added to the housing requirement for allocation purposes. Therefore in Rothwell sites for approximately 284 dwellings will need to be allocated. The option for meeting the housing requirement is set out in the section on Housing Allocations below.

Joint Core Strategy Requirement	1,190
Completions and commitments	1,025
Residual figure	165
Residual figure (+10% buffer)	284

Table 11.2

Town Centres

11.6 The Town Centres and Retail chapter provides 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.

11.7 Rothwell will receive a significant amount of growth during the plan period and it is important to provide a town centre environment with the range and types of facilities which meet the needs of local residents. The JCS identified Rothwell as a Market Town which will provide a strong service role for the local community and surrounding rural area. In Rothwell this involves the consolidation and enhancement of the successful town centre.

11.8 In order to assess the vitality and performance of Rothwell 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 provision of comparison and convenience goods units has shown a measured reduction since the last survey period and are below the national average. However, despite a percentage fall in the provision of butchers, sports/toy/hobby shops, restaurants/cafes/takeaways, building societies, their provision still remains above the national average, together with the total provision of service uses within the town. The proportion of vacant units remains significantly below the national average. Together this provides a positive indicator of the health of the town.

Table 1: Use Classes Survey 2016

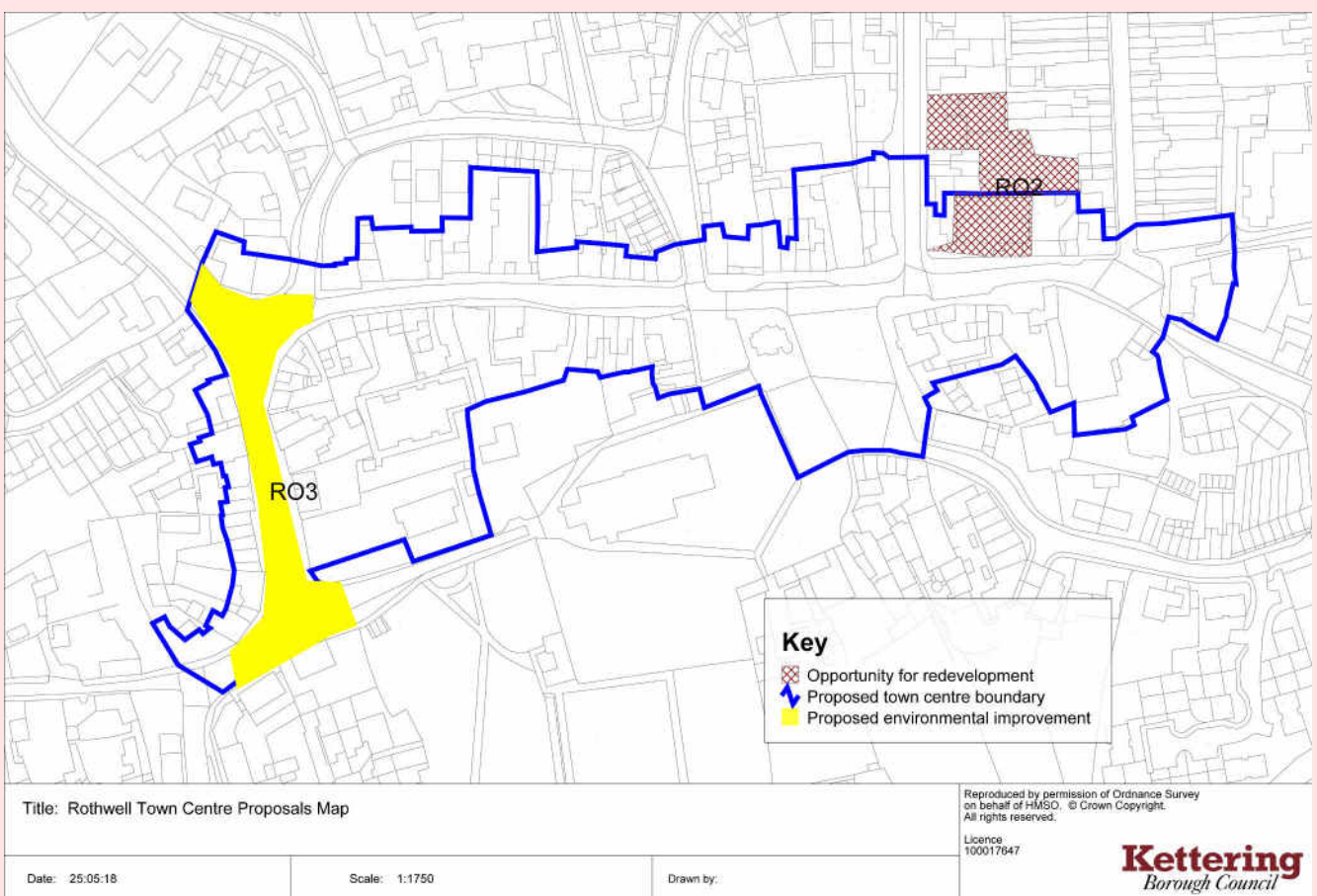
Retailer Category	Number of Units (2016)
Convenience Goods Retailers	
Butchers	1
Greengrocers and Fishmongers	1
Grocery and frozen food	2
Confectioners, Tobacconists and Newsagent	1
Comparison Goods Retailers	
Footwear and repairs	1
Women's, girl's, children's clothing	2
Furniture, carpets and textiles	2
Electricals, Home Entertainment, telephones and video	1
DIY, Hardware and household goods	1
Gifts, china, glass and leather goods	2
Chemists, toiletries and opticians	2
Sports, Toys, Cycles and Hobbies	2
Charity Shops, Pets and Other Comparison	3
Services	
Restaurants, Cafes, Coffee Bars, Fast Food and Takeaways	16
Hairdressers, Beauty Parlours & Health Centres	14
Building Societies	2
Estate Agents and Auctioneers	3
Miscellaneous and Vacant Units	
Employment, Careers. Post Offices and Information	4
Vacant Units (all categories)	4

Table 11.3

11.9 The main themes coming out of the 2016 Health Check update have helped inform opportunities for development in the town centre, as set out below and identified through the Background Paper: Town Centres and Town Centre Uses (April 2018).

Town Centre Boundary

11.10 A town centre boundary has been drawn to define the extent of Rothwell Town Centre and to provide a focus for the location of town centre development. Outside of the Rothwell 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.



Picture 11.1

Development Within the Rothwell Town Centre Boundary

11.11 There are a number of design principles which apply to development proposals within the Rothwell Town Centre boundary.

11.12 These are outlined below and will apply to any development proposals that may come forward in Rothwell Town Centre and any other relevant policies in the Development Plan.

Policy ROT01

Rothwell Town Centre Development Principles

Development in Rothwell Town Centre will:

- a) Allow the continued use of the Market Hill car park for the Rowell Fair;
- b) Respect the historic character of the town centre and new buildings should be designed to respect and enhance this character;
- c) Front onto and abut the main streets or public areas to create a good sense of enclosure.

Development proposals will be supported which:

- d) Provide additional car parking in the town;
- e) Remove on-street parking on Bridge Street where this is appropriate;
- f) Provide additional retail units or uses which would increase footfall in the town centre;
- g) Provides residential development or employment above ground floor level;
- h) Give priority to redevelopment of historic buildings and buildings of local significance;
- i) Retain existing business uses unless demonstrated to be unviable;
- j) Demonstrate that proposals accord with 'design out crime' standards.

Development sites and opportunities in Rothwell Town Centre

11.13 Two opportunities for redevelopment in Rothwell Town Centre were identified in the Options Paper consultation. The first was the former Medical Centre on Bridge Street, which has now been redeveloped and therefore is no longer available. The second was the Library/Fire Station Site which is detailed below.

Policy ROT02

Opportunity Redevelopment Sites Within Rothwell

Library / Fire station - An opportunity for redevelopment should the Library and Fire Station relocate. Redevelopment should include retail uses along Bridge Street with residential or office development above ground floor and to the rear of the site (RO2). Should the library relocate, this could be re-provided within the town centre boundary, subject to the outcome of any review of by Northamptonshire County Council with respect of their finances and public services.

Environmental Improvements

The following environmental improvement has been identified for Rothwell Town Centre.

Policy ROT03

Opportunity Environmental Improvement Sites in Rothwell

The High Street / Desborough Road - As an area for environmental improvement to include narrowing of the road and provision of on street parking, removal of on -street car parking at the top of bridge street (where this is appropriate); the widening of pavements to prevent excessive speeds on this road and aid pedestrian flows; and environmental improvements to provide a strong gateway entrance into the town (RO3).

Settlement Boundary

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

11.15 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

11.16 Potential housing allocations in Rothwell were previously identified and consulted upon at the Options Stage of the plan. Previous assessment of these sites is included in the *Background Paper: Housing Allocations*, indicated the 'Preferred Option to meet housing requirement' for this consultation.

11.17 A number of sites that were identified at the Options stage were discounted in the Housing Allocations – Assessment of Additional Sites and Update, including RO/081. In addition, following further appraisal, potential housing sites RO/085, RO/086, RO/202, RO/204, RO/205, RO/206, RO/222, were rejected as they are not favourable. The housing site RO/084 has not been designated as the site is under construction and the planning permission has been implemented.

11.18 The remaining site, RO/088a, is identified as potential housing allocation.

RO/088a - Rothwell North/Land to the west of Rothwell (Previously within Rothwell North application boundary)

11.19 This site is located to the west of Rothwell, south of the current planning application boundary for Rothwell North. The site was previously located within the boundary for Rothwell North. The site is well related to Rothwell North and will benefit from access to employment opportunities and services and facilities in Rothwell North. Vehicular access into the site can only be provided through Rothwell North so the site will be delivered later in the plan period. The site would be accessed through phase 3 of Rothwell North. Pedestrian and cycle links should be provided through the Rothwell North development and to development to the east of the site.

11.20 The development is likely to impact on junction 3 of the A14 and the A6/ Rothwell link road junction. This will require further investigation and mitigation measures, where necessary. The site is located in an elevated position and rises up towards the ridge, therefore strategic landscaping is required to reduce the impact of development. There are a number of development principles for this site. These are outlined below (Policy ROT04) and will apply to any development proposals that may come forward.

Policy ROT04

Rothwell North/Land to the west of Rothwell

Site size: 8.8ha

Allocated use: Housing

Allocated Yield: 300

Development will:

- a) Provide safe vehicular, cycle and pedestrian access through the Rothwell North development and provide safe cycle and pedestrian access to link the site to development to the east.
- b) Maintain future opportunities for vehicular, cycle and pedestrian access to land to the south.
- c) Be supported by a Strategic landscaping scheme which protects and enhances the existing landscape to ensure adverse impacts are mitigated.
- d) Include a GI link along the western boundary of the site to link with the proposed GI corridor in Rothwell North
- e) Be supported by a scheme for the assessment and control of noise emanating from the adjacent A6, A14 and surrounding local road network to demonstrate acceptable impact on the occupiers of new and existing dwellings.
- f) Be supported by a transport assessment. and mitigate the impact of development on the highway network, including junction 3 of the A14 and the A6/ Rothwell link road junction
- g) Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered.
- h) Only commence once the section of the strategic link road within Rothwell North connecting this site to the A6 is complete.

Employment Allocations

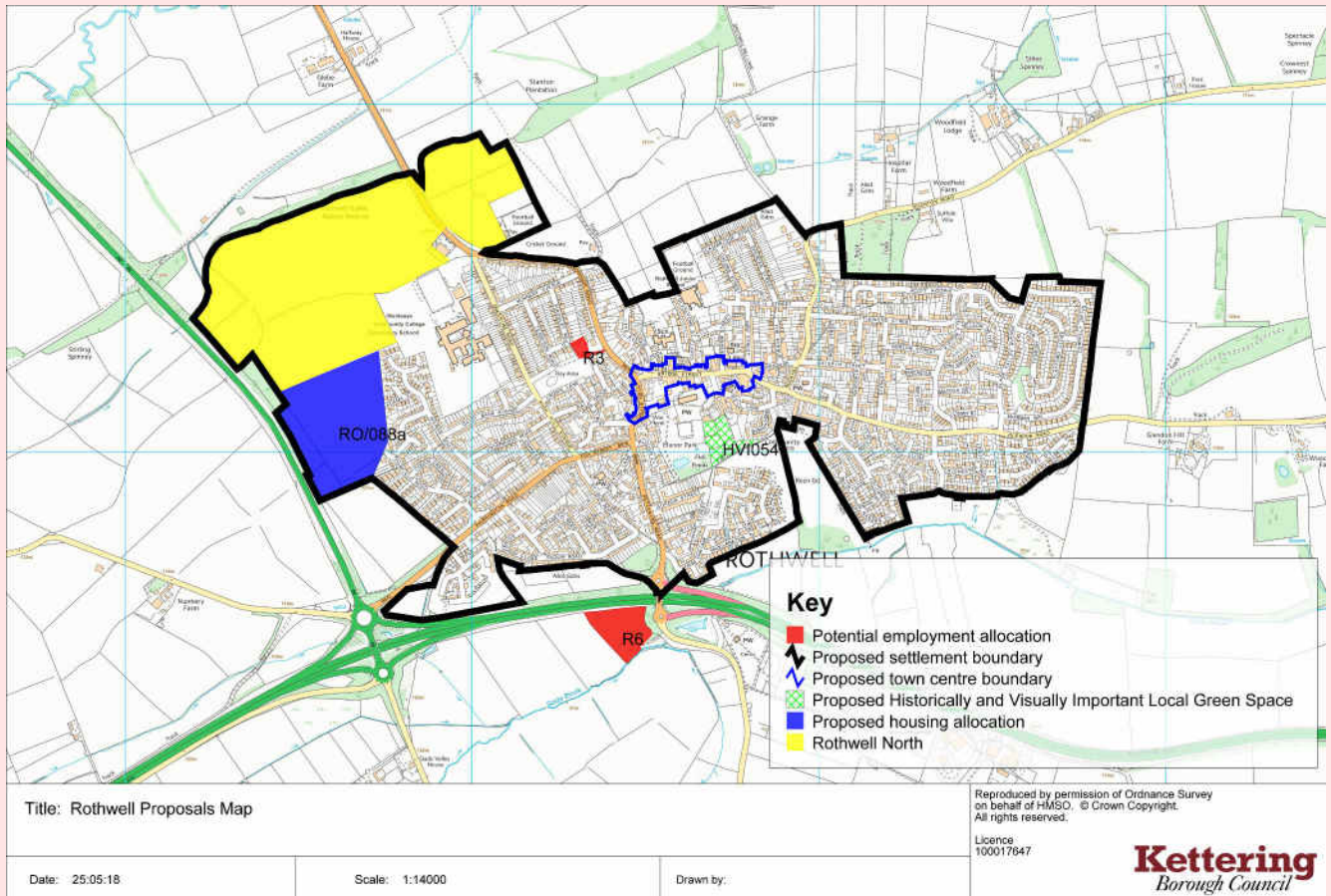
11.21 *(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in within the Borough.)*

Allotments

11.22 There is an identified need for allotment provision in Rothwell. Any future proposals for allotment sites should be considered against Policy ENV02 (Allotment Policy).

Local Green Space

11.23 One area of 'Historically and Visually Important Open Green Space' is proposed within Rothwell. This is area HVI054 which is recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 (LGS Policy) these local green spaces will be preserved to this effect.



Picture 11.2

12 Rural Area

Role of villages

12.1 The rural area of Kettering Borough is considered to be that outside of Kettering and Barton Seagrave, as a Growth Town identified in the JCS and the Market Towns of Desborough, Rothwell and Burton Latimer.

12.2 Approximately 87% of the land area in Kettering Borough is rural. The rural area also accounts for 12% of the Borough's overall population of approximately 93,000 (2011 Census).

12.3 Villages play an important part in the character of the area and although development in villages is limited it is important to ensure that development which does take place is sensitive to and reflects their individual character.

12.4 The JCS states that development in villages should take place on sites within village boundaries, subject to criteria based policy approach and avoiding isolated homes in the open countryside. Development adjoining village boundaries will only be justified where it involves the re-use of buildings or in exceptional circumstances, if it can be clearly demonstrated that it is required in order to meet local needs for employment, housing or services. Development will be focused on those villages that perform a sustainable local service role.

12.5 It is recognised that some small scale growth to meet local needs in villages can have positive benefits. These can include allowing people to have lived in or grown up in a village to remain in that area through the provision of appropriate housing to meet identified local needs, such as smaller homes to allow people to downsize or starter homes for first time buyers. Small scale growth can also support local services such as schools, pubs and shops. There may also be specific needs identified for new or improvements to facilities such as open space or play areas as well as environmental improvements or traffic calming. The provision of some small scale growth could contribute towards the delivery of these types of facilities.

12.6 The Rural Masterplanning Report (February 2012) provides a holistic assessment of villages in the Borough and identifies opportunities for future development and enhancement of these villages. For each village two options were identified, firstly to allow no growth beyond the village boundary and secondly to allow some small scale growth to meet local needs to provide enhancements to the existing village. The following individual sections on each of the villages within Kettering Borough explain what the proposed strategy is in terms of the growth for each settlement.

12.7 The JCS identifies a housing requirement within Kettering Borough's Rural Area of 480 dwellings within Policy 29 within the plan period of 2011 and 2031. There are no specific housing requirements in the JCS for individual settlements within the Rural Area. The housing requirements in Table 5 of the JCS should be accommodated through the Part 2 Local Plan and/or Neighbourhood Plans through allocating land in the most sustainable locations available and/or a windfall allowance. Table 1 below provides detail of completions, commitments, windfall allowance and residual housing requirements for the rural area.

12.8 Table 1: Rural housing number requirements 2011-2031 (Base date: 1st April 2017)

Category	JCS requirement	Completions 2011-17	Commitments 2011-17	Residual JCS requirement	Windfall allowance	Residual JCS requirement
Rural Area	2048031	146	54	280	140	140

Table 12.1

12.9 Since 2011, the rural area has experienced a number of new sites coming forward for development. Between the period of 1st April 2011 and 31st March 2017 there have been 146 completed dwellings and 54 existing commitments, leaving a residual figure of 280 dwellings. A windfall allowance of 140 dwellings has been taken into account. As a consequence of this assumption, the residual JCS figure reduces to 140 dwellings.

12.10 Policy 11 of the JCS states that development in the rural area will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement.

12.11 Small scale growth in the rural area can be beneficial in meeting this local need as it has the potential to provide smaller homes to allow people to downsize or starter and affordable homes for first time buyers.

12.12 The scale of development in individual villages will be predominantly led by locally identified employment, housing, infrastructure and service requirements through this plan as well as Neighbourhood Plans. Although consideration is required for the form, character and setting of the village as well as the distance to settlements of a larger size.

12.13 A number of villages in the Rural Area provide a wider range of services and facilities than that provided in smaller rural settlements and are able to provide a sustainable local service centre role; therefore development should be focused in these areas.

12.14 On the other hand a number of villages in the rural area within Kettering Borough have limited services and facilities. Therefore, unless allocations for housing have been identified in settlements where it is likely that development will help sustain and improve the range of existing services development is likely to come through as small scale infill development (Policy 11) or Rural Exception schemes (Policy 13).

12.15 In addition to identifying opportunities for future development in villages, the Rural Masterplanning Project has enabled the development of a set of design principles for each village which reflect the key characteristics of the individual village. These principles seek to ensure that any new development is appropriate in scale, form, materials and impact on the setting of the village. A set of generic principles which can be applied to all villages in the Borough are set out in Policy RS04 – General Development Principles in the Rural Area.

Rural Area – Village Designations

12.16 While the JCS groups all villages within Kettering Borough in the same category, it recognises that Part 2 Local Plans may identify villages that have a sensitive character or conservation interest, in which new development will be strictly managed. Within the Rural Area of Kettering Borough the villages have been categorised into 3 designations, each of which has specific criteria with regards to the scale, nature and design of development in these settlements. These designations have been a consideration through the allocation process as it essential to

maintain these designations.

Category A villages

12.17 A majority of the villages in the Rural Area are designated as Category A villages in Policy RS01. In these locations, there is an emphasis to protect their environment and their limited ability to absorb further development.

12.18 Within these villages development will be on small scale infill sites in accordance with Policy 11 of the JCS. In addition to this, housing allocations have also been identified in some of these villages to meet the rural housing requirement as set out in table 1 above.

12.19 Through the allocation process consideration has been given to local needs, character and form of the village and availability of facilities and services. Where housing allocations have been made, the character of the villages in these locations has been recognised in the development principles within the policies for these settlements.

Policy 1

Policy RS01 – Category A villages

The villages which are designated Category A status are as follows:

Ashley, Braybrooke, Broughton, Cranford St. Andrew, Cranford St. John, Geddington, Great Cransley, Harrington, Loddington, Mawsley, Pytchley, Rushton, Stoke Albany, Sutton Bassett, Thorpe Malsor, Weston by Welland and Wilbarston

Development in these villages will need to:

- a. Be in accordance with Policy 11 of the JCS;
- b. Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements;
- c. Be within the defined settlement boundary and classed an infill development, unless it can be demonstrated that it can meet the criteria under Policy 13 (Rural Exceptions) or Policy 25 (Rural Economic Development and Diversification) of the Joint Core Strategy or unless allocated in this Plan or a Neighbourhood Plan;
- d. Show consideration and be sympathetic to the existing size, form, character and setting in the village; and
- e. Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.

Category B villages

12.20 Policy RS02 designates a small number of settlements within the Rural Area as Category B villages. These villages are seen particularly important Conservation Areas as well as having a particular character and charm, given that these are 'estate villages' associated with the Boughton Estate. It is therefore essential that the character and vitality of these villages is maintained. Therefore, in accordance with Policy 11 of the JCS, which allows the designation of sensitive areas where infill development will be resisted or subject to special control, these areas are designated as Category B villages. In accordance with this, those villages that fall within this designation have been allocated very limited numbers for housing.

Policy 2

Policy RS02 – Category B villages

The villages which are designated Category B status are as follows:

Grafton Underwood, Little Oakley, Newton, Warkton and Weekley

Development in these villages will:

- a. Be in accordance with Policies 11, 13 and 25 of the JCS; and
- b. Include the re-use, conversion or redevelopment of existing buildings within the defined settlement boundary; or
- c. Be limited to infill development (1 or 2 dwellings) within the defined settlement boundary provided that this does not harm the characteristics which make these villages special; and
- d. Show consideration and be sympathetic to the existing size, form, character and setting in the village; and
- e. Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.

Category C villages

12.21 The remaining villages in the Rural Area hold Category C status (Policy RS03). These settlements are dispersed in character. These 6 villages (Brampton Ash, Dingley, Orton, Pipewell, Glendon and Thorpe Underwood) because of their low density and small number of dwellings are considered to be scattered development in the open countryside. This means that these settlements would not be defined by a village boundary; therefore it is considered that this designation is the most appropriate for these villages within the rural area of Kettering Borough. This approach also means that because of the size of these settlements and limited range of facilities, there are no allocations and therefore no proposed growth in these villages, this is to maintain their scattered village designation and status.

12.22 Development in these villages would be considered to be in open countryside and therefore is resisted in accordance with Policy 13 of the JCS.

12.23 These villages have limited accessibility to local facilities and employment and it is deemed that development in these locations would not be considered as sustainable development. Development in these locations would also require the need to travel for almost all purposes, with the potential to have a detrimental effect on the setting and character of these settlements.

Policy 3

Policy RS03 – Category C villages

The villages which are designated Category C status are as follows:

Brampton Ash, Dingley, Orton, Pipewell, Glendon and Thorpe Underwood

Development in these villages will:

- a. Be in accordance with Policies 13 and 25 of the JCS; and/or
- b. Include the re-use, conversion or redevelopment of existing rural buildings;
- c. Show consideration and be sympathetic to the existing size, form, character and setting in the village; and
- d. Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.

Settlement Boundaries

12.24 Settlement boundaries for all towns and category A and B villages have been defined and shown on proposals maps for each of the relevant settlements, in order to direct and control the location of new development in accordance with the principles of sustainable development set out in the National Planning Policy Framework (NPPF).

12.25 Settlement boundaries are shown on the Proposal Map included in the Local Plan for Kettering Borough (1995), which will be replaced by the settlement boundaries in this Part 2 Local Plan. A criteria based approach using four basic principles was set out during a settlement boundary review carried out over the period of 2005 – 2012. A further review of the settlement boundaries was published in April 2018, to ensure currency of this evidence base in support of the SSP2. Details of the assessment criteria used to review the settlement boundaries which retains use of the four basic principles can be found in the SSP2 Settlement Boundaries Update Background Paper (April 2018).

12.26 Settlements which comprise a very limited number of dwellings and have been delivered through a scattered approach (Category C villages), do not have an easily definable boundary limit. As a result, these settlements do not benefit from a settlement boundary and are treated as being located within open countryside. As a result, the open countryside Policy 13 (JCS) and Policy RS03 of this Part 2 Local Plan applies to all new development proposals within these settlements.

General Development Principles

12.27 In addition to identifying opportunities for future development in villages, the Rural Masterplanning Report (2012) has enabled the development principles set out below which are generic and can be applied to all villages in the Borough. In addition to this more settlement specific principles can be found in those sections which follow for the individual villages. There are principles within these sections to ensure development on the allocated sites is appropriate, especially in terms scale, form, materials and setting as well as the more immediate context in which these allocations are located. These policies should be applied in conjunction with Policy 8 – North Northamptonshire Place Shaping Principles contained within the JCS.

12.28 In the Historic Core, or in other locations where appropriate, all street furniture, road alterations carried out under the Highways Act 1980, including repairs, kerbs, surface finishes, signage, fences, litter bins etc. will be expected to be of traditional design and in character with the settlement.

Policy 4

Policy RS04 – General Development Principles in the Rural Area

Development in the Rural Area will:

- a. Reflect the height, scale and mass of neighbouring properties.
- b. Involve the protection and enhancement of the character of all settlements, especially those with designated Conservation Areas.
- c. Link to the centre of the village in several places and not result in a series of cul-de-sacs in any potential moderate village expansion.
- d. Allow greater permeability with the open countryside through the inclusion of spaces in between properties to allow views and accessibility for development on the edge of settlements.
- e. Allow connections to be made for further development in the future for development on the edge of settlements.
- f. Be well-spaced to retain the villages open and rural character, and views to the open countryside should be maintained through the use of low or soft boundary treatment on new development on the edge of the settlement. The use of high close-boarded fencing and brick walls should be avoided.

Redevelopment of historic farm buildings will:

- g. Involve the retention of the historic fabric of the buildings themselves, where this is not possible or where there are no historic buildings left the plan form and arrangement of buildings should remain to retain the historic reference to farmsteads in the village.
- h. Include an element of employment to retain this important function within the village, where redevelopment is possible.
- i. Consider non-residential uses prior to using these historic buildings, given that this is most damaging.

Materials to be used will:

- j. Reflect the limited pallet of materials used in the historic core of the village. The only exception to this should be where the exceptional quality and innovative nature of design merit an exception to this approach. These exceptions should demonstrate contemporary design and should show how the development will impact positively on the character of the village.

Parking and Highways:

- k. Parking should be designed to ensure the car does not become the focus of the street scene and, should be applied sensitively to ensure roads reflect the existing network of streets in the village.

Affordable Housing

12.29 Policy 30 of the JCS sets out the requirements for affordable housing in the Rural Area. On developments of 15 dwellings or more a requirement of 40% affordable housing provision

is required. Further advice is provided on the precise proportion and tenure mix which will be expected to be provided as part of the affordable housing contribution to a scheme.

Rural Exceptions

12.30 The spatial strategy for North Northamptonshire is to focus development towards the urban areas to ensure the character of the rural area and that the open countryside is strongly protected. The JCS recognises there may be special circumstances where development on ‘exceptions’ sites that are not identified in Part 2 Local Plans or Neighbourhood Plans is needed. These developments may be justified to meet local identified needs for employment and services or to provide affordable housing in the rural area on sites adjoining established settlements. Policy 13 of the JCS sets out criteria by which development beyond the existing built up area or defined boundary is acceptable. Development in the open countryside which is not considered as a rural exception site will be resisted.

12.1 Ashley

Ashley

Village Category: A

12.31 Ashley is a typical Northamptonshire rural village, with stone built dwellings, slate or Collyweston stone roofs and an open layout. Ashley is described as being a “double loop” village, with two clusters of development. The Church (13th/14th Century) is an important village feature, located in the more historically important western loop, but prominent in the whole village. Trees, open space and views along lanes are an important feature contributing to this village’s particular attractiveness.

12.32 The majority of buildings located within Ashley are historic in character and have been designed to include significant detailing and attractive fenestration. The later infilling of Northamptonshire red brick properties are equally attractive and include stone detailing around the windows and doors. As a result, the historic core (as identified in the Kettering Borough Rural Masterplanning Report February 2012) includes numerous listed buildings and falls within the village’s designated Conservation Area which was adopted in November 1977. Most properties within the village are set behind attractive stone boundary walls. Some of the later additions to the village do undermine its historic character, but in most instances are set behind stone boundary walls, which add to the sense of enclosure apparent in the more populated areas of the village.

12.33 Ashley is located approximately 8.5km north of Desborough, 18km northeast of Kettering, 6.7km north-east of Market Harborough, and approximately 13km west of Corby. The village has limited open space available for public use, which is currently located to the north of Main Street. Ashley has a Village Design Statement (VDS) which was adopted by the Council as informal policy in October 2003.

Key Statistics	
Population (2011 Census)	224
No. of dwellings (RMP – electoral roll)	113
New dwellings (2011-2017)	4

Key Statistics	
Existing housing commitments	1
Proposed housing allocations (up to 2031)	0

Table 12.2

Facilities:

Facility	Quantity	Name
Public House	1	The George
Church	1	St Marys Church
Retail	1	Ashley Farm Shop
Community Building	1	Ashley Village Hall

Table 12.3

Options For Growth

12.34 Two different options for growth in Ashley were previously identified and consulted upon at the Option Stage of the SSP2. The first was for no growth beyond the settlement boundary – allowing for very little change due to limited opportunities within the village. The alternative option was to allow some small scale growth to meet local needs and provide enhancements to Ashley. Two potential housing sites were considered, both of which sit outside the settlement boundary. Both sites were discounted and a ‘no growth’ option was agreed for Ashley. Ashley is identified as a Category A village. Development in Ashley will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

12.35 A settlement boundary has been drawn around Ashley to define the built up part of the village 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 policies in the Development Plan.

Development Principles

12.36 New development in Ashley is likely to be extremely limited. There are a number of design principles which the ‘Rural Masterplanning Report’ (2012) considered important for any new development which may occur in the future in Ashley. These are outlined below and developed further, and will apply to any development proposals that may come forward in addition to Policy RS04 ‘General Development Principles – Rural Area’ and any other relevant policies in the Development Plan.

Policy ASH01

Ashley Development Principles

Development in Ashley will:

- a. Be limited and follow the existing linear form of the village. Development should not be set-back from the public highway, maintain a sense of enclosure and use boundary treatments sympathetic to those currently in use throughout the village, i.e. stone walls.
- b. Protect the unique historic character of the village, the setting of its numerous Listed Buildings and the character and appearance of the Conservation Area.
- c. Ensure that where historic stone walls are present, new development should be avoided where this would involve removal or alteration of any part of these walls.
- d. Maintain the 'soft' edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village.
- e. Improve the gateway to the village from the west to better reflect the overall historic and rural character of the rest of the village.
- f. Retain views of the church throughout the village.
- g. Protect the green space that runs between Green Lane and Main Street and improve the connectivity of properties off Green Lane to the rest of the village. This could include an informal footpath through the central green space and along the river.
- h. Contribute towards additional outdoor sports, open space, and allotments.
- i. Preserve views out to the open countryside, reflecting the density, design and layout of existing development in the area.
- j. 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 red brick/natural ironstone, natural blue/black Slate and/or Collyweston Slate.
- k. Ensure that fenestration is of a high quality and uses natural materials that reflects the historic character of Ashley.

Housing Allocations

12.37 There are no housing allocations identified within Ashley.

Employment Allocations

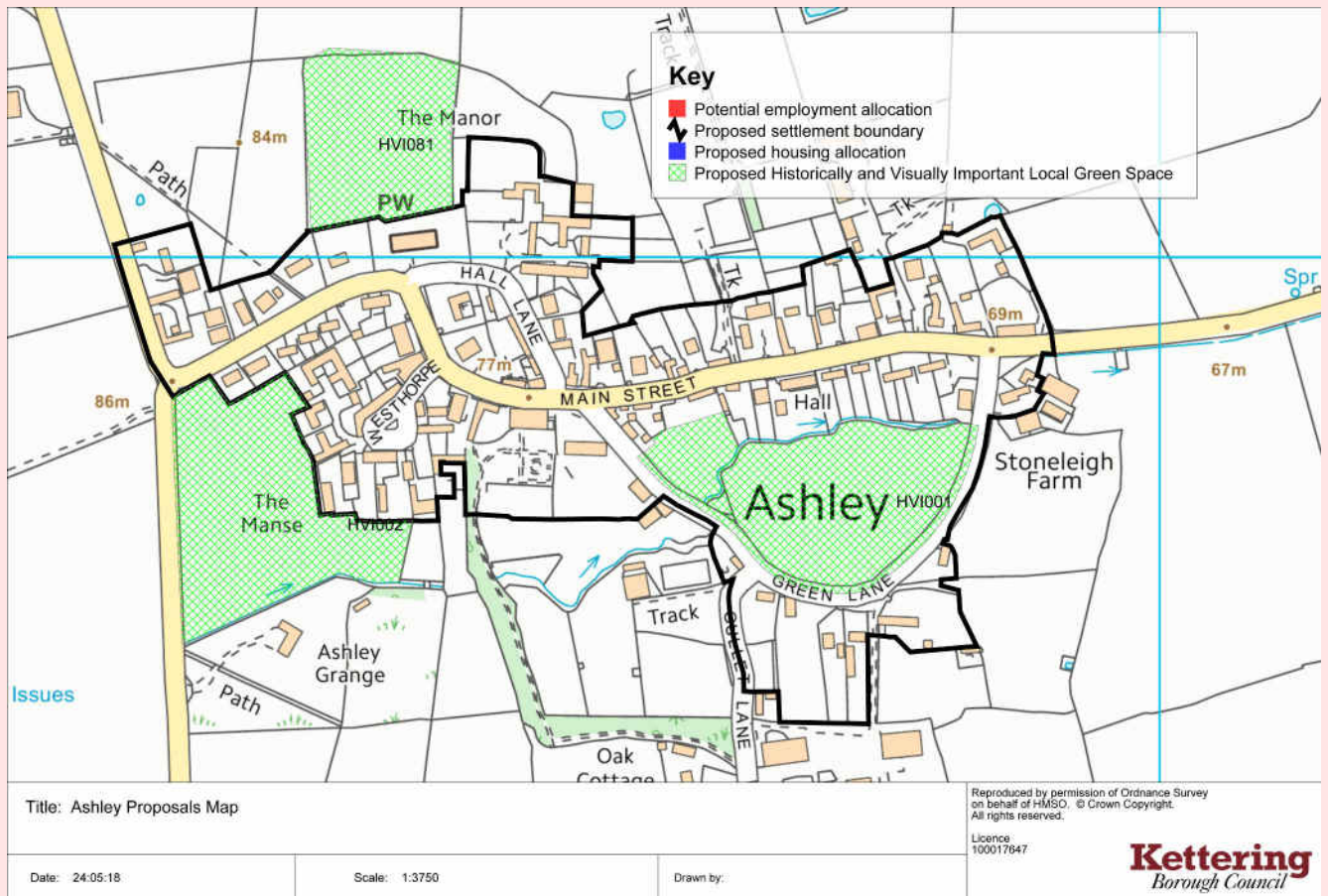
12.38 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area).

Allotments

12.39 The SSPLDD Options Consultation concluded a mixed response regarding whether there is a need for allotments within the village. The Parish Council has conducted further work, and intends to meet the limited need for allotments which has arisen from residents who responded positively to the consultation. A site has been identified adjacent to the existing play area located north of 39-41 Main Street which currently sits within open countryside as shown on the Proposals Map for Ashley. In addition to this, any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.40 Three areas of Historically and Visually Important Local Green Space are proposed within Ashley. There are areas HVI001, HVI002, and HVI081 which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these Local Green Spaces will be preserved to this effect.



Picture 12.1

12.2 Braybrooke

Braybrooke

Village Category: A

12.41 Braybrooke lies about 1 ½ miles west of Desborough, in a gently undulating valley through which flows the river Jordan. Minor roads from Market Harborough, Desborough and Arthingworth meet in the village forming a broadly rectangular street pattern, from which the village takes its form.

12.42 Braybrooke has formed both sides of the River Jordan which runs north-east to south-west though the village. The river is in a cutting, which slopes up away from the river in

both directions. Both sides of the river is a large expanse of green open space which gives the village its unique character. The historic core of the village is found to the north of the river and contains many of the villages Listed Buildings, including the Grade II Listed Church. Views to the church are prominent throughout the village and should be maintained. Development in this part of the village tends to be more dispersed whereas to the south of the village development is much more dense and compact.

12.43 A housing needs survey was completed for the village in 2014 which identified a need for 3 affordable homes in intermediate tenure. Four affordable homes were provided through the development of the Braybrooke Primary School site.

12.44 Braybrooke has a Conservation Area Appraisal which was adopted on 25th September 1985.

Key Statistics	
Population (2011 Census)	378
No. of dwellings (RMP – electoral roll)	147
New dwellings (2011-2017)	16
Existing housing commitments	3
Proposed housing allocations (up to 2031)	3

Table 12.4

Facilities

Facility	Quantity	Name
Public House	1	The Swan Inn
Church	1	All Saints Church
Community Building	1	Village Hall

Table 12.5

Options for Growth

12.45 Two different options for growth in Braybrooke were previously identified and consulted upon at the Options Stage of the plan. The first was for no growth beyond the village boundary. The alternative option was to allow some small scale growth and a potential site was identified, this was the southern part of RA/128. This site was re-consulted on as a potential housing allocation in the Housing Allocations – Assessment of Additional Sites and Update consultation as a potential housing option. It was subsequently agreed that site the southern part of RA/128 be designated as a draft housing allocation.

12.46 Braybrooke is identified as a Category A village. Development in Braybrooke will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

12.47 A settlement boundary has been drawn around Braybrooke to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map.

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

Development Principles

12.49 There are a number of design principles which the 'Rural Masterplanning Report (2012)' considered important for any new development which may occur in the future in Braybrooke. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy BRA01

Braybrooke Development Principles

Development in Braybrooke will:

- a. Reflect the character of the village. New development north of the river should be less compact and be interspersed with green open spaces. Boundary treatments should be low and of an 'open' nature to avoid negatively impacting the character of this part of the village.
- b. Improve connectivity through the village through the inclusion of a consistent footpath connection along Griffin Road, running north/south.
- c. Use building materials and boundary treatments which respect the character of existing properties, new development should avoid repetition of poorly designed properties and take inspiration from the Historic Core, as outlined in the Rural Masterplanning Report, which makes a positive contribution to the character of this village.
- d. Protect and enhance the Lanes and Mews which are a characteristic of the village, these should provide inspiration for new development.
- e. New development should seek to protect and enhance the character of the Conservation Area and its setting.

Housing

12.50 Development in Braybrooke will take place through suitable small scale 'infill' opportunities within the village. In addition to this a new housing allocation is proposed on site ref RA/128, details of this allocation are set out below.

RA/128 – Top Orchard, Braybrooke

12.51 The site is located on the western edge of Braybrooke, south of the Old Rectory and north of Latymer Close.

12.52 There is a large beech tree on the site which is protected by a Tree Preservation Order,

this tree will need to be retained and protected. The site is adjacent to the Old Rectory Grade II Listed Building and the Conservation Area and proposals will need to protect and enhance the setting of The Old Rectory and Conservation Area.

12.53 Development will be limited to 3 dwellings located in the southern part of the site to reduce the impact on The Old Rectory, Conservation Area and beech tree.

12.54 The site will be accessed from Griffin Road.

12.55 There are a number of development principles for this site. These are outlined below and will apply to any development proposals that may come forward in addition to Policy BRA01 'Braybrooke Development Principles', Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy BRA02

Top Orchard, Braybrooke

Site size: 0.54ha Allocated use: Housing Allocated yield: 3

Development will:

- a) Protect and enhance the existing tree within the site which is protected by a Tree Preservation Order.
- b) Protect and enhance existing planting and trees located within and along the boundaries of the site.
- c) Protect and enhance the setting of The Old Rectory Grade II Listed Building and the Conservation Area.
- d) Include an area of open space in the northern part of the site to protect the setting of The Old Rectory.
- e) Locate built development in the southern part of the site.
- f) Provide safe vehicular, cycle and pedestrian access from Griffin Road.
- g) Have particular regard to the layout and scale, height, design and massing of buildings and landscaping, in order to minimise amenity impact on neighbouring residential properties on Griffin Road and Latymer Close.
- h) Comply with other policies in the Development Plan.

Employment Allocations

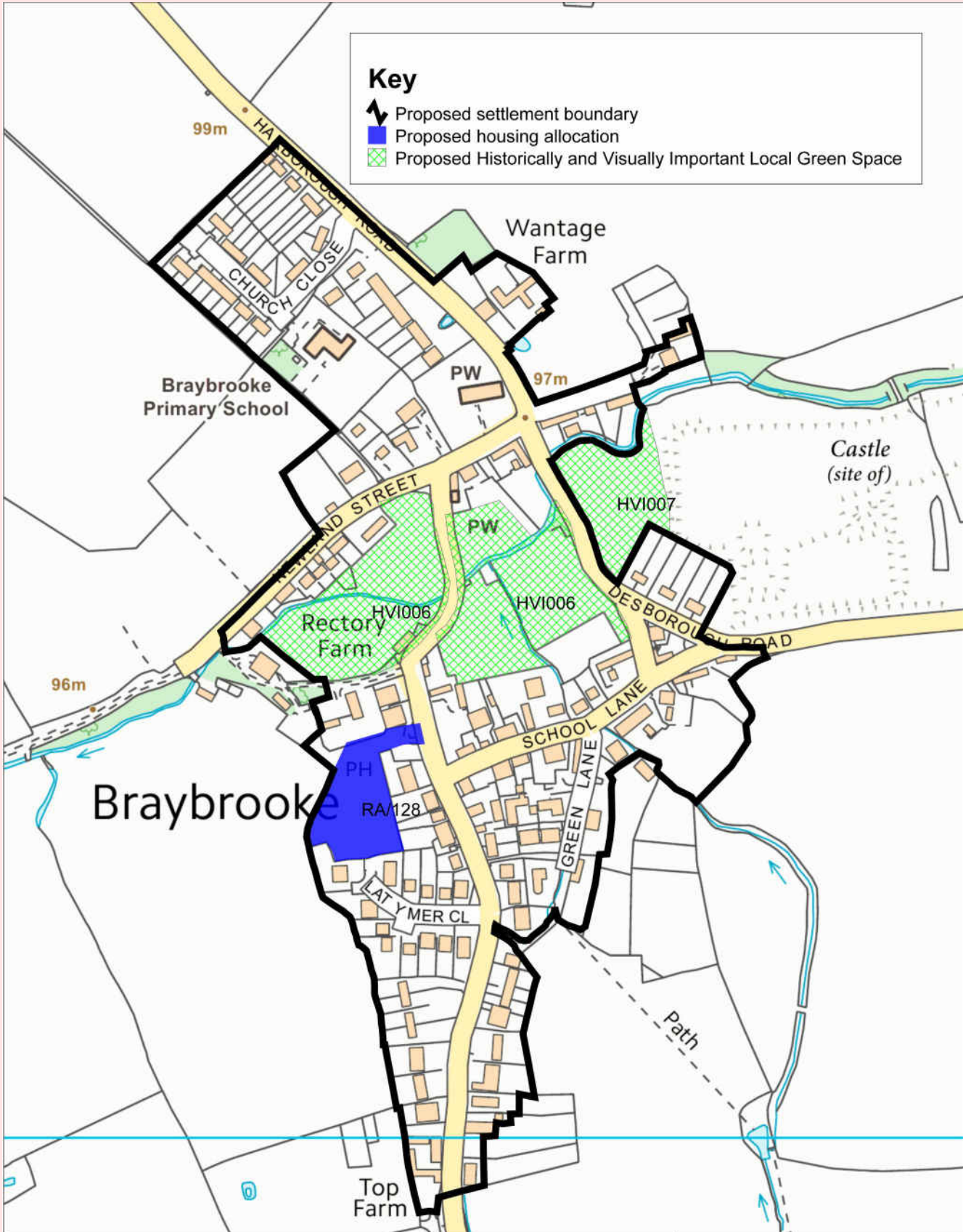
12.56 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

12.57 There has been no need identified for allotment provision in Braybrooke. Should a need for allotments be identified then provision should be in accordance with Policy ENV02.

Local Green Space

12.58 There are two areas which have been proposed as Historically and Visually Important Local Green Space in Braybrooke. These sites are shown on the proposals map. These are area HVI006 and HVI007 which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these local green spaces will be preserved to this effect.



Title: Braybrooke Proposals Map

Date: 25.05.18 Scale: 1:4000 Drawn by:

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Kettering
Borough Council

Picture 12.2

12.3 Broughton

Broughton

Broughton Parish Council has prepared a Neighbourhood Plan which is in an advanced stage of preparation. However, to safeguard against the risk of a policy vacuum, should the neighbourhood plan not be successful, the SSP2 has continued to include allocations and other designations for Broughton. If the Neighbourhood Plan is successful and is formally 'made' the Council has expressed that it will remove policies relating to Broughton in favour of those in the Neighbourhood Plan.

12.59 Village Category: A

12.60 Broughton is a large village with a good range of services and facilities. Located in close proximity to Kettering to the west, it is the second largest village in the Rural Area. The A43 runs alongside the village and provides a convenient connection to both Kettering and Northampton. The development of farmland has accounted for a significant amount of infilling in the village, and resulted in a move away from what historically a dispersed village to a higher density rural settlement. The open land on Gate Lane from the east and St. Andrew's Church from the south east shows that the village remains well connected to its agricultural past.

12.61 The Listed Buildings in the village contribute to the villages' attractive historic core. In addition to this the older buildings in the village are ironstone and limestone that is despite most of the other buildings in the village being made from ironstone, a notable and distinct characteristic of Broughton. The Broughton Conversation Area was designated in April 2014. Broughton also has a Parish Plan which is adopted by the Council as informal policy.

12.62 The Neighbourhood Plan looks to allocate a site for housing through a Neighbourhood Development Order, on Church Street, this site has not been identified in this Plan and the Council have identified an alternative site, RA/127 on Grange Road. It is envisaged that when the Broughton Neighbourhood Plan is adopted after a successful referendum, policies relating to the allocation of housing sites will be withdrawn from this Plan. In addition to this, the Neighbourhood Plan seeks to identify a new settlement boundary as well as areas of Local Green Space and therefore those policies in this plan relating to these matters will also be withdrawn when the Neighbourhood Plan is adopted. The Neighbourhood Plan has now been examined and the Examiner has supplied a report with a series of recommendations.

Key Statistics	
Population (2011 Census)	2208
No. of dwellings (RMP)	1115
New dwellings (2011 – 2017)	75
Existing Housing Commitments	2

Key Statistics	
Proposed Housing Allocations	20

Table 12.6

Facilities

Service/Facility	No. of units	Identifier
Retail	4	Co-operative Village Store AM2PM Premier Corner Shop Strands (hair dressers)
Public House	2	Red Lion Inn Broughton Working Mens Club
Hot Food Takeaway	2	Broughton Fish and Chips Far East
School/Nursery	1	Broughton Primary School
Church	2	St. Andrew's Church Broughton Baptist Church
Community Building	1	Broughton Village Hall
Business Unit	2	Price Automotive Services Ltd. George James and Sons (Blacksmiths)

Table 12.7

Options for Growth

12.63 Two different options for growth in Broughton were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option was for some small scale growth and two potential sites were identified, RA/098, which has now been subsequently built upon, known as Cransley Hill and site RA/127, which remains under consideration at present. In addition to this a number of sites were identified for dispersed for small scale growth, these were sites RA/094, RA/096 and RA/101. Sites

RA/094, RA/094b, which included a small extension to RA/094, RA/101a, RA/127, where all identified in the Housing Allocations - Assessment of Additional Sites and Update consultation. At this stage sites RA/096 and RA/099 were discounted. However, subsequent to this it was recommended that a smaller part of RA/099 was to be assessed as considered as a potential housing allocation (RA/099a). After further assessment, two options remained as potential housing allocations; these were sites RA/099a and RA/127. Although further to this, site RA/099a has been discounted, leaving one potential housing allocation, RA/127.

12.64 Broughton is identified as a Category A village. Development in Broughton will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

12.65 A settlement boundary has been drawn around Broughton to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Development Principles

12.67 There are a number of design principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Broughton. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan.

Policy BRT01

Broughton Development Principles

Development in Broughton will:

- a) Protect or enhance the traditional, historic character of the central core of Broughton;
- b) Not cause coalescence between Broughton and Kettering;
- c) Be well connected and well related to the centre of the village;
- d) Reflect the characteristics of the central village and the historic farmsteads depending upon the location of the development and its relationship to these character areas;
- e) Be at a low density reflecting the Central Village and Historic Farmstead character areas with a more organic or dispersed pattern of development than recent modern developments;
- f) Ensure new street patterns should reflect those of historic streets in the village and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment;
- g) Include frequent areas of attractive open spaces between developments, reflecting this

important traditional characteristic;

h) Ensure that hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village and where appropriate buildings should be spaced to allow views out to the open countryside to be retained. The use of high close-boarded fencing or brick walls which mark the boundary with the open countryside should be avoided or at gateways to the village;

i) Enhance the open space within the village including the area in front of the church;

j) Use a limited palette of traditional local materials based around ironstone, red brick, black weatherboards, slate and pantiles;

k) Front on to and abut, or be slightly set back in line with surrounding building lines, creating a good sense of enclosure;

l) Enjoy a positive relationship with surrounding development and not present inactive or blank facades to streets;

m) Prioritise conversion of redundant buildings, affordable housing and starter homes;

n) Encourage business or commercial development, including cottage industries; and

o) Facilitate the following improvements to the village:

i) Enhance the High Street environment to encourage a more viable and vibrant heart to the village as a focus for economic activities and facilities, for example a butchers, bakers or tea shop

ii) Public realm improvements to create a public realm more in keeping with the rural, traditional character of the village, for example soft landscaping and tree planting, and sensitive traffic calming measures, for example gravel dressing, carriageway narrowing and planting

iii) Enhancement of the area of open space in front of the church to improve its setting

Question 5

Do you think that the development principles above, should remain in the Part 2 Local Plan, after the Broughton Neighbourhood Plan has been adopted?

Housing Allocations

12.68 The proposed option for Broughton is to allow small scale growth to meet local needs, as well as providing enhancements to the existing village.

RA/127 - The Paddock, Meadow Close

The site is located to the north of the village, accessed off Grange Road via Kettering Road.

The delivery of the site is dependent on the demolition of Meadow Grange.

Policy BRT02

The Paddock, Meadow Close

Site size: 0.9ha Allocated use: Housing Allocated yield: 20

Development will:

- a) Not exceed a yield of 20 dwellings;
- b) Include noise assessment to determine the level of noise created from the A43, and sufficient mitigation to be considered as part of the layout of the proposed scheme;
- c) Provide assessment of biodiversity on the site, an appropriate mitigation if required;
- d) Require demolition of Meadow Grange in order to gain vehicular access to the site from Grange Road to the east;
- e) Include dwellings that reflect the character of the local area and have consideration for Broughton Conservation Area and the principles which underpin its designation;
- g) Allow pedestrian access onto The Banks, for easier access to Broughton village centre; and
- h) Comply with other policies in the Development Plan

Employment Allocations

Allotments

12.69 There has been no need identified for allotment provision in Broughton. Any future proposals for allotments sites should be considered against Policy ENV02

Local Green Space

12.70 There are two areas which have been proposed as Historically and Visually Important Local Green Space in Broughton. These sites are shown on the proposals map. These are area HVI011 and HVI052 (amended boundary) which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these local green spaces will be preserved to this effect.

Picture 12.3

12.4 Cranford

Cranford

Village Category: A

12.71 Located to the east of Kettering, Cranford is a distinctive village which is split into two visible elements by the Alledge Brook as well as the parkland of Cranford Hall, Cranford St John and Cranford St Andrew. The predominant characteristic of the village is the local limestone, ashlar and ironstone detailing; thatch and slate are traditional building materials, all of which can be described as Historic Traditional. The streets in Cranford are defined by the buildings which line them, and its street scene and character is contributed to greatly by the number of streets which have traditional stone boundary treatments and consistent depth front gardens. Cranford is generally low density and scattered with a large number of open space, this gives the village a very rural feel.

12.72 Cranford has a Parish Plan which has been adopted by the Council as informal policy. The Parish Plan has been used to inform the preparation of this document. The Cranford Conservation Area Appraisal was adopted in May 1984.

12.73 A Housing Needs Survey in 2016 identified a need for affordable housing in Cranford. This survey showed that there is an overriding need for additional smaller properties for market occupiers, in addition to those looking for affordable housing options.

Key Statistics	
Population (2011 Census)	422
No. of dwellings (RMP - electoral roll)	209
New dwellings (2011-2017)	9
Existing Housing Commitments	4
Proposed Housing Allocations	13-16

Table 12.8

Facilities

Service/Facility	No. of units	Identifier
Café/Restaurant	1	The Old Forge Tea Room
Public House	1	The Red Lion
School/Nursery	1	Cranford C of E Primary School
Church	2	St. John's Church St. Andrew's Church

Service/Facility	No. of units	Identifier
Community Building	1	Cranford Village Hall
Business Unit	1	Cranford Hall (conference centre)

Table 12.9

Options for Growth

12.74 Two different options for growth in Cranford were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option for Cranford is to allow some small scale growth outside the settlement boundary. This would include two sites, RA/170 and RA/173, both of which were identified as sites for affordable housing, as identified by the *Cranford Housing Needs Survey 2016*. Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, these sites remained as sites for potential allocation and at present these sites are the proposed options for growth under consideration in Cranford.

12.75 Cranford is identified as a Category A village. Development in Cranford will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

12.76 A settlement boundary has been drawn around Cranford to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Development Principles

12.78 There are a number of design principles which the *'Rural Masterplanning Report' (2012)* considered important for any new development which may occur in the future in Cranford. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan.

Policy CRA01

Cranford Development Principles

Development in Cranford will:

- a) Seek to deliver affordable housing to meet any remaining identified local need;
- b) Facilitate the following identified improvements to the village:
 - i) Creation of a children's play area.

ii) Improvements to the High Street with measures to soften or narrow the highway, calm traffic and improve the public realm.

iii) Introduce appropriate tree planting to the south side of the High Street.

iv) Enhancement of gateways into the village from the west and particularly the east, potentially maximising the bridge and gully at Duck End (south) over the former railway line as a landmark feature.

c) Take their design, character and materials cues from the character of Historic Traditional and Scattered Isolated Rural character areas, as identified in the Rural Masterplanning report;

d) Use a limited palette of materials of local limestone, and thatch or slate;

e) Reflect the scale, mass, form, height and density of the historic pattern of development;

f) Protect important views, particularly those of St Andrew's Church and Cranford Hall;

g) Not result in the loss of historic front gardens for structures or car parking; and

h) Introduce street treatments and street furniture appropriate to the historic and rural context, for example setts for kerbs and bonded pea shingle for path and road surfaces, and retain and, where necessary, enhance original features such as the water hydrants.

Housing Allocations

12.79 The proposed option chosen for Cranford is to allow small scale growth to meet local needs and to provide enhancements to the existing village.

12.80 The sites allocated include an element of affordable, which will meet the locally identified need for this type of housing in the village. Both sites are located outside the settlement boundary for the village and are of relatively small scale.

RA/170 - South of New Stone House, Duck End

12.81 Located towards to the north of Cranford St John and the south east of Cranford St Andrew, the site is currently in agricultural use and lies adjacent to existing residential development, New Stone House on Duck End.

Policy CRA02

South of New Stone House, Duck End

Site size: 0.17ha Allocated use: Housing Allocated yield: 5-6

Development will:

a) Provide a scheme of between 5-6 dwellings;

b) Include an assessment of the potential impact on the heritage assets within Cranford

Conservation Area;

- c) Include a scheme which sufficiently considers the character of Cranford village and does not detract from its setting as well as the existing residential development (New Stone House/Stable Cottage/30 Duck End);
- d) Use a limited palate of materials of local limestone, and thatch or slate;
- e) Include a mix of affordable and market housing, although the split must be determined by the minimum amount of market dwellings to make the development viable (Policy 13);
- f) Comply with other policies in the Development Plan; and
- g) Consider 3 possible layout options:
 - i) Front and abut the highway of Duck End with a small set-back; or
 - ii) Be at a right angle to Duck End and front south, presenting an attractive corner treatment to Duck End; or
 - iii) Be an L shaped combination of these arrangements.

RA/173 - Land east of the corner of Duck End and Thrapston Road

12.82 Located on the corner of Duck End and Thrapston the site is situated at the eastern end of the village on Thrapston Road. The site is adjacent to an operational haulage business and is the larger of the two allocated site in Cranford.

Policy CRA03

Land east of the corner of Duck End and Thrapston Road

Site size: 0.59ha Allocated use: Housing Allocated yield: 8-10

Development will:

- a) Provide a scheme of between 8 and 10 dwellings;
- b) Ensure the site is connected to the village through improvements to the highway, including footways and traffic calming in accordance with the requirements set out by NCC Highways;
- c) Be an appropriate buffer between the existing haulage yard to the east in order to separate the two uses to mitigate visual and noise impacts on the site;
- d) Include attractive design which could be considered as a gateway to the village with appropriate consideration for the character of Cranford and it's Conservation Area;
- e) Include a mix of affordable and market housing, although the split must be determined by the minimum amount of market dwellings to make the development viable (Policy 13);
- f) Contain an assessment of the site to determine any potential impact of contamination

given the adjacent use, with appropriate mitigation required;

g) Include a design which will be outward facing and address Thrapston Road and the corner of Duck End;

h) Comprise of a wider palette of materials than traditional stone may be appropriate, including good quality contemporary materials; and

i) Comply with other policies in the Development Plan

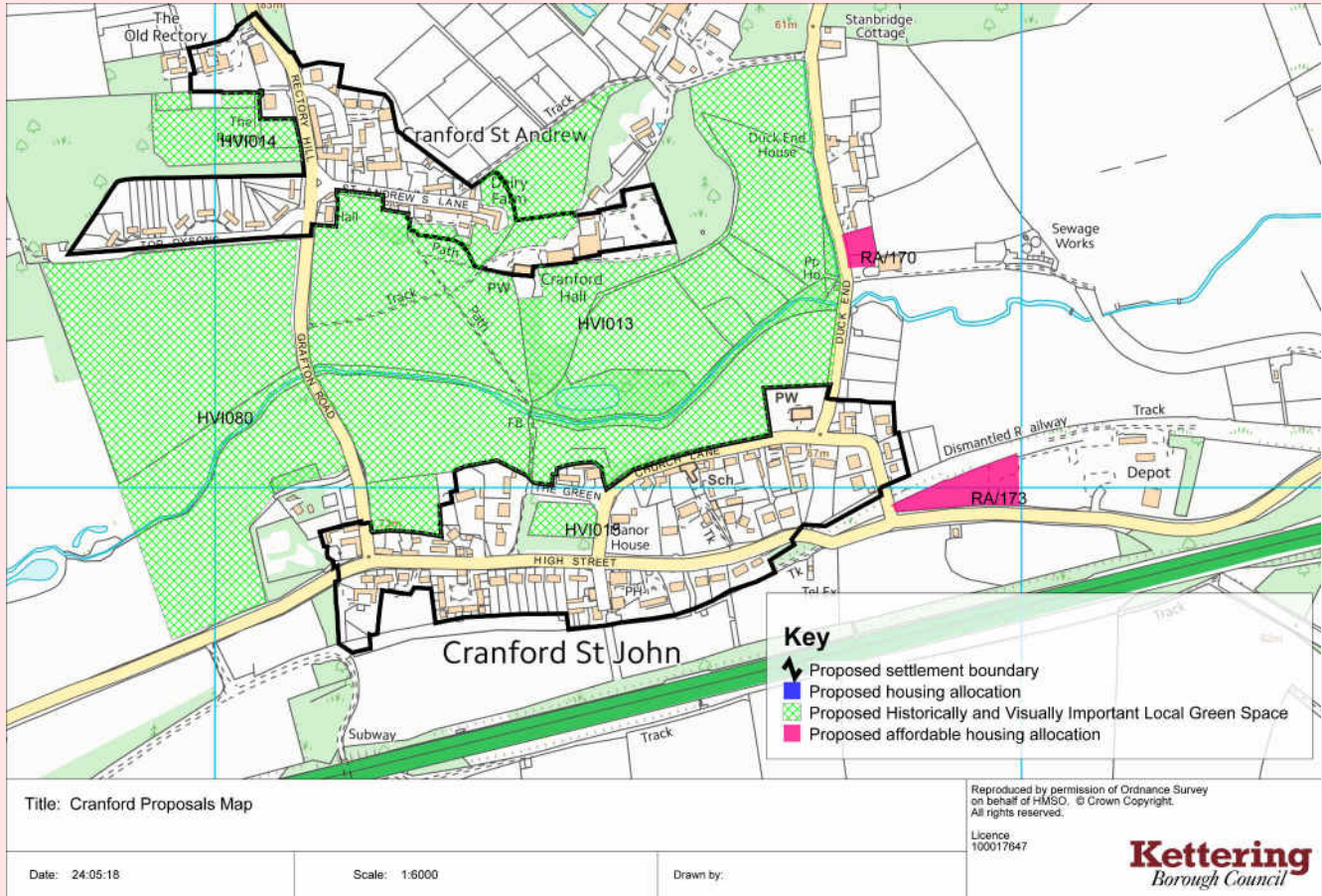
Employment Allocations

Allotments

12.83 There is no identified need for allotment provision in Cranford. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.84 There are four areas which have been proposed as Historically and Visually Important Local Green Space in Cranford. These sites are shown on the proposals map. These are area HV013, HVI014, HVI015 and HVI080 which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these local green spaces will be preserved to this effect.



Picture 12.4

12.5 Geddington

Geddington

Village Category: A

12.85 Geddington is a large, historic village formed both sides of the River Ise, and divided by the old A43 (Kettering Road/New Road). A green space runs through the centre of the village both sides of the River Ise. The village was bypassed by the Corby – Kettering link road which opened in May 2014. The Queen Eleanor Cross is a popular historic attraction located in the centre of the village’s Historic Core (as identified in the Kettering Borough Rural Masterplanning Report February 2012). Geddington Conservation Area was adopted in October 1977. The village has a good range of services and facilities, and also offers some small scale employment units.

12.86 Geddington is located approximately 5km northeast of Kettering, 8km south of Corby. A combined Village Plan for Geddington, Newton, and Little Oakley was produced in August 2003, but has not yet been adopted by Kettering Borough Council. The combined Geddington, Newton and Little Oakley Housing Needs Survey was published in March 2011. An affordable housing need of around 15 dwellings was identified (ranging from 2 bedroomed and 3 bedroomed units, rental and shared ownership).

Key Statistics	
Population (2011 Census)	1503
No. of dwellings (RMP – electoral roll)	817

New dwellings (2011 – 2017)	3
Existing housing commitments	10
Proposed housing allocations (up to 2031)	30

Table 12.10

Facilities

Facility	Quantity	Name
Public House	3	Star Inn The White Hart The White Lion
Church	2	United Reformed Church St Mary Magdelene's Church
Schools	1	Geddington C of E Primary School
Retail	2	Geddington Post Office Askews Hairdressers
Café/Restaurant	1	The Country Garden Restaurant Tea Shop
Community Centre	3	Geddington Village Hall Geddington and Newton Bowls Club Geddington Youth Club (outside of settlement boundary)

Table 12.11

Options for Growth

12.87 Two different options for growth in Geddington were previously identified and consulted upon at the Option Stage of the SSP2. The first option was for no growth beyond the settlement boundary – allowing for very little change. The alternative option was to allow some small scale growth within Geddington, and some small scale growth outside the settlement boundary. Eight potential housing sites were considered. Five sites were discounted and a ‘limited growth’ option was agreed for Geddington, with three potential housing sites taken forwards for further assessment. These sites are referenced RA/107, RA/109, RA/110. Geddington is identified as a Category A village. Development in Geddington will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

12.88 A settlement boundary has been drawn around Geddington to define the built up part of the village 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 policies in the Development Plan.

Development Principles

12.89 New development in Geddington is likely to be limited outside of potential housing allocation sites. There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Geddington. These are outlined below and developed further, and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles – Rural Area', site specific policies (GED02-04), and any other relevant policies in the Development Plan.

Policy GED01

Geddington Development Principles

Development in Geddington will:

- a) Seek to deliver affordable housing to meet identified local need;
- b) Preserve and enhance the green corridor running through the centre of Geddington;
- c) Abut the highway and face on to the street, or where set back, stone walls should be used to create a sense of enclosure (unless otherwise specified within separate housing site allocation policies);
- d) Ensure that new buildings front on to the street;
- e) Ensure that new streets reflect the layout of those found in the historic core and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment;
- f) Be well connected and well related to the centre of the village;
- g) Ensure hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village, and avoid new development with high closeboarded fencing or brick walls which marks boundaries with the open countryside or at gateways to the village;
- h) Contribute towards:
 - 1) The provision of a footpath along the River Ise;
 - 2) Traffic calming/ public realm improvements along the A43 (Stamford Road/ 29 New Road/ Kettering Road;
- i) Reflect the positive character of the historic core. j) 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 red brick, natural Limestone, Collyweston slate, Thatch, Natural blue/grey slate, or clay pantile roofs (where most appropriate), etc;
- k) Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.

Housing Allocations

Site RA/107 – Geddington Sawmill, Grafton Road.

12.90 The site is located on south east periphery of Geddington adjacent the allotments. The site is currently occupied by a working saw mill and timber sales yard comprising 2-3 buildings, sitting in an elevated position above Grafton Road. A large part of the site is undeveloped, covered with trees and rough grass. Access to Geddington Farms and the saw mill / timber sales yard is located along the northern edge of the site. Two residential properties are located to the south of the site. Development of the site would result in the existing sawmill use being rationalised to occupy a smaller area within the wider site.

Policy GED02

Geddington Sawmill, Grafton Road

Site Size : 0.6ha Allocated Use : Mixed Housing and Employment Allocated Yield : 10

Development will:

- a) Respond to the local vernacular (e.g. design, scale, and materials) and the site topography and reflect the character of the historic core;
- b) Provide clearly defined street enclosure to the west of the site through the positioning of buildings and/or stone boundary walls;
- c) Be supported by a scheme for an assessment and control of noise emanating from the retained sawmill use to demonstrate acceptable impact on the occupiers of new and existing dwellings based on a clear and defined layout which includes the location of all associated plant and equipment in relation to the position of individual residential plots;
- d) Include a layout which protects the identified Anglian Water 'Water Asset' located within the site, and Anglian Water's access to it;
- e) Protect and enhance the existing historic stone buildings on the site, and their setting;
- f) Be supported by a heritage impact assessment to demonstrate how design of the proposal will seek to protect and/or enhance the setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees);
- g) Retain mature trees as part of the development.

Site RA/109 - Geddington South East

12.91 The site is located to the south east of the village, and is accessed directl from the Kettering Road (A4300), offering the opportunity to act as a linear 'gateway' site to the village. The site comprises agricultural land with limited ecological value, which is separated from the highway to the west by an established tree/hedge line. To the southeast of the site is the

Geddington water recycling centre, with Boughton House (grade 1 listed) beyond. The River Ise passes the site at some distance to the east. The Geddington Conservation Area falls outside of the site but is within close proximity to the north.

Policy GED03

Geddington South East

Site size : 1.35ha Allocated Use : Housing Yield : 10 - 11

Development will:

- a) Respond to the local vernacular (e.g. design, scale, and materials) and include gable end chimney stack detailing;
- b) Ensure that new buildings to the west of the site face on to Kettering Road;
- c) Provide active frontages where dwellings adjacent the street or new shared access points;
- d) Ensure new buildings are set back from the highway to enhance the frontage and appearance of this gateway location;
- e) Ensure that the rear of buildings are set back from the eastern boundary of the site in order to maintain the open rural character;
- f) Ensure that the eastern boundary to the site is treated with soft boundary treatments (e.g. mixed hedging, post and rail, stock fencing, etc);
- g) Include no more than one single shared vehicular access point adjoining Kettering Road;
- h) Include a comprehensive landscape scheme which retains and enhances the existing hedgerow and tree line separating the site from Kettering Road (with exception to the creation of single vehicle access);
- i) Incorporate a scheme for the assessment of odour emanating from the nearby Anglian Water, Water Recycling Centre to demonstrate acceptable impact on the occupiers of new dwellings;
- j) Incorporate a scheme for an assessment and control of noise emanating from the Kettering Road to demonstrate acceptable impact on the occupiers of new and existing dwellings;
- k) incorporate a housing layout which protects the identified Anglian Water 'Water Asset' located within the site, and Anglian Water's access to it;
- l) Incorporate a scheme for the avoidance and mitigation of ground water flood risk to properties and access within the site;
- m) Supported by appropriate evidence of the archaeological potential and significance of the site.

Site RA/110 – Old Nursery Site, Grafton Road.

12.92 The site is located on south east periphery of Geddington adjacent the allotments and the saw mill site (RA/107). The site is located on an abandoned former garden nursery site, which is now significantly overgrown and formed a semi-natural habitat. The site slopes moderately steeply downhill in a south westerly direction towards the River Ise which abuts the site. There is an existing vehicular access point adjoining Grafton Road and an established tree belt along the east and southern boundary which is protected by a Tree Preservation Order and designated Geddington Conservation Area.

Policy GED04**Old Nursery Site, Grafton Road**

Site Size : 0.804ha Allocated Use : Housing Allocated Yield : 8 – 10

Development will:

- a) Ensure that no more than one single vehicular access point connects the site with Grafton Road;
- b) Demonstrate a high quality design which reflects the historic core, and responds to the local character and vernacular (e.g. design, scale, layout and materials), as well as the site topography;
- c) Be supported by a comprehensive landscape scheme which retains and enhances the existing tree belt enclosing the eastern and southern boundary (protected by Tree Preservation Order), as well as other mature trees and hedgerows located elsewhere within the site is provided;
- d) Be supported by a scheme to provide good footpath links to the centre of the village is provided, which may include a pedestrian link bridge to adjacent playing fields/recreation park to the west of the site (over the River Ise);
- e) Be supported by a Flood Risk Assessment (FRA) which addresses surface water and ground water flood risk;
- f) Be supported by a heritage impact assessment to demonstrate how design of the proposal will seek to protect and/or enhance the setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees and possible archaeological remains).

Employment Allocations

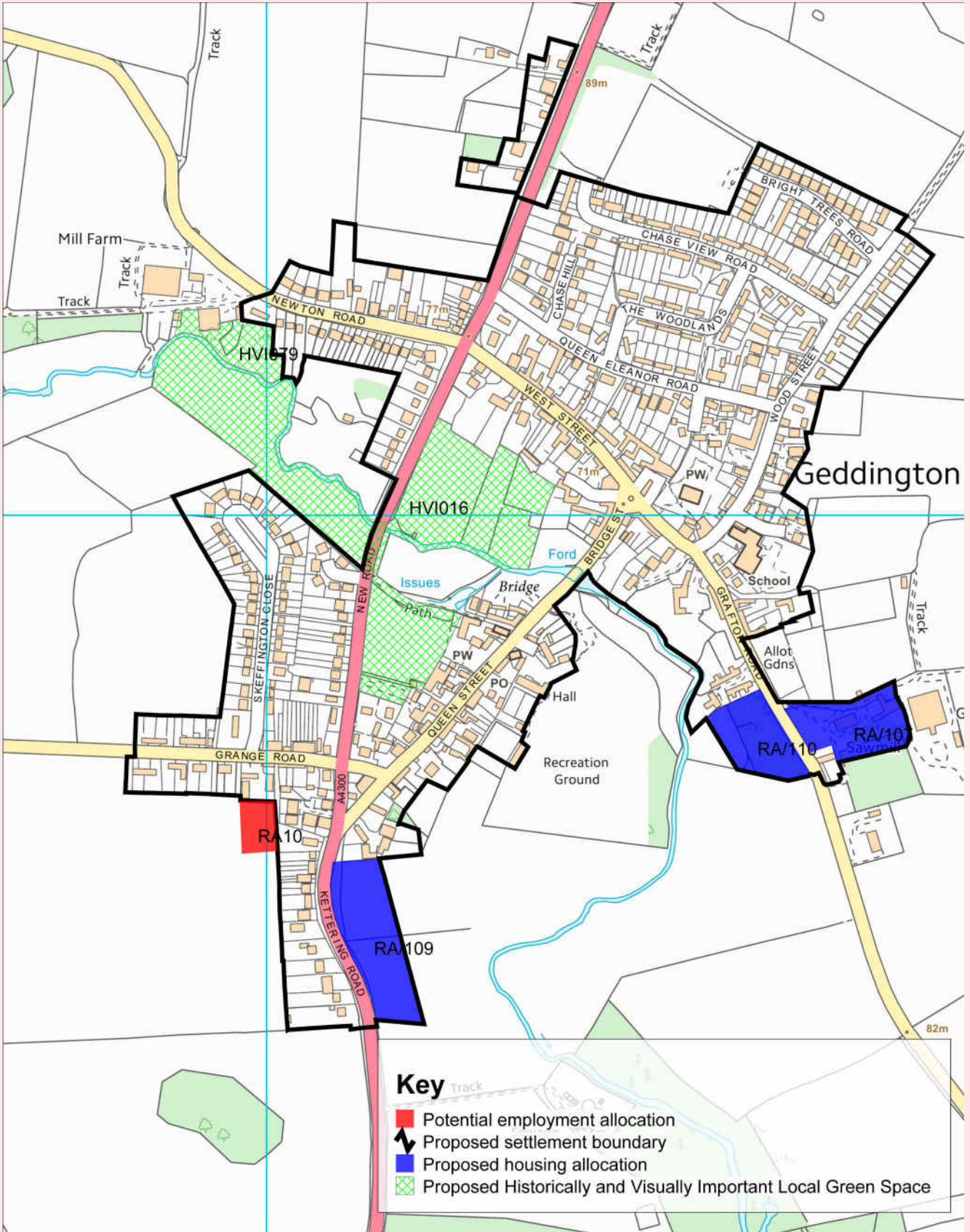
12.93 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area).

Allotments

12.94 Geddington already benefits from a number of Allotments and there is no further identified need for additional allotment provision. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.95 Two areas of Historically and Visually Important Local Green Space are proposed within Geddington. There are areas HVI016, and HVI079 which are recognised as being demonstrably special and of local significance. However, HVI016 has been reduced to remove an area of garden land and an area of land which has highly restricted views into and out of the site and is inaccessible. In accordance with Policy ENV03 these Local Green Spaces will be preserved to this effect.



Title: Geddington Proposals Map

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100017647

Kettering
Borough Council

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Scale: 1:6250

Drawn by:

Picture 12.5

12.6 Grafton Underwood

Grafton Underwood

Village Category: A

12.96 Grafton Underwood is one of a small group of former estate villages associated with the Duke of Buccleugh’s Estate at Boughton. Because the village has remained in estate ownership until relatively recent times, it retains a coherent character that is strongly identified with agriculture and the management of the Estate. The morphology of Grafton Underwood is defined by the course of the Allege Brook. The village is organised on a typical linear mediaeval plan (as identified in the Kettering Borough Rural Masterplanning Report February 2012), with long narrow plots associated with individual holdings stretching between the main street and (former) back lanes running parallel to the street. At the northern end of the village, the buildings are set back from the brook effectively creating an elongated green that is visually enclosed by trees and architectural features.

12.97 The village possesses a good selection of Estate buildings dating from the 17th century to the present. These include farmhouses, cottages in the post medieval tradition, model 19th century cottages, barns and other farm buildings. Materials throughout the village generally consist of Limestone with straw thatch, Collyweston slate, Welsh slate or clay tiles (pantiles and plain tiles) for roofs. Most buildings are constructed up to the street pavement line, particularly at the northern end of the main street. Higher status buildings are generally set back from the street behind front gardens. A relatively large number of the buildings are orientated so that the principal elevations face south and are therefore at right angles to the street.

12.98 The extensive stone walls between and in front of the buildings along the main street and elsewhere help to define much of the spatial character of the village, some dating back to the 18th century. A Conservation Area Appraisal was adopted in March 2007, and provides the most up-to-date assessment for the village’s Conservation Area which was originally adopted in 1977. Grafton Underwood is located approximately 6km east of Kettering, and 12km south of Corby.

Key Statistics	
Population (2011 Census)	146
No. of dwellings (RMP – electoral roll)	60
New dwellings (2011-2017)	1
Existing housing commitments	3
Proposed housing allocations (up to 2031)	0

Table 12.12

Facilities

Facility	Quantity	Name
Church	1	St James Church
Café/Restaurant	1	Sage and Brooke
Community Centre	1	Grafton Underwood Village Hall

Table 12.13**Options For Growth**

12.99 Two different options for growth in Grafton Underwood were previously identified and consulted upon at the Option Stage of the SSP2. The first was for no growth beyond the settlement boundary – allowing for very little change due to limited opportunities within the village and ensure that the character and environmental quality of the village is protected. The alternative option was to allow some small scale growth to allow the village to grow. Three potential housing sites were considered which included the option for full/partial allocation of a single site. One of the sites sat outside of the settlement boundary. All sites were discounted and a ‘no growth’ option was agreed for Grafton Underwood. Grafton Underwood is identified as a Category A village. Development in Grafton Underwood will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

12.100 A settlement boundary has been drawn around Grafton Underwood to define the built up part of the village 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 policies in the Development Plan.

Development Principles

12.101 New development in Grafton Underwood is likely to be extremely limited. There are a number of design principles which the ‘Rural Masterplanning Report’ (2012) considered important for any new development which may occur in the future in Grafton Underwood. These are outlined below and developed further, and will apply to any development proposals that may come forward in addition to Policy RS04 ‘General Development Principles – Rural Area’, and any other relevant policies in the Development Plan.

Policy GRA01**Grafton Underwood Development Principles**

Development in Grafton Underwood Will:

- a. Seek to protect and enhance the unique historic character of the village.
- b. Not result in the loss of important open space throughout the village.
- c. Not result in the subdivision of gardens or development of open land within the village boundary.

- d. Retain views of the church.
- e. Reflect the informal and linear layout of existing development.
- f. Abut the Main Street or where set back from the Main Street (and not located behind existing development), stone walls should abut the highway to maintain a sense of enclosure as well as continue the built form.
- g. Not result in the loss, removal, or alteration of existing historic stone walls.
- h. Maintain the 'soft' edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village.
- i. Use high quality materials which respond to the local vernacular in order to preserve the historic character of the settlement. Appropriate materials may include natural Limestone, Collyweston slate, grey/blue natural slate, clay tiles (pantiles and plain tiles) or thatch roofs.
- j. Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.

Housing Allocations

12.102 There are no housing allocations identified within Grafton Underwood.

Employment Allocations

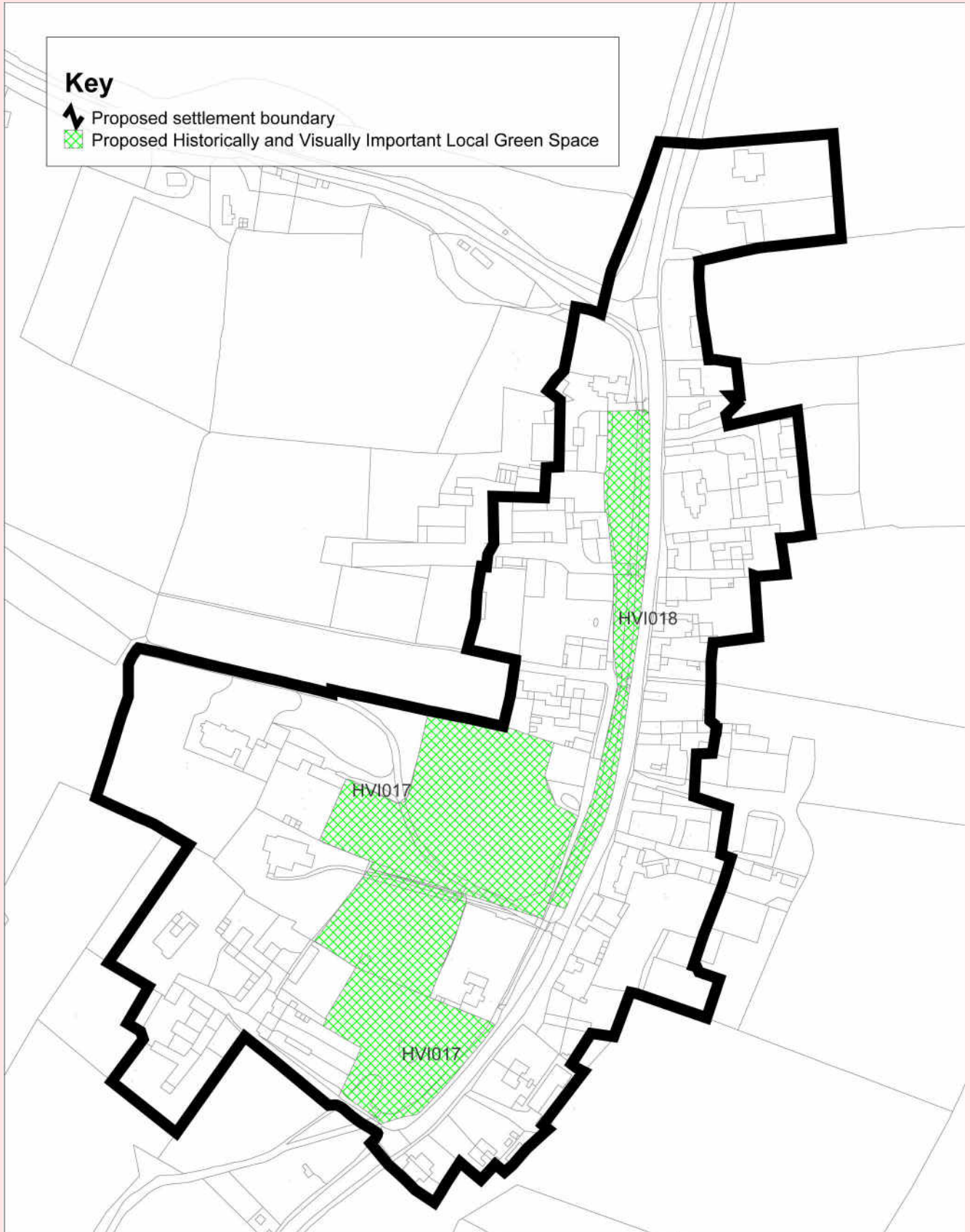
12.103 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area).

Allotments

12.104 There is no identified need for allotments within Grafton Underwood. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.105 Two areas of Historically and Visually Important Local Green Space are proposed within Grafton Underwood. There are areas HVI017, and HVI018 which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these Local Green Spaces will be preserved to this effect.



Key

- Proposed settlement boundary
- Proposed Historically and Visually Important Local Green Space

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Picture 12.6

12.7 Great Cransley

Great Cransley

Village Category: A

12.106 Great Cransley is a small village 1.5m south west of Kettering. Although Great Cransley has a limited range of facilities, it is in close proximity to Broughton which has a wider range of facilities and accessible on foot.

12.107 The village is centred on the intersection between Broughton Hill, Loddington Road, Church Lane and Bridle Way. Most of the older buildings in the village are located at this central crossroads and the western end of Church Lane. The predominant characteristic of these buildings is their material, stone, as well as a variety in roofing materials. The Great Cransley Conservation Area Appraisal was adopted in May 1984.

12.108 Consultation identified a need for affordable housing within Great Cransley; to date a Housing Needs Survey has not been undertaken for the village. However, through consultation at the Options stage a need for affordable housing in the village was raised.

Key Statistics	
Population (2011 Census)	305
No. of dwellings (RMP – electoral roll)	124
New dwellings built 2011 - present	3
Existing Housing Commitments	6
Proposed Housing Allocations	10-15

Table 12.14

Facilities

Service/Facility	No. of Units	Identifier
Public House	1	The Three Cranes
Church	1	St. Andrew’s C of E Church
Community Building	1	Great Cransley Village Hall
Hotel/Bed and Breakfast	1	The Country House Hotel

Table 12.15

Options for Growth

12.109 Two different options for growth in Great Cransley were previously identified and

consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option for Great Cransley is to allow some small scale growth outside the settlement boundary and site RA/146 was identified. It was also identified that there was a need for affordable housing within the village, although to date a Housing Needs Survey is yet to be undertaken.

12.110 Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, site RA/146 remained as a potential allocation. It was subsequently agreed that site RA/146 be designated as a draft housing allocation.

12.111 Great Cransley is identified as a Category A village. Development in Great Cransley will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

12.112 A settlement boundary has been drawn around Great Cransley to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Development Principles

12.114 There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Great Cransley. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan.

Policy GRC01

Great Cransley Development Principles

Development in Great Cransley will:

- a. Great Cransley has very distinct character areas and new development should be designed in the context of the character area to which it relates and should seek to enhance or improve the character of the area.
- b. Where possible proposed development should reflect the positive character of the historic core; and contribute towards the following identified improvements to the village:
 - i. Traffic calming along Loddington Road to create a more pedestrian friendly environment
- c. Development proposals within or closely related to the historic core should.
 - i. Front directly onto the street or where buildings are set back stone walls should be used to continue the built form creating a good sense of enclosure.

- ii. Not result in the loss of mature trees or hedgerows which are an important part of the character of this area.
- iii. Maintain the informal nature of streets.
- d. Development proposals along Loddington Road should:
 - i. Front on to Loddington Road but be set back in a similar style to adjacent properties.
 - ii. Allow for the retention of views out to the open countryside to be retained

Housing Allocations

RA/146 – Land to the north of Loddington Road

12.115 Located adjacent to and opposite existing residential development on Loddington Road, this linear site is located outside the settlement boundary. At present the current use of the site is farm land, however given the pattern of the existing built form, development of the site would see the logical infilling of land currently adjacent to the Great Cransley village boundary.

Policy GRC02

Land to the north of Loddington Road

Site size: 0.43ha Allocated use: Housing Allocated yield: 10-15

Development will:

- a. Provide a scheme of between 10-15 dwellings.
- b. Provide for on-site turning for any dwellings which would have a direct frontage access onto Loddington Road.
- c. Respect the character of the existing character of the village, especially that on Loddington Road, adjacent to the site, which is linear in nature.
- d. Provide a linear scheme along Loddington Road, alternatively if a higher yield is established the density would not detract from the existing density of the built environment in Great Cransley.
- e. Provide affordable housing in accordance with Policy of the Joint Core Strategy.
- f. Be spaced to allow for views out to the open countryside to be retained.
- g. Include boundary treatments to the rear of the properties which should allow good visual links to the open countryside and planting should be used to create a soft edge to the village. Use of high close-boarded fences or walls to provide a boundary to the open countryside should be avoided.
- h. Reflect the density of development should reflect that of adjacent development on Loddington Road.
- i. Comply with other policies in the Development Plan.

Employment Allocations

12.116 (Work is being undertaken through an employment land study to establish if any

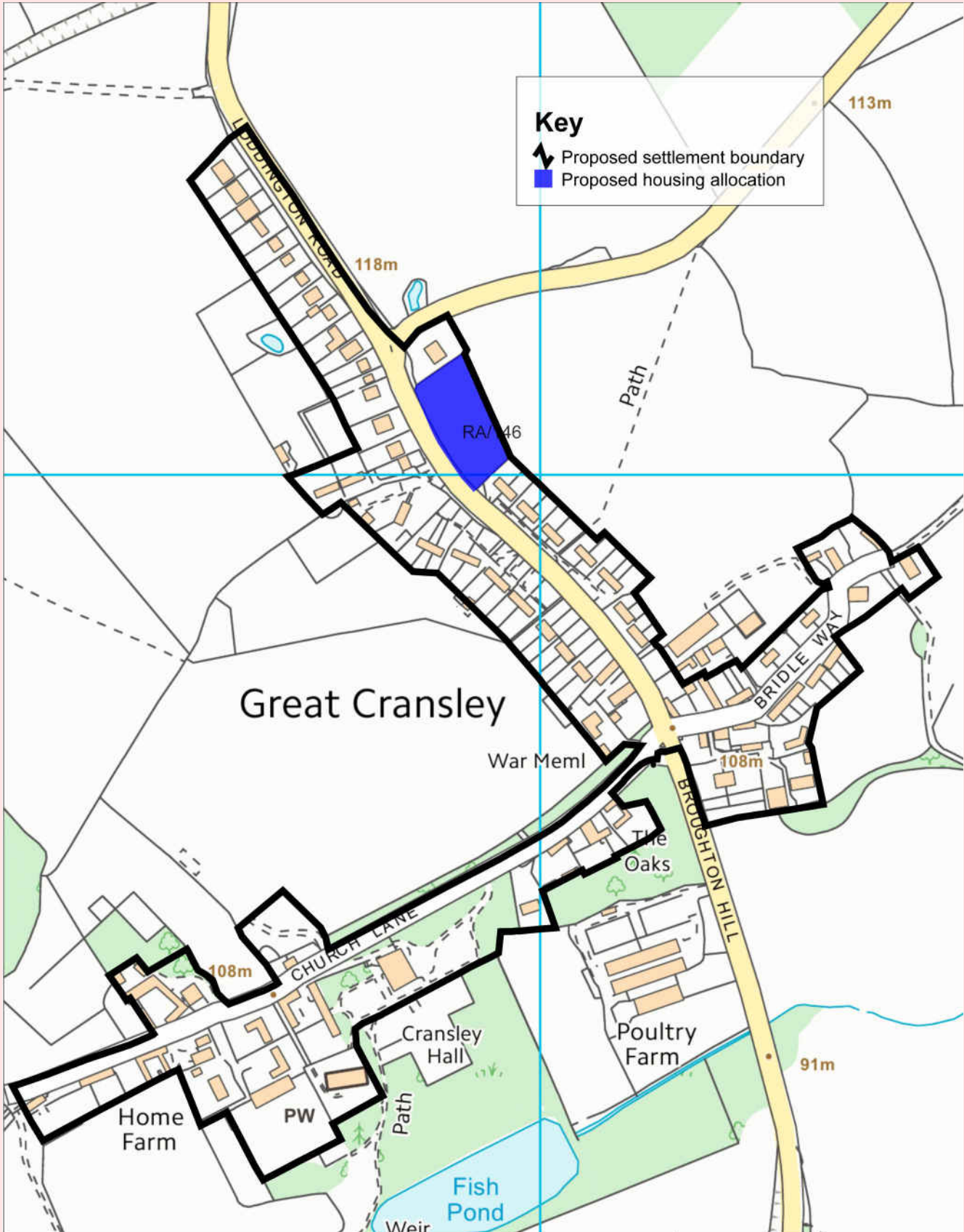
employment locations will need to be made in the rural area such as at Great Cransley).

Allotments

12.117 There has been no need identified for allotment provision in Great Cransley. Any future proposals for allotment sites should be considered against Policy ENV02.

Local Green Space

12.118 There are no HVI designations in Great Cransley.



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Picture 12.7

12.8 Harrington

Harrington

Village Category: A

12.119 The village of Harrington is located approximately 3 kilometres west of Rothwell. Harrington is an attractive, linear settlement comprising mostly of limestone buildings set behind historic stone boundary walls or stone and brick buildings which abut the public highway. The only exceptions to this are the historic farmsteads which have a more clustered form. The architecture of the older buildings is domestic in style. Such buildings fall into two groups, one centred around the junction of High Street, Church Lane and Rothwell Road including the public house, the Old Rectory and outbuildings and Church Farm, and the other forming the remainder of the village, including The Row and other individual cottages and houses.

12.120 The village is linked by several large and small green ‘gaps’ in between properties which allow views over stone walls out to the attractive countryside beyond the village boundaries. These green open spaces combined with a number of attractive trees form part of the character of the village and contribute to its rural setting.

12.121 Harrington has a Conservation Area Appraisal which was adopted on the 2nd April 1984. The Harrington and Thorpe Underwood Village Design Statement (August, 2008) was adopted as informal Council policy on the 16th September 2008.

Key Statistics	
Population (2011 Census)	146
No. of dwellings (RMP – electoral roll)	66
New dwellings (2011-2017)	0
Existing housing commitments	0
Proposed housing allocations (up to 2031)	0

Table 12.16

Facilities

Facility	Quantity	Name
Public House	1	Tollemarche Arms
B & B	1	Church Farm Lodge
Church	1	St. Peter and St Pauls

Facility	Quantity	Name
Community Building	1	Village Hall

Table 12.17

Options for Growth

12.122 Two different options for growth in Harrington were previously identified and consulted upon at the Options Stage of the plan. The first was for no growth beyond the village boundary. The alternative option was to allow some small scale growth in Harrington, two potential sites were identified RA/133 and RA/134 but both sites were rejected. It was subsequently agreed that the no growth option should be progressed for Harrington. Therefore development in Harrington is likely to be limited.

12.123 Harrington is identified as a Category A village. Development in Harrington will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

12.124 A settlement boundary has been drawn around Harrington to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map.

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

Development Principles

12.126 There are a number of development principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Harrington. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy HAR01

Harrington Development Principles

Development in Harrington will:

- a. Reflect the linear character of the settlement.
- b. Be positioned behind stone boundary walls or abut the public highway.
- c. Use limestone with welsh slate, clay pantiles or thatched roofs.
- d. Retained historic boundary walls and new development should be avoided where this may involve making new openings in the walls.
- e. Retain views and open spaces between dwellings and new development should not result in the subdivision of gardens, as these contribute to the rural character of the village.

- f. Maintain 'soft' edges to the village boundary and new development should avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village.
- g. Protect and enhance the Conservation Area and the setting of the Conservation Area, scheduled ancient monument and registered park and garden.

Housing

12.127 Development in Harrington will take place through small scale 'infill' opportunities within the settlement boundary. There are no housing allocations identified within Harrington.

Employment Allocations

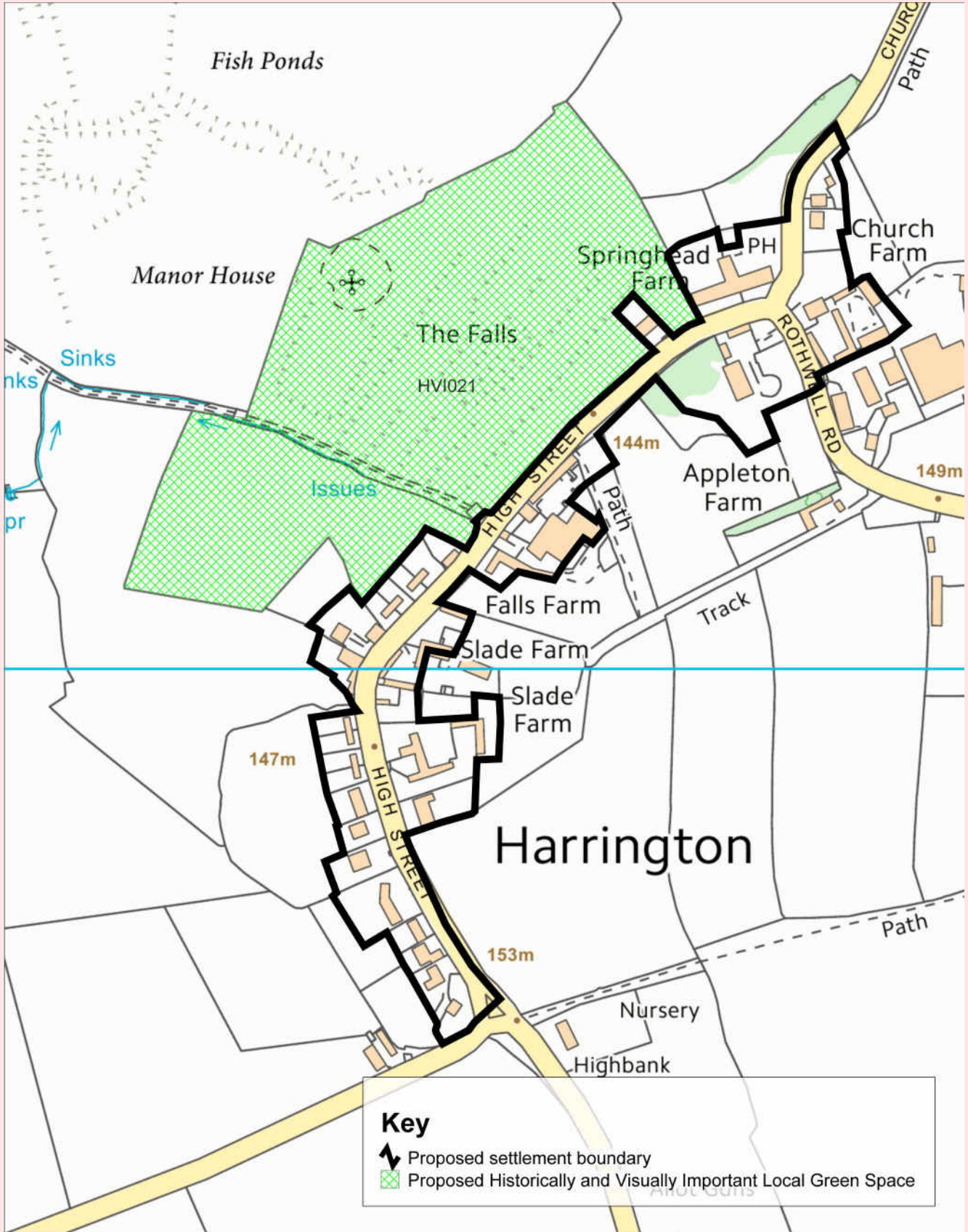
12.128 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

12.129 There has been no need identified for allotment provision in Harrington. Should a need for allotments be identified then provision should be in accordance with Policy X (Allotment Policy).

Local Green Space

12.130 There is one site which has been identified as Historically and Visually Important Local Green Space in Harrington. This site is shown on the proposals map. This area, HVI021, is recognised as being demonstrably special and of local significance. In accordance with Policy X (Local Green Space) these local green spaces will be preserved to this effect.



Title: Harrington Proposals Map

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Picture 12.8

12.9 Little Oakley

Little Oakley

Village Category: B

12.131 The village of Little Oakley is located approximately five miles north-west of Kettering, off the A45 Kettering to Stamford Road, approximately half a mile south east of Corby. The village is a small historic village made up of a simple street pattern following a linear form, located either side of the main street. Although the settlement is linear there is a mixture of properties some of which front directly onto the street and others which are set in large plots, set back from the public highway. The principle pattern is properties on the southern side of the street abutting the pavement and properties on the northern side of the street are set back at a raised ground level. Traffic through the village has been identified as an issue.

12.132 The village is characterised by groups of stone cottages and farms interspersed by fields, fronted by attractive stone walls. The majority of the buildings within the village are constructed of limestone, with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings. Most of the architecture is domestic in scale, although Manor Farm and its outbuildings (Grade II listed buildings) and the former St Peter's Church (Grade II* listed building) provided an imposing entrance to the village which it is approached from the west. There has been modern infilling mainly garages, extensions and a limited number of residential properties, which has blended in with the character of the area. Properties within the village are fairly well spaced out, giving the village a very rural feel and providing views to the open countryside.

12.133 Little Oakley has a Conservation Area Appraisal which was adopted on the 28th September 1983. A Parish Plan, the Geddington, Newton and Little Oakley Parish Plan (2003), has been prepared but has not yet been adopted by the Council.

Key Statistics	
Population (2011 Census	145 (Census 2011 data shared with Newton)
No. of dwellings (RMP – electoral roll)	36
New dwellings (2011-2017)	0
Existing housing commitments	0
Proposed housing allocations (up to 2031)	0

Table 12.18

Facilities

Facility	Quantity	Name
Church	1	St. Peters Church

Facility	Quantity	Name
Community Building	1	Village Hall

Table 12.19 _

Options for Growth

12.134 Two different options for growth in Little Oakley were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the village boundary. The alternative option was to allow some small scale growth in Little Oakley, no sites were submitted for development in this location.

12.135 It was subsequently agreed that the no growth option should be progressed for Little Oakley. Therefore development in Little Oakley is likely to be extremely limited. Little Oakley is identified as a Category B village. Development in Little Oakley will be limited to that set out in Policy RS02 (Category B Villages).

Settlement Boundary

12.136 A settlement boundary has been drawn around Little Oakley to define the built up part of the village. This boundary is shown on the proposals map.

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

Development Principles

12.138 There are a number of design principles which the ‘Rural Masterplanning Report’ (2012) considered important for any new development which may occur in the future in Little Oakley. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 ‘General Development Principles - Rural Area’ and any other relevant in the Development Plan.

Policy LOA01

Little Oakley Development Principles

Development in Little Oakley will:

- a. Maintain the linear nature of the settlement.
- b. Abut the pavement on the southern side of the street.
- c. On the northern side of the street be set back at a distance which reflects that of neighbouring properties.
- d. Use limestone with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings.
- e. Retain historic boundary walls and new development should be avoided where this may involve making new openings in the walls.
- f. Contribute to traffic calming measures along the main street to improve public realm.
- g. Protect and enhance the Conservation Area and its setting

Housing

12.139 Development in Little Oakley will be limited to that set out in Policy RS02. There are no housing allocations identified within Little Oakley.

Employment Allocations

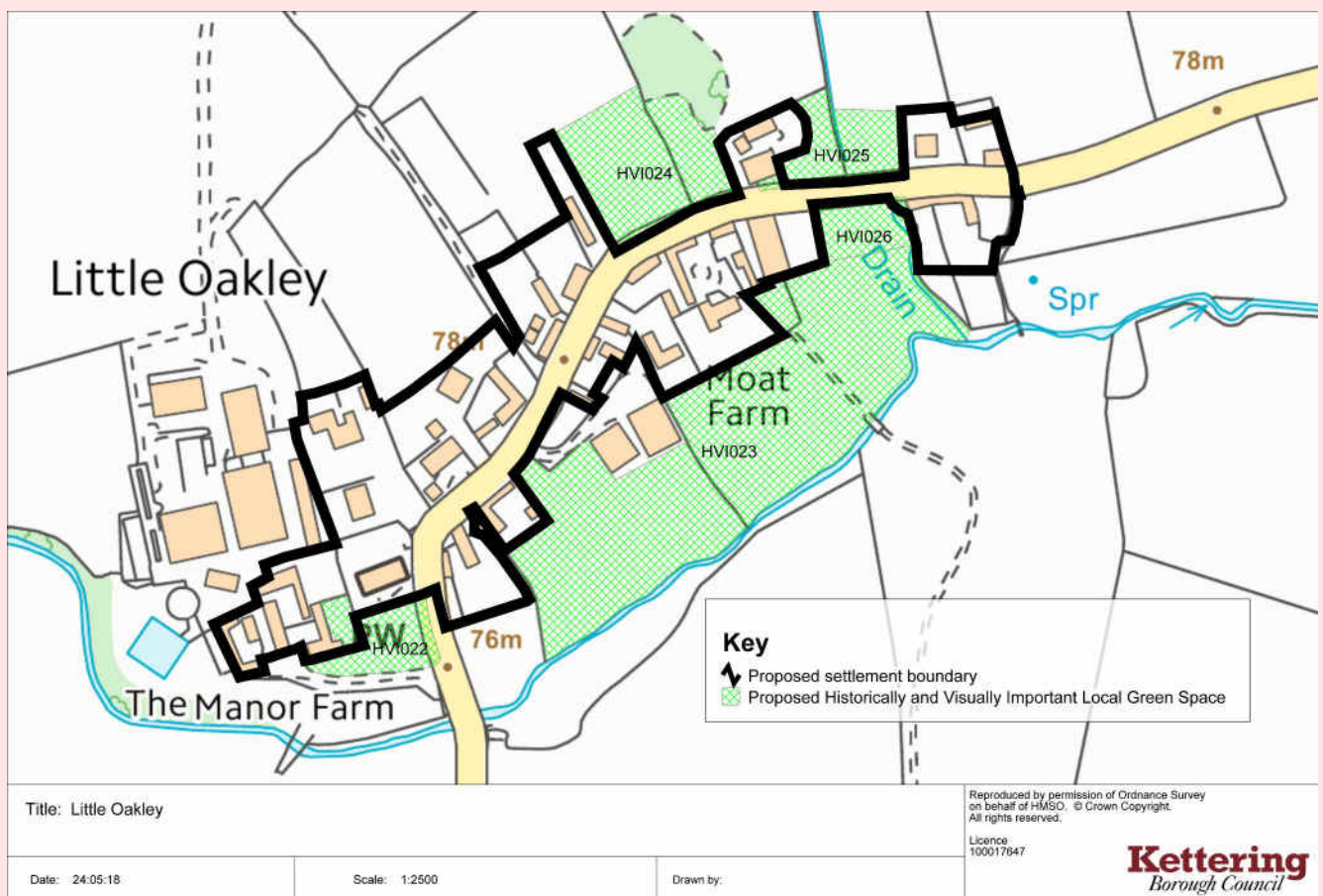
12.140 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

12.141 There has been no need identified for allotment provision in Little Oakley. Should a need for allotments be identified then provision should be in accordance with Policy ENV02.

Local Green Space

12.142 There are five sites which have been identified as Historically and Visually Important Local Green Space in Little Oakley. These sites are shown on the proposals map. These are areas HVI022, HVI023, HVI024, HVI025 and HVI026 which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these local green spaces will be preserved to this effect.



Picture 12.9

12.10 Loddington

Loddington

Village Category: A

12.143 Loddington is arranged around two main streets with important central open spaces and trees breaking up the built form, providing a focal point around the church. Several phases of development and building styles are evident in the village creating a rich, and varied built fabric. The overriding character area remains the Historic Core (as identified in the Kettering Borough Rural Masterplanning Report February 2012) where the late 18th and early 19th century buildings of sandstone, ironstone and slate, remain an integral part of the village's historic and rural character. Part of the historic core is covered by the Loddington Conservation Area which was adopted in December 1983. Part of this area is Loddington is located approximately 4km west of Kettering, and 2.8km south of Rothwell

Key Statistics	
Population (2011 Census)	230
No. of dwellings (RMP – electoral roll)	205
New dwellings (2011-2017)	2
Existing housing commitments	5
Proposed housing allocations (up to 2031)	0

Table 12.20

Facilities

Facility	Quantity	Name
Public House	1	The Hare
Church	1	St Leonard's Church
Schools	1	Loddington C of E Primary School
Retail	1	Loddington Village Shop
Community Centre	1	Loddington Village Hall

Table 12.21

Options For Growth

12.144 Two different options for growth in Loddington were previously identified and consulted upon at the Option Stage of the SSP2. The first was for no growth beyond the settlement boundary – allowing for very little change due to limited opportunities within the village and ensure that the character and environmental quality of the village is protected. The alternative option was to allow some small scale development outside of the existing village boundary to

allow the village to grow. Two potential housing sites were considered, both of which sat outside of the settlement boundary. All sites were discounted and a 'no growth' option was agreed for Loddington. Loddington is identified as a Category A village. Development in Loddington will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

12.145 A settlement boundary has been drawn around Loddington to define the built up part of the village 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 policies in the Development Plan.

Development Principles

12.146 New development in Loddington is likely to be extremely limited. There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Loddington. These are outlined below and developed further, and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles – Rural Area', and any other relevant policies in the Development Plan.

Policy LOD01

Loddington Development Principles

Development in Loddington will:

- a. Use high quality natural materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, sandstone, ironstone, limestone detailing and grey/blue slate (where most appropriate), etc.
- b. Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.
- c. Reflect the positive character of the historic core.
- d. Protect or enhance the important open spaces at either end of Harrington Road, and views into them.
- e. Maintain the characteristic of linear development along main streets and good pedestrian connectivity.
- f. Be well spaced so as views and glimpses to the open countryside, the church and village open spaces are preserved.
- g. Include 'soft' edges around the village boundary and avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village.
- h. Provide gateway enhancements at either end of Harrington Road to create a distinct point of arrival.
- i. Contribute towards footpath improvements links to the east towards Thorpe Malsor and a direct off-road link to Kettering.

Development located north of the open space on Harrington Road or west of Main Street, will:

- j. Use a limited palette of building materials comprising natural sandstone, ironstone, limestone detailing and grey/blue slate.
- k. Be traditional in design and take architectural cues from the surrounding historic buildings.
- l. Use natural stone walls as boundary treatments onto streets; and

Either

- i. Be linear to the street with frontages which face and abut the highway; or
- ii. Be arranged less formally, in development which extends back at right angles to the street or in sporadic mews.

Development located south or immediately north of Harrington Road, or east of Richardson's Lane, will:

- m. Face and positively address streets with set backs of no more than 12m and boundary treatments limited to 1-1.5m in height - gated developments detached from the street scene will not be acceptable; and
- n. Select from a more expansive palette of building materials - high quality contemporary materials may be as appropriate as the traditional palette of ironstone, red brick and slate.

Housing Allocations

12.147 There are no housing allocations identified within Loddington.

Employment Allocations

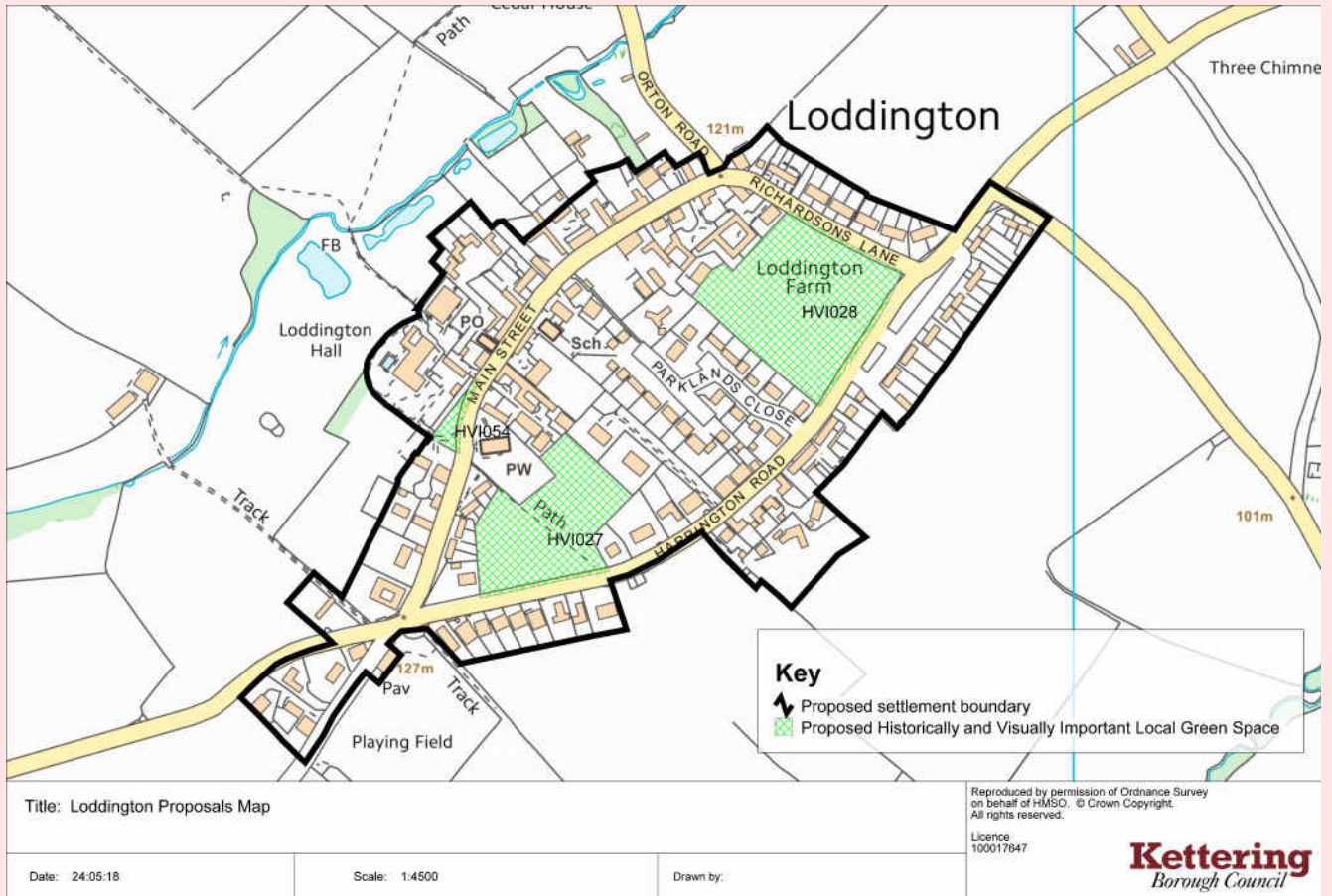
12.148 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area).

Allotments

12.149 There is only a very limited need for allotments within Loddington. No sites will be progressed on this occasion. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.150 Three areas of Historically and Visually Important Local Green Space are proposed within Loddington. There are areas HVI027, HVI028 and HVI054 which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these Local Green Spaces will be preserved to this effect.



Picture 12.10

12.11 Mawsley

Mawsley

Village Category: A

12.151 Mawsley is a new village which was allocated for development in the 1995 Local Plan for Kettering Borough. The village is now complete and has approximately 930 dwellings. Mawsley is located south west of Kettering off the A43.

12.152 The village has its own unique character derived from the use of traditional design and materials combined with modern dwellings and house types. The village has winding streets and good pedestrian routes throughout the settlement. There is limited connectivity from the village to the surrounding open countryside. There is a significant amount of open space within the village; this includes green space which is used along roads and footpaths to create a rural character, a recreation ground and a large area of natural and semi-natural open space along the south western edge of the village.

12.153 The village has a good range of facilities including a local shopping centre, medical centre, school and community centre.

12.154 A Neighbourhood Plan Area was designated for Mawsley on the 15th April 2015, this covers Mawsley Parish.

Key Statistics	
Population (2011 Census)	2320
No. of dwellings (RMP – electoral roll)	930
New dwellings (2011-2017)	23
Existing housing commitments	0
Proposed housing allocations (up to 2031)	50

Table 12.22

Facilities

Facility	Quantity	Name
Retail	2	One Stop Shop Idolz Hair Beautique
Café/Restaurant	2	Café No 9 India 2 Mawsley
Health clinic	1	Mawsley Medical Centre
Optician	1	Mawsley Opticians
Primary School	1	Mawsley Community School
Community Building	1	The Centre
Day Nursery	1	Day Nursery
Dentist	1	Mawsley Dental Clinic
Business units	2	Beauty Parlour (Blush Beauty) Mawpix Photographers
ATM	1	Royal Bank of Scotland

Table 12.23

Options for Growth

12.155 Two different options for growth in Mawsley were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option was for some small scale growth and a potential site was identified, this was part of RA/115. Through the consultation another site was promoted and assessed against the

criteria in a Housing Background Paper; this was site RA/174. RA/174 was identified in the Housing Allocations - Assessment of Additional Sites and Update consultation as a potential housing option and RA/115 was discounted. It was subsequently agreed that site RA/174 be designated as a draft housing allocation and RA/115 be rejected for housing allocation purposes.

12.156 Mawsley is identified as a Category A village. Development in Mawsley will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

12.157 A settlement boundary has been drawn around Mawsley to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map.

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

Development Principles

12.159 There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Mawsley. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy MAW01

Mawsley Development Principles

Development in Mawsley will:

- a. Be designed to reflect the distinct character of the village.
- b. Seek to improve connections to the open countryside.
- c. Front onto the street or open space providing natural surveillance.
- d. Create soft edges between the village and the open countryside through the use of planting. Use of high close-boarded fences and walls at the boundary between the village and the open countryside or at gateway locations should be avoided.
- e. Contribute towards the provision of allotments.

Housing

12.160 Development in Mawsley will be small scale. This will include development on 'infill' sites within the village. In addition, a new housing allocation is identified on the western edge of Mawsley.

RA/174 – Land to the West of Mawsley

12.161 The site is located west of Mawsley and is bound by existing residential development to the north, south and east. This site is considered to be the most suitable location for housing development in Mawsley. It will be important that built development does not extend beyond

the north western extent of existing built form on Cransley Rise and Birch Spinney.

12.162 This site provides the opportunity to join the two stubs of cycle way to the north and south of the site and it will be important that proposals include provision for a cycle way connecting these two stubs.

12.163 Access to the site is required from Cransley Rise, to enable the development to proceed without the need to widen Cransley Rise the development needs to be limited to 50 dwellings and serviced by a loop road which is in accordance with Local Highway Standards.

12.164 There are a number of development principles for this site. These are outlined below and will apply to any development proposals that may come forward in addition to Policy MAW01 'Mawsley Development Principles', Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy MAW02

Land to the West of Mawsley

Site size: 2.83ha Allocated use: Housing Allocated yield: Up to 50

Development proposals will be expected to:

- a. Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewage network.
- b. Demonstrate that there is adequate capacity in the water supply network.
- c. Provide safe vehicular, cycle and pedestrian access from Cransley Rise and be served by a loop road which is in accordance with Local Highway Standards.
- d. Provide a cycle way which connects the two adjacent stubs of cycle way to the north and south of the site.
- e. Be of a high standard of design and reflect the character, layout and density of the surrounding residential area. Built development should not extend significantly beyond the existing properties on the western end of Cransley Rise and Birch Spinney to minimise landscape impact of development.
- f. Provide appropriate evidence of the archaeological potential and significance of the site.
- g. Include a site specific Flood Risk Assessment which addresses groundwater flooding which includes a detailed assessment of the level of risk and sets out how the risk will be mitigated.
- h. Have particular regard to the layout and scale, height, design and massing of buildings and landscaping, in order to minimise amenity impact on neighbouring residential properties.
- i. Provide appropriate evidence of the ecological potential of the site.
- j. Provide appropriate evidence of the archaeological potential and significance of the site.
- k. Comply with other policies in the Development Plan.

Employment Allocations

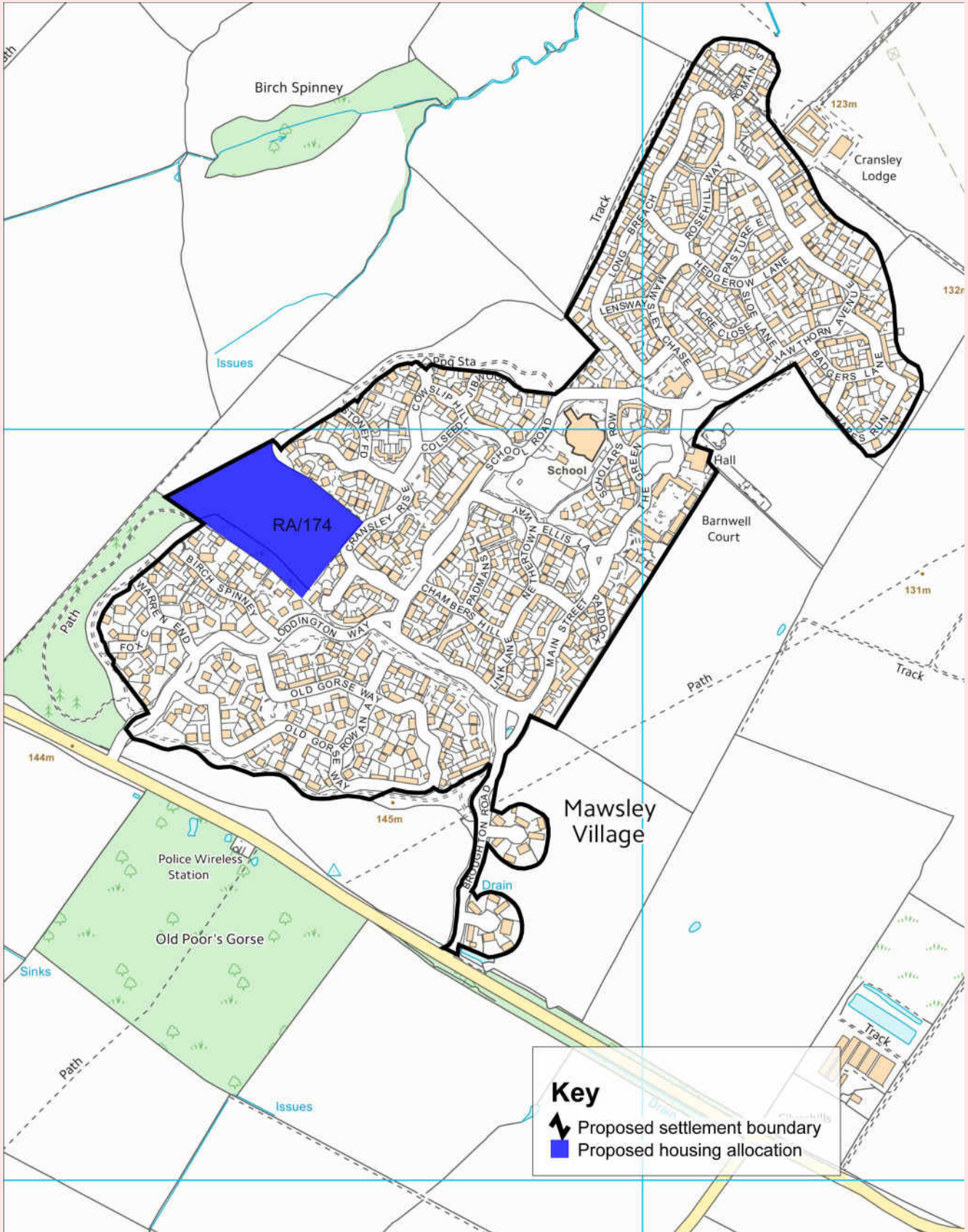
12.165 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

12.166 There is an identified need for allotment provision in Mawsley. The Parish Council has been investigating opportunities for provision of allotments; this work is on-going. Sites will need to be identified in accordance with Policy ENV02.

Local Green Space

12.167 There are no Historically and Visually Important Local Green Spaces identified in Mawsley.



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Picture 12.11

12.12 Newton

Newton

Village Category: B

12.168 A small but characterful village three miles to the north of Kettering, Newton is located on a south facing slope which looks over the valley of the River Ise. A compact village which is predominantly characterised by its stone-built houses and cottages.

12.169 Manor House and the Stone Barn, both of which are listed, are of particularly significance in terms of contributing the character of the village. As does the Dovecote Farm House and a number of individual cottages. The Dovecote Buttery, which includes a farm shop and café, is the only facility of note in the village, other facilities can be found at the nearest village, Geddington.

12.170 The scale of development in the village is proportionate to its size. Only a limited amount of infill has taken place in recent years, primarily due to the lack of a through-route and limited facilities.

12.171 Newton has a designated Conservation Area, the appraisal of which was adopted in November 1990. A Village Plan for Geddington, Newton and Little Oakley has been produced but it has not yet been adopted by the Council. The Plan was produced in 2003.

Key Statistics	
Population (2011 Census)	126
No. of dwellings (RMP – electoral roll)	19
New dwellings (2011-2017)	0
Existing housing commitments	0
Proposed housing allocations	0

Table 12.24

Facilities

Service/Facility	No. of units	Identifier
Community building	1	Newton Field Centre
Retail	1	Dovecote Farm Shop
Café/Restaurant	1	Dovecote Farm

Table 12.25

Options for Growth

12.172 Two different options for growth in Newton were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option was for some small scale growth and a potential site was identified, RA/130. This site remained as a potential housing allocation after further consultation in the Housing Allocations - Assessment of Additional Sites and Update. However, subsequent to this, this site was discounted.

Settlement Boundary

12.173 A settlement boundary has been drawn around Newton to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Development Principles

12.175 There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Newton. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy NEW01

Newton Development Principles

Development in Newton will:

- a) Improve walkability through the village through the inclusion of paving where possible. Paving should be designed to reflect the historic character of the village;
- b) If located in the south eastern section of the village, front onto and abut the street;
- c) If located to the west and north, be set back from the road by large front plots;
- d) Protect the historic fabric within the Conservation Area; and
- e) Ensure better connectivity throughout the village, especially access to the farm shop, the only facility in the village.

Housing Allocations

12.176 There are no housing allocations identified in Newton.

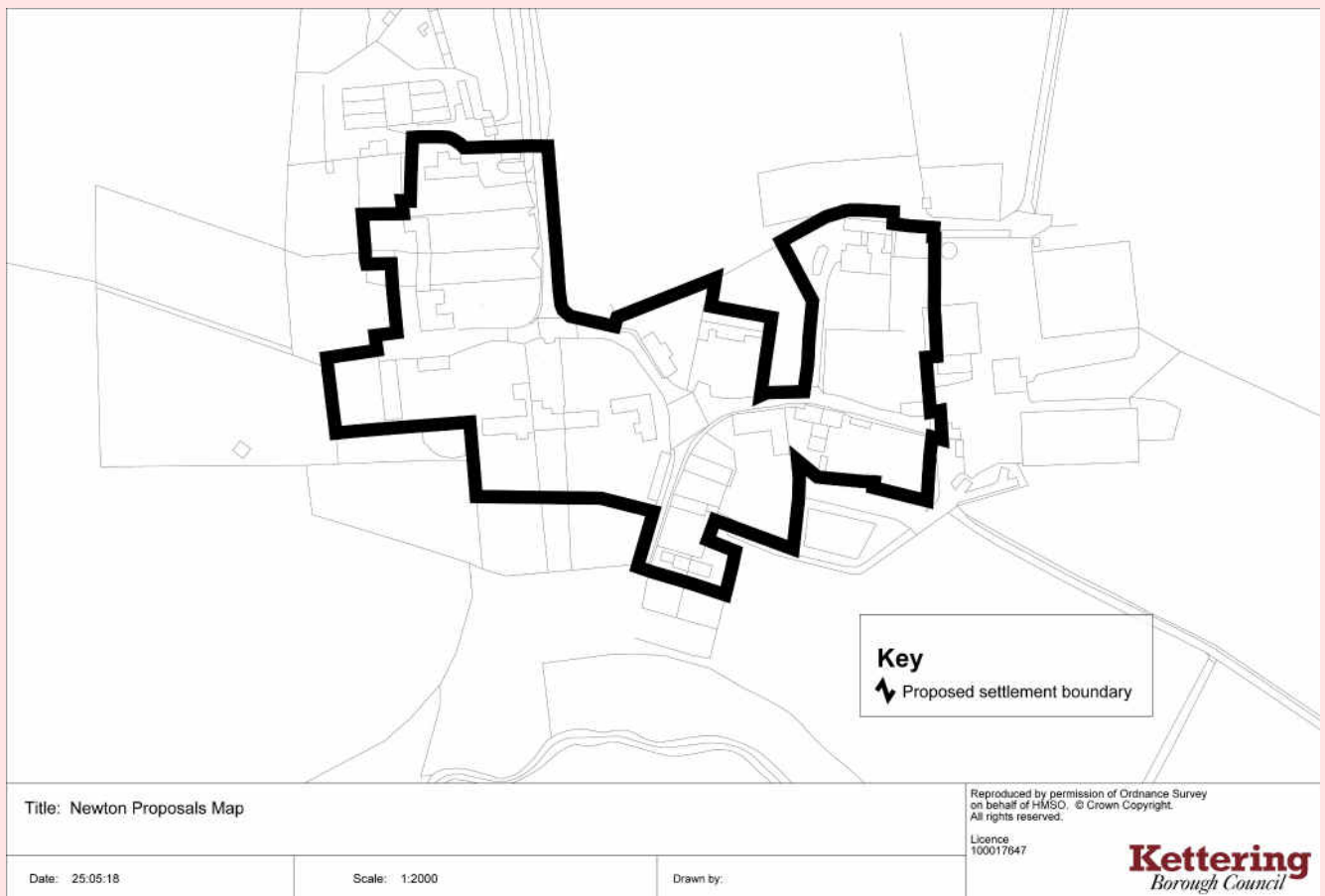
Employment Allocations

Allotments

12.177 There is no identified need for allotment provision in Newton. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.178 There are no areas of Historically and Visually Important Local Green Space identified in Newton.



Picture 12.12

12.13 Pytchley

Pytchley

Village Category: A

12.179 Located to the south west of Kettering, Pytchley is a moderate size village Kettering, characterised by its attractive historic core which abut narrow informal streets.

12.180 On the High Street, Victorian and Georgian development provides significant character to the village, most notably the red brick and stone buildings with detailing around the windows and doors.

12.181 Towards the south of the village, more modern development is less reflective of the

character of the village, given that it is more urban in design. The built form of the village is now of a higher density due to the significant amount of infilling. Cranford has a designated Conservation Area, the appraisal of which was adopted in May 1984.

Key Statistics	
Population (2011 Census)	489
No. of dwellings (RMP – electoral roll)	222
New dwellings built 2011 – present	0
Existing Housing Commitments	12
Proposed Housing Allocations	8

Table 12.26

Facilities

Service/Facility	No. of Units	Identifier
Public House	1	Overstone Arms
School/Nursery	1	Pytchley Endowed C of E Primary School
Church	1	All Saints Church
Community Building	1	Pytchley Village Hall

Table 12.27

Options for Growth

12.182 Two different options for growth in Pytchley were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option was for some small scale growth and a potential site was identified, RA/117. Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, site RA/117 remained as a potential allocation. It was subsequently agreed that site RA/117 be designated as a draft housing allocation.

12.183 Pytchley is identified as a Category A village. Development in Pytchley will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

12.184 A settlement boundary has been drawn around Pytchley to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Development Principles

12.186 There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Pytchley. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy PYT01

Pytchley Development Principles

Development in Pytchley will:

- a. Development should reflect the character of the historic core.
- b. The gap between Pytchley and Kettering should be maintained.
- c. Development should front onto and abut the street or where set back stone walls should be used to continue the sense of enclosure.
- d. Development should reflect the hierarchy of streets in the historic core, with narrow informal streets which create a pedestrian friendly environment.
- e. Development should contribute towards the following identified improvements to the village:
 - i. Improvements to the recreation ground,
 - ii. The creation of a safe pedestrian/cycle route to Kettering,
 - iii. Traffic calming throughout the villages

Housing Allocations

RA/117 – Two fields on the outskirts of Pytchley

12.187 The site is located adjacent to the eastern extent of the village boundary, sitting next to the most easterly part of built form on Isham Road. Development of the site will maintain the existing linear pattern of the village. To the east of the site is an industrial use, which forms a natural barrier to further development along Isham Road.

Policy PYT02

Two fields on the outskirts of Pytchley

Site size: 0.5ha

Allocated use: Housing

Allocated yield: 8

Development will:

- a. Include up to 8 dwellings.
- b. Provide on-site turning is essential to make direct access frontages of Isham Road possible.

- c. Respect the pattern of built form along Isham Road, and therefore would be linear in nature and set back from Isham Road.
- d. Include an assessment to determine the extent and scale of potential archaeological features.
- e. Ensure plots sizes are of similar size, including gardens of adjoining properties on Isham Road.

Employment Allocations

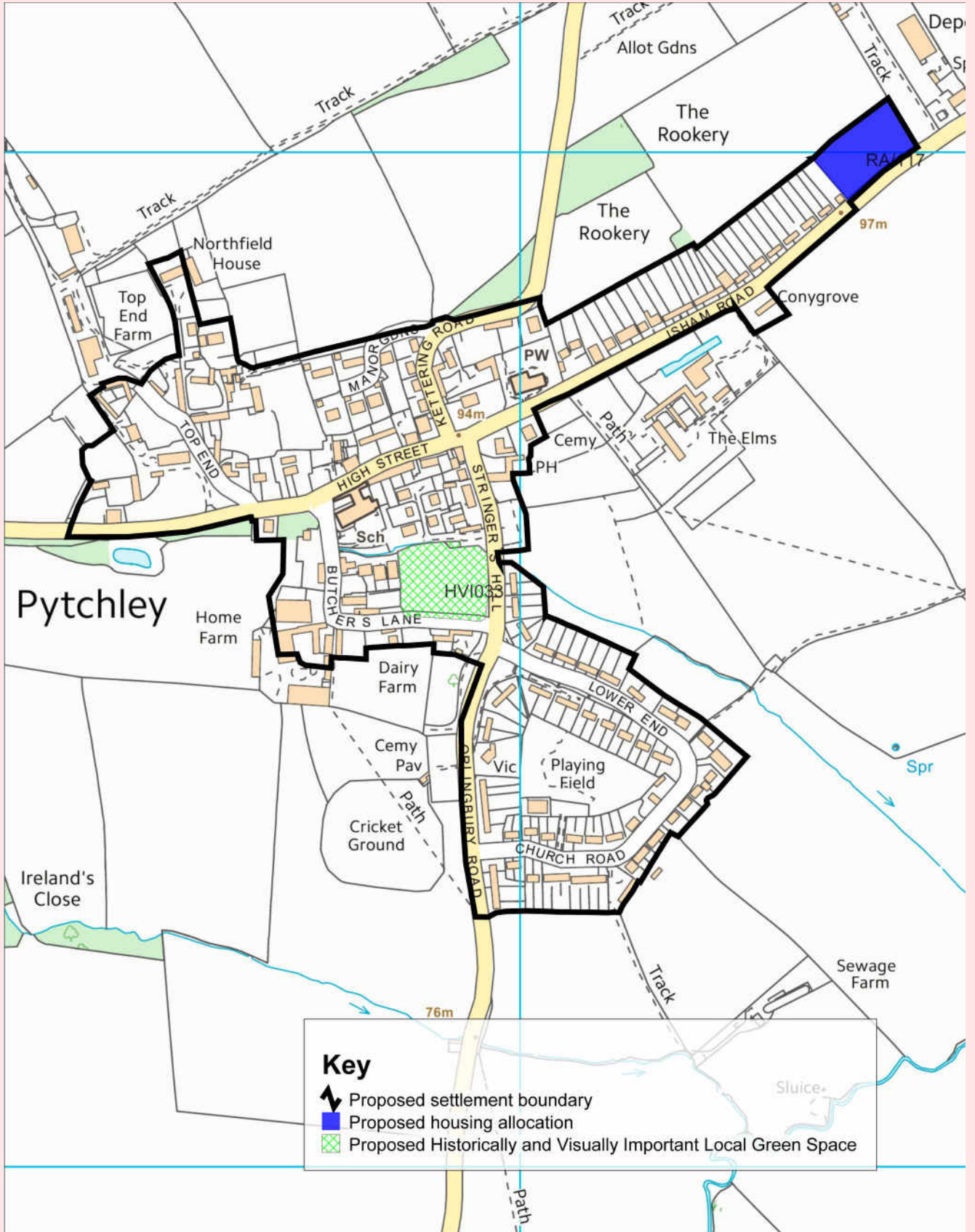
12.188 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area such as at Pytchley).

Allotments

12.189 There is no identified need for allotment provision in Pytchley. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.190 There is one area which have been proposed as Historically and Visually Important Local Green Space in Pytchley. This site is shown on the proposals map. This is area HVI033 which is recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 this local green space will be preserved to this effect.



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Picture 12.13

12.14 Rushton

Rushton

Village Category: A

12.191 Rushton is situated approximately three miles to the north-west of Kettering on a south facing slope overlooking the valley of the River Ise.

12.192 Rushton is an attractive village and an important feature of the village is it's setting which is provided by the contours of the land and the adjoining areas of open fields. The village historically formed along Station Road and the loop formed by the High Street. Subsequent infill development has taken place creating a more dense built form. The Rushton Conservation Area was designated on 10th June 1986.

12.193 A housing needs survey for Rushton was undertaken in March 2012, which concluded overall there was no need to identify any opportunities specifically for affordable housing development.

Key Statistics	
Population (2011 Census)	461
No. of dwellings (RMP – electoral roll)	200
New dwellings (2011-2017)	1
Existing housing commitments	1
Proposed housing allocations (up to 2031)	0

Table 12.28

Services and Facilities

Facility	Quantity	Name
Church	1	All Saints Church
Public House	1	The Thornhill Arms
School/Nursery	1	Rushton Primary School
Community Building	1	Rushton Village Hall and part-time Post Office
Business Unit	2	Stable Yard [Health Spa]; Homefield Grange Retreat [Health Spa Hotel]

Facility	Quantity	Name
Hotel/Bed and Breakfast	1	Rushton Hall Hotel

Table 12.29

Options for Growth

12.194 Two different options for growth in Rushton were previously identified and consulted upon at the Option Stage of the SSP2. The first was for no growth beyond the settlement boundary – allowing for very little change due to limited opportunities within the village. The alternative option was to allow some small scale growth in Rushton outside the settlement boundary and a potential housing site was considered. This site was subsequently dismissed and a ‘no growth’ option was agreed for Rushton.

12.195 Rushton is identified as a Category A village. Development in Rushton will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

12.196 A settlement boundary has been drawn around Rushton to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Development Principles

12.198 There are a number of design principles which the ‘Rural Masterplanning Report’ (2012) considered important for any new development which may occur in the future in Rushton. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 ‘General Development Principles - Rural Area’ and any other relevant policies in the Development Plan.

Policy RUS01

Rushton Development Principles

Development in Rushton will:

- a. Not take place beyond the railway bridge.
- b. Take design, character and materials cues from the historic core and High street character areas – ironstone, limestone and slate should predominate.
- c. Follow the built line of surrounding development and either but the highway or be set back consistent with adjacent neighbouring properties.
- d. Bring definition and enclosure to the street through the built line or stone wall from the High Street and Station Road.

- e. Have a positive impact on views into the village from the wider area reflecting the prominence of the settlement form the landscape.
- f. Contribute towards provision of a footpath along the Ise Valley to Triangular Lodge and through to Desborough.

Housing Allocations

12.199 Development in Rushton will take place through small scale 'infill' opportunities within the settlement boundary. There are no housing allocations identified within Rushton.

Employment Allocations

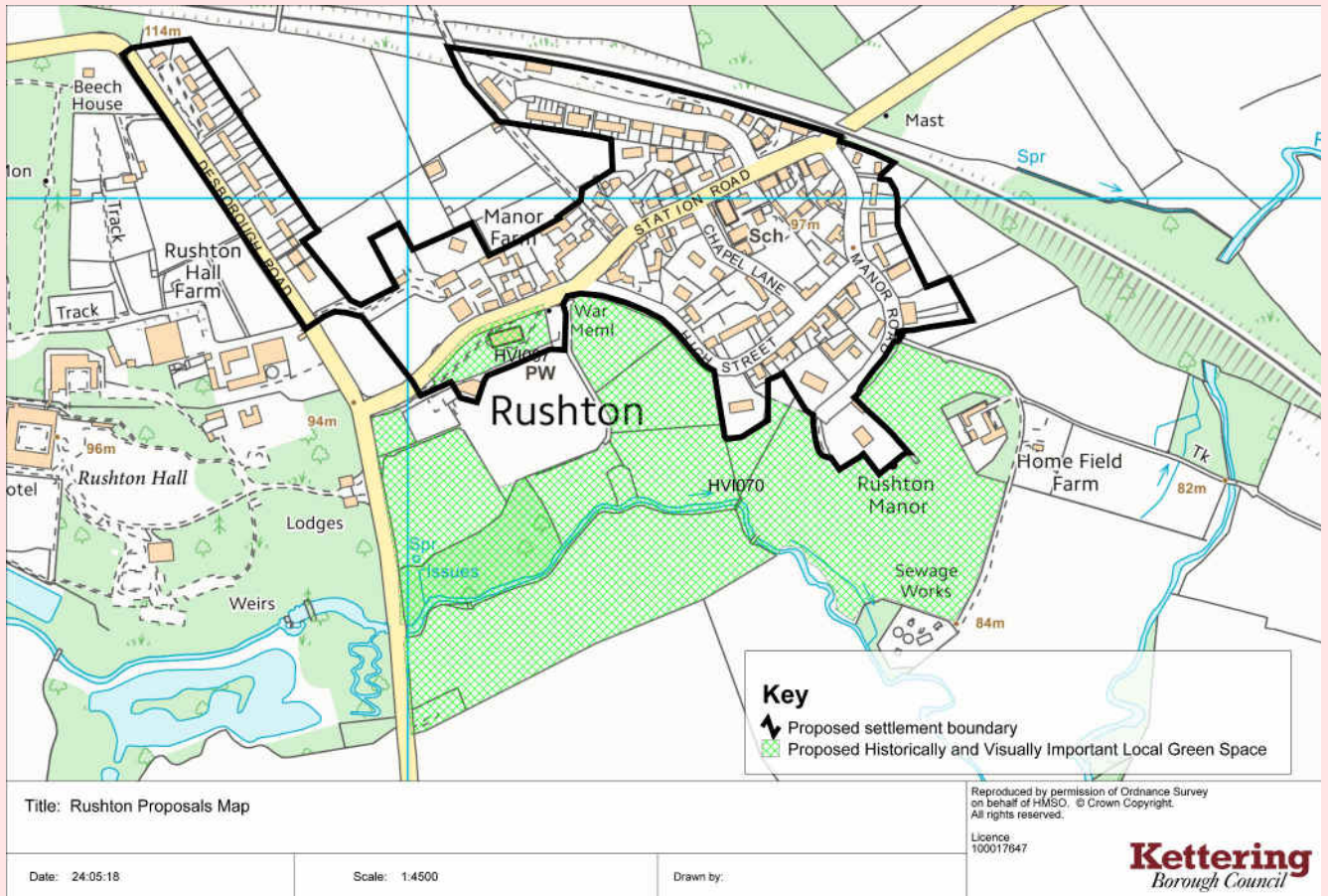
12.200 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

12.201 There is no identified need for allotment provision in Rushton. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.202 Two areas of 'Historically and Visually Important Local Green Space' are proposed within Rushton. These are areas HVI067 and HVI070a which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these local green spaces will be preserved to this effect.



Picture 12.14

12.15 Stoke Albany

Stoke Albany

Village Category: A

12.203 Stoke Albany is an open and green settlement located to the north of Desborough towards the northern boundary of Kettering Borough. Its character is defined by its agricultural setting. Pleasant and verdant, Stoke Albany is characterised by its rural location, traditional in nature; Stoke Albany’s built environment includes a limited range of materials. This includes ironstone, soft red brick, thatch, slate, clay pantiles. The street layout is fairly tight, made up of rural lanes and rear pedestrian alleys, all of which are interspersed by open spaces as well as views to the countryside, which contribute to high quality environment.

12.204 Stoke Albany has a designated Conservation Area, the appraisal of which was adopted in November 1982.

Key Statistics	
Population (2011 Census)	390
No. of dwellings (RMP - electoral roll)	187
New dwellings (2011-2017)	0

Key Statistics	
Existing housing commitments	1
Proposed housing allocations	28

Table 12.30

Facilities

Service/Facility	No. of units	Identifier
Public House	1	White Horse Inn
Church	1	St. Botolph's Church
Community building	1	Stoke Albany Village Hall

Table 12.31

Options for Growth

12.205 Two different options for growth in Stoke Albany were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option for Stoke Albany is to allow some small scale growth outside the settlement boundary for affordable housing, as identified by the Stoke Albany Housing Needs Survey 2011 and one site, RA/120, was identified to meet this need. Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, site RA/120 was discounted as a potential housing allocation. Although, subsequent to this, this site has been assessed and an additional site, RA/221 was also identified and assessed simultaneously.

12.206 Stoke Albany is identified as a Category A village. Development in Stoke Albany will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

12.207 A settlement boundary has been drawn around Stoke Albany to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Development Principles

12.209 There are a number of design principles which the '*Rural Masterplanning Report*' (2012) considered important for any new development which may occur in the future in Stoke Albany. The following development principles in Policy STO1 will apply to any development proposals that may come forward. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy STA01

Stoke Albany Development Principles

Development in Stoke Albany will:

a) New development shall contribute to:

i) Highway and public realm improvements to the intersection of Harborough Road, Ashley Road and Wilbarston Road, to soften and landscape, remove the dominance of the highway, improve the pedestrian environment, increase the sense of gateway and reduce traffic speeds.

li) Traffic calming measures

b) Use a limited palette of materials reflecting the historic buildings within the village, comprising ironstone, soft red brick, small areas of cream render, thatch, slate, clay pantiles;

c) If north of the built line of Bottom Lane, development will:

- i. Be reflective of the character of the Historic Radial character area, as identified in the Rural Masterplanning report;
- ii. Be well set back and slightly elevated from the street; and
- iii. Comprise large footprint buildings in large plots arranged around the focal crossroads and green.

Housing Allocations

12.210 The proposed option for Stoke Albany is to allow small scale growth to meet local needs, as well as providing enhancements to the existing village.

RA/120 - Stoke Farm

Policy STA02

Stoke Farm

Site size: 1ha

Allocated use: Housing

Allocated yield: 8 - 12 Dwellings

Development will:

a) Respond to the local vernacular (e.g. design, scale, layout and materials). In particular, new properties should primarily be constructed from ironstone with slate roof and limited red brick. Proposals involving contemporary materials outside of this palette may be considered where they are of an exceptionally high standard in terms of design, materials and positive impact on the character of the village;

b) Include a heritage impact assessment to demonstrate how design of the proposal will seek to protect and/or enhance the setting of the nearby heritage assets (i.e. Listed Buildings,

Scheduled Ancient Monument, Conservation Area including its associated trees and possible archaeological remains);

- c) Include cessation of the existing agricultural and storage use to protect the amenity of the future occupiers of the proposed dwellings;
- d) Retain, enhance and reuse the existing historic stone buildings on the site;
- e) Comply with other policies in the Development Plan;
- f) Retain and convert the existing smaller historic stone and brick barns and outbuildings;
- g) Create a development with a rural, farmyard character;
- h) Reflect the local character of large dwellings in large plots, set well back from the road with substantial landscaping between;
- i) Ensure new buildings face out onto and/or appropriately address the attractive intersection space at Ashely Road / Lower Road; and
- j) Ensure that a development of 12 dwellings shall comprise 50% affordable homes.

RA/221 - Land south of Harborough Road

Policy STA03

Land south of Harborough Road

Site size: 1.5ha Allocated use: Housing Allocated yield: 16

Development will:

- a) Include no more than 16 dwellings;
- b) Consider and assess the impact on the Stoke Albany Conservation Area;
- c) Include of a speed survey over 7 day period at a specified location (43m to the east of the proposed first access off the Harborough Road) to determine the actual road speeds;
- d) Provide further information on potential ground contamination through an assessment of the site;
- e) Comply with other policies in the Development Plan;
- f) A layout that reflects the surrounding residential use in the village, with considerations for the existing density of Stoke Albany;
- g) Provide affordable housing in accordance with Policy 30 of the Joint Core Strategy; and
- h) Provide sufficient mitigation to minimise impact from noise from A427 if scheme includes dwellings in close proximity to the highway on the southern boundary of the site.

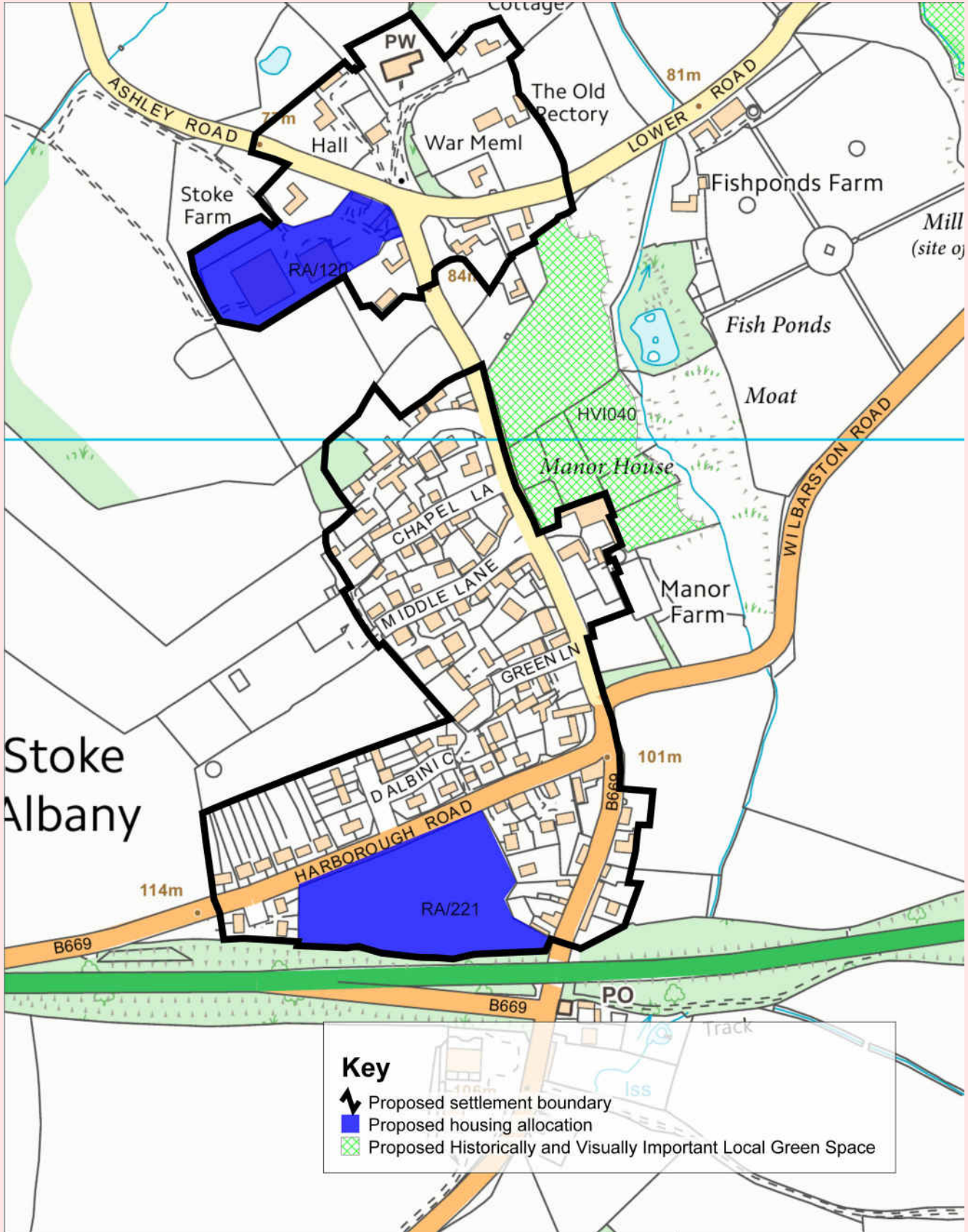
Employment Allocations

Allotments

12.211 There is an identified need for allotment provision in Stoke Albany. Although, no sites have yet been identified to accommodate this need. Any further proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.212 There is one area which has been proposed as Historically and Visually Important Local Green Space in Stoke Albany. This site is shown on the proposals map. This area is HVI040 which is recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 this local green space will be preserved to this effect.



Key

- Proposed settlement boundary
- Proposed housing allocation
- Proposed Historically and Visually Important Local Green Space

Title: Stoke Albany Proposals Map

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Picture 12.15

12.16 Sutton Bassett

Sutton Bassett

Village Category: A

12.213 Sutton Bassett is a relatively small, linear village with development running both sides of one street. The village largely comprises of a mix of modern and historic buildings. Historic development is largely ironstone or Northamptonshire red brick with either thatched or slate roofs. A historic core is identified within the Kettering Borough Rural Masterplanning Report (February 2012), although there is no designated Conservation Area within Sutton Bassett. A mix of modern development constructed in varying styles using a variety of brick colours, is dispersed throughout the village. Development is generally set behind red brick boundary walls. However, the more modern properties by All Saints Church and the neighbouring farmstead sit behind stone boundary walls.

12.214 Development within the village is fairly compact with only a few sporadic views in between properties until you reach the entrances to the village. To the north, development is only on one side of the street. To the south, small open spaces interrupt the building line. Sutton Bassett is located approximately 19 km north-west of Kettering, 8.5 km north-east of Desborough, and roughly 4.5km northeast of Market Harborough.

Key Statistics	
Population (2011 Census)	43
No. of dwellings (RMP – electoral roll)	43
New dwellings (2011-2017)	0
Existing housing commitments	0
Proposed housing allocations (up to 2031)	0

Table 12.32

Facilities

Facility	Quantity	Name
Public House	1	The Queens Head Inn
Church	1	All Saints Church

Table 12.33

Options For Growth

12.215 Two different options for growth in Sutton Bassett were previously identified and consulted upon at the Option Stage of the SSP2. The first was for no growth beyond the settlement boundary to restrict growth, allowing for very little change due to limited opportunities

within the village and ensure that the character and environmental quality of the village is protected.

12.216 The alternative option was to allow some small scale growth to allow the village to grow. No sites were submitted for development in this location, although it was recognised that the village could be extended northwards. A 'no growth' option was agreed for Sutton Bassett.

12.217 Sutton Bassett is identified as a Category A village. Development in Sutton Bassett will be limited to that set out in policy RS01 (Category A Villages).

Settlement Boundary

12.218 A settlement boundary has been drawn around Sutton Bassett to define the built up part of the village 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 policies in the Development Plan.

Development Principles

12.219 New development in Sutton Bassett is likely to be extremely limited. There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Sutton Bassett. These are outlined below and developed further, and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles – Rural Area', and any other relevant policies in the Development Plan.

Policy SUT01

Sutton Bassett Development Principles

Development in Sutton Bassett will:

- a. Follow the linear, ribbon development form of the village with buildings almost exclusively fronting onto or facing Main Street. Any infill development will continue this character with buildings orientated towards Main Street and new dwellings in rear gardens will not be permitted.
- b. Be set behind stone or red brick boundary walls where present and not involve the removal of parts of walls or the creation of new openings within existing boundary walls.
- c. Be constructed of traditional red brick or stone with slate roofs.
- d. Respect the historic character of the village and the setting of the Church and other listed buildings.
- e. Contribute towards the identified new footpath link to Dingley Lane.
- f. Maintain open spaces and the wide tree lined grass verges in the village.

Housing Allocations

12.220 There are no housing allocations identified within Sutton Bassett.

Employment Allocations

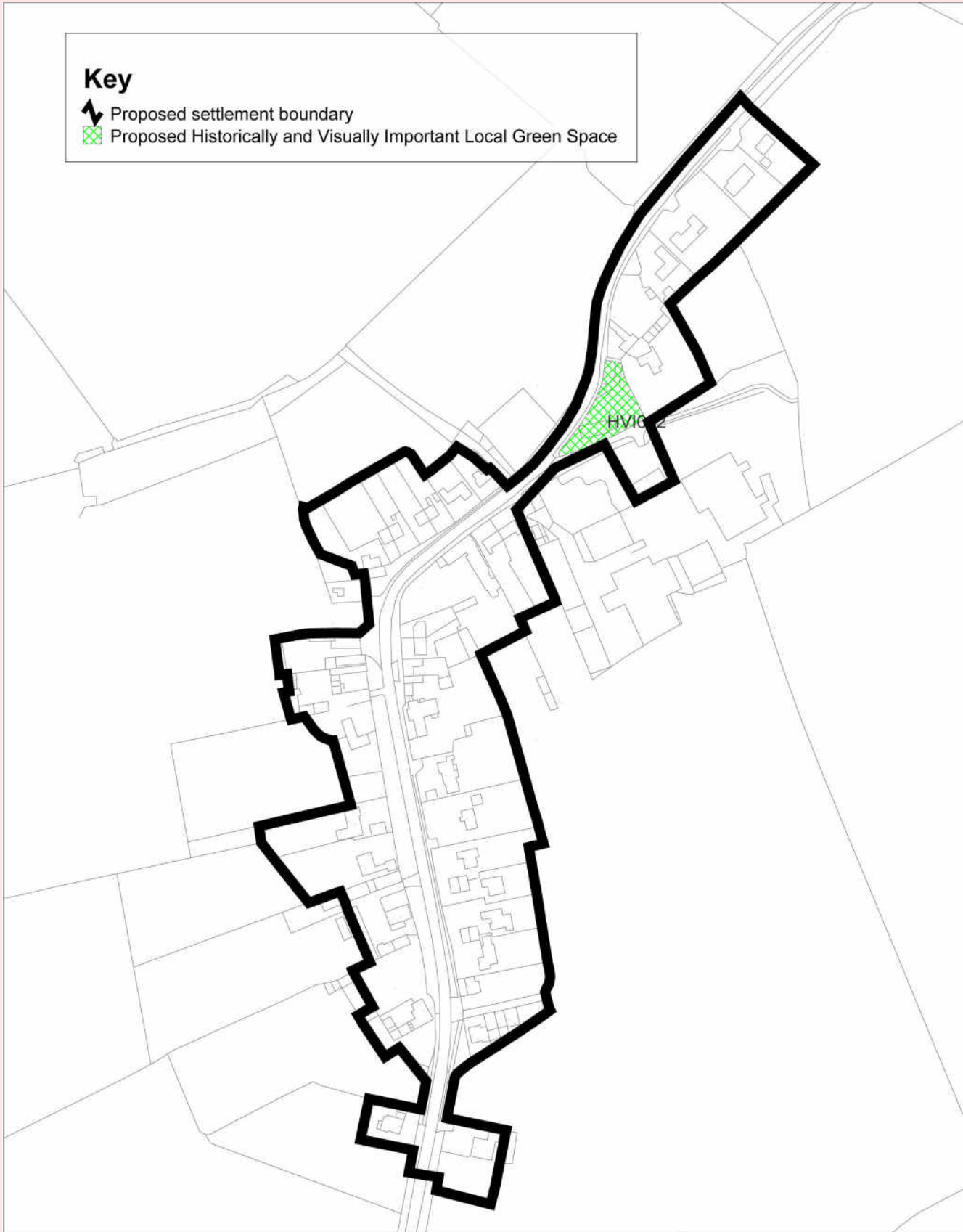
12.221 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area).

Allotments

12.222 There is no identified need for allotments within Sutton Bassett. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.223 One area of Historically and Visually Important Local Green Space is proposed within Sutton Bassett. The area HVI042 recognised is recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these Local Green Spaces will be preserved to this effect.



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Picture 12.16

12.17 Thorpe Malsor

Thorpe Malsor

Village Category: A

12.224 Thorpe Malsor is a village located to the west of Kettering. It has a strong historic character and is in linear in form with development either side of Church Way, the main route through the settlement.

12.225 The majority of existing development is located to the north of Church Way with Thorpe Malsor Hall and its related parkland to the south. More recent development has taken place to the rear of the existing properties on Church Street at The Square and along Short Lane. This newer development is generally considered to be out of keeping with the historic core of the village due to the use of materials, position and style of properties.

12.226 The All Saints Church, a Grade II Listed Building, is a key landmark in the village and views of the church are visible throughout the village. Little new development has taken place around this area which has helped to protect the setting of this building.

12.227 The village was designated a Conservation Area on 24th March 1982.

Key Statistics	
Population (2011 Census)	145
No. of dwellings (RMP – electoral roll)	57
New dwellings (2011-2017)	0
Existing housing commitments	0
Proposed housing allocations (up to 2031)	0

Table 12.34

Services and Facilities

Facility	Quantity	Name
Church	1	All Saints Church
Public House	1	Thorpe Malsor Social Club
Community Building	1	Thorpe Malsor Village Hall

Table 12.35

Development Proposals

12.228 Two different options for growth in Thorpe Malsor were previously identified and

consulted upon at the Option Stage of the plan. The first was no growth beyond the village boundary – allowing for very little change due to limited opportunities within the village. The alternative option was to allow some small scale growth outside the existing village boundary to allow some growth. No potential housing sites in the village were put forward. Given the size of the village with a lack of facilities and a strong historic character any extensions to the boundary would be required to be very small scale and considered carefully. Subsequently, the latter option was discounted and a no growth option was agreed for Thorpe Malsor.

12.229 Thorpe Malsor is identified as a Category A Village. Development in Thorpe Malsor will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

12.230 A settlement boundary has been drawn around Thorpe Malsor to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Development Principles

12.232 There are a number of design principles which the ‘Rural Masterplanning Report’ (2012) considered important for any new development which may occur in the future in Thorpe Malsor. These are outlined below and will apply to any development proposals that may come forward in addition to policy RS04 ‘General Development Principles – Rural Area’ and any other relevant policies in the Development Plan.

Policy THM01

Thorpe Malsor Development Principles

Development in Thorpe Malsor will:

- a. Contribute to the provision of a small extension to the public footpath to include the north-east edge of the village, along Short Lane, which would allow easy walking access.
- b. Retain historic buildings and features.
- c. Gateways into the village should be improved to create an enhanced entrance into Thorpe Malsor.

No new development should take place to the south of Church Way (other than conversions of existing buildings) to protect the open space and setting of All Saints Church and Thorpe Malsor Hall.

Housing Allocations

12.233 Development in Thorpe Malsor will take place through small scale ‘infill’ opportunities within the settlement boundary. There are no housing allocations identified within Thorpe Malsor.

Employment Allocations

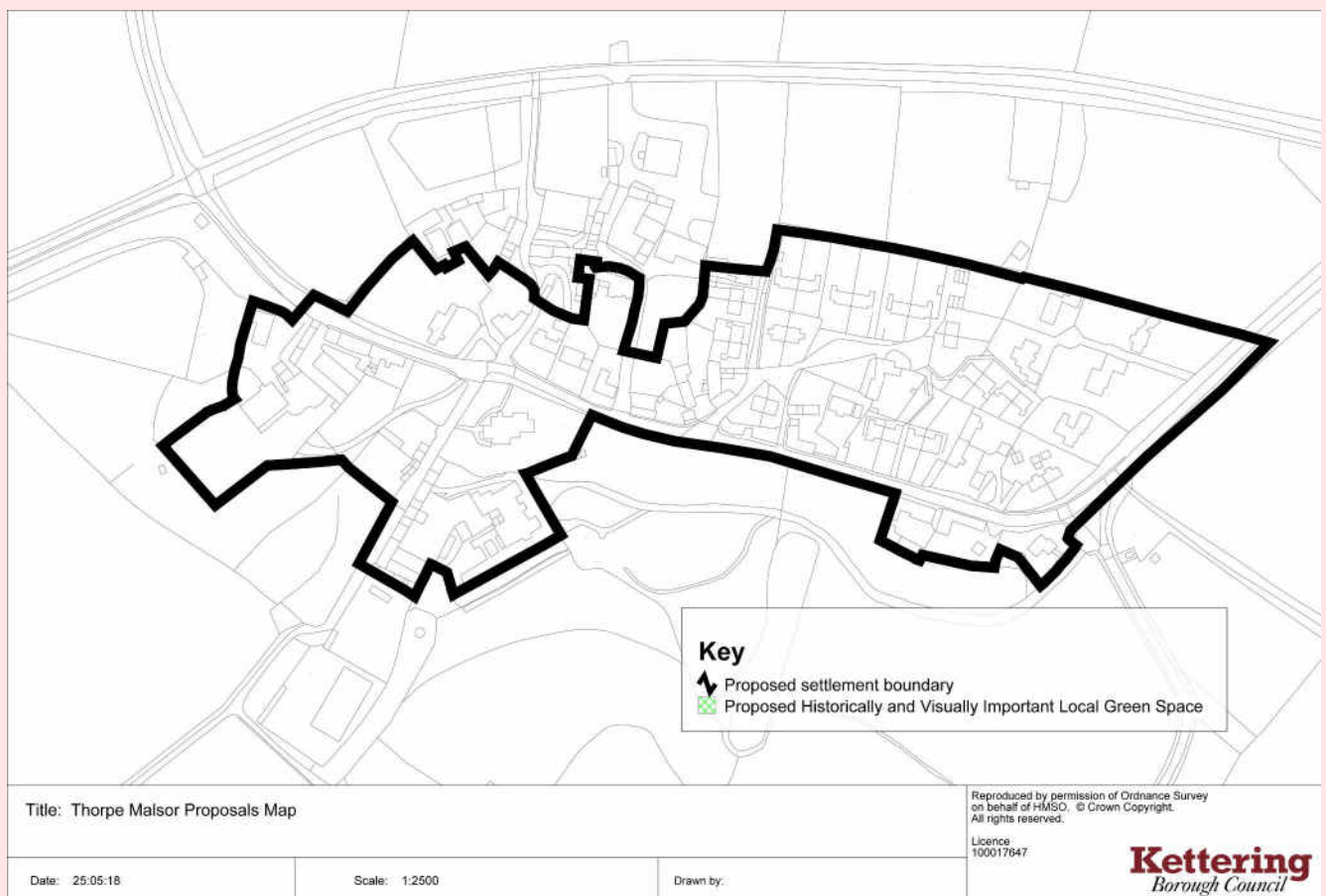
12.234 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

12.235 There is no identified need for allotment provision in Thorpe Malsor. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.236 No sites have been identified to be designated as 'Historically and Visually Important Open Green Space' Local Green Space.



Picture 12.17

12.18 Warkton

Warkton

Village Category: B

12.237 Warkton is located on elevated land just east of Kettering. The village can be viewed from the surrounding area within its landscape setting. The built form is arranged simply around the streets at low density, generally on large plots with lots of space between buildings. Buildings

front directly onto streets or are set back with large gardens to the front and sides adding to the overall green and rural feel. 1-1.5m stone walls as boundary treatments give a consistent and strong sense of enclosure. The church forms a strong focus with open paddocks on its northern and southern sides.

12.238 Traditional local building materials are more or less consistent throughout with limestone and thatch the mainstay of the attractive cottages, pepper potted occasionally with red brick and roofs of slate or red tiles, particularly on outbuildings. Three working farms extend out of the village to the north and south-west underlining the rural character and bringing an agricultural vibrancy to the village.

12.239 Warkton is an estate village associated with Boughton Estate. Warkton is a sensitive location with an important Conservation Area and visibility in the surrounding landscape.

12.240 Warkton has a Conservation Area Appraisal which was adopted on the 30th March 2007.

Key Statistics	
Population (2011 Census)	136
No. of dwellings (RMP – electoral roll)	61
New dwellings (2011-2017)	0
Existing housing commitments	1
Proposed housing allocations (up to 2031)	0

Table 12.36

Facilities

Facility	Quantity	Name
Business Unit	1	Incredible Bakery Company
Church	1	St. Edmunds Church
Community Building	1	Warkton Village Hall and part-time Post Office

Table 12.37

Options for Growth

12.241 Two different options for growth in Warkton were previously identified and consulted upon at the Options Stage of the plan. The first was no growth beyond the village boundary. The alternative was to allow some small scale growth in Warkton, no sites were submitted for development in this location.

12.242 It was subsequently agreed that the no growth option should be progressed for Warkton. Therefore development in Warkton is likely to be extremely limited. Warkton is identified as a Category B village. Development in Warkton will be limited to that set out in Policy RS02

(Category 2 Villages).

Settlement Boundary

12.243 A settlement boundary has been drawn around Warkton to define the built up part of the village where development may be permitted. This boundary is shown on the proposals map.

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

Development Principles

12.245 There are a number of design principles which the 'Rural Masterplanning Report (2012)' considered important for any new development which may occur in the future in Warkton. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy WAR01

Warkton Development Principles

Development in Warkton will:

- a. Take their design and material cues from the Historic Rural character area, as identified in the Rural Masterplanning report.
- b. Be constructed predominantly of local limestone and thatch. Within this there is scope for very limited red brick, slate or red tiles, for example on outbuildings or barn conversions.
- c. Ensure a good sense of street enclosure with buildings fronting on to streets with wither minimal set backs, or with large set backs, with front and side gardens combined with a strong boundary treatment adjacent to the street to give a good sense of enclosure.
- d. Include 1-1.5m high stone walls or hedgerows as boundary treatments.
- e. Not result in the infill or loss of the frequent open fields, paddocks and gardens which make a positive contribution to the village's green and rural character, with either development or hardstanding for cars.
- f. Not block important views and vistas of the countryside.
- g. New paving and street furniture should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.
- h. Protect and enhance the Conservation Area and its setting and the setting of the registered park and garden of Boughton House.

Housing

12.246 Development in Warkton will be limited to that set out in Policy RS02. There are no housing allocations identified within Warkton.

Employment Allocations

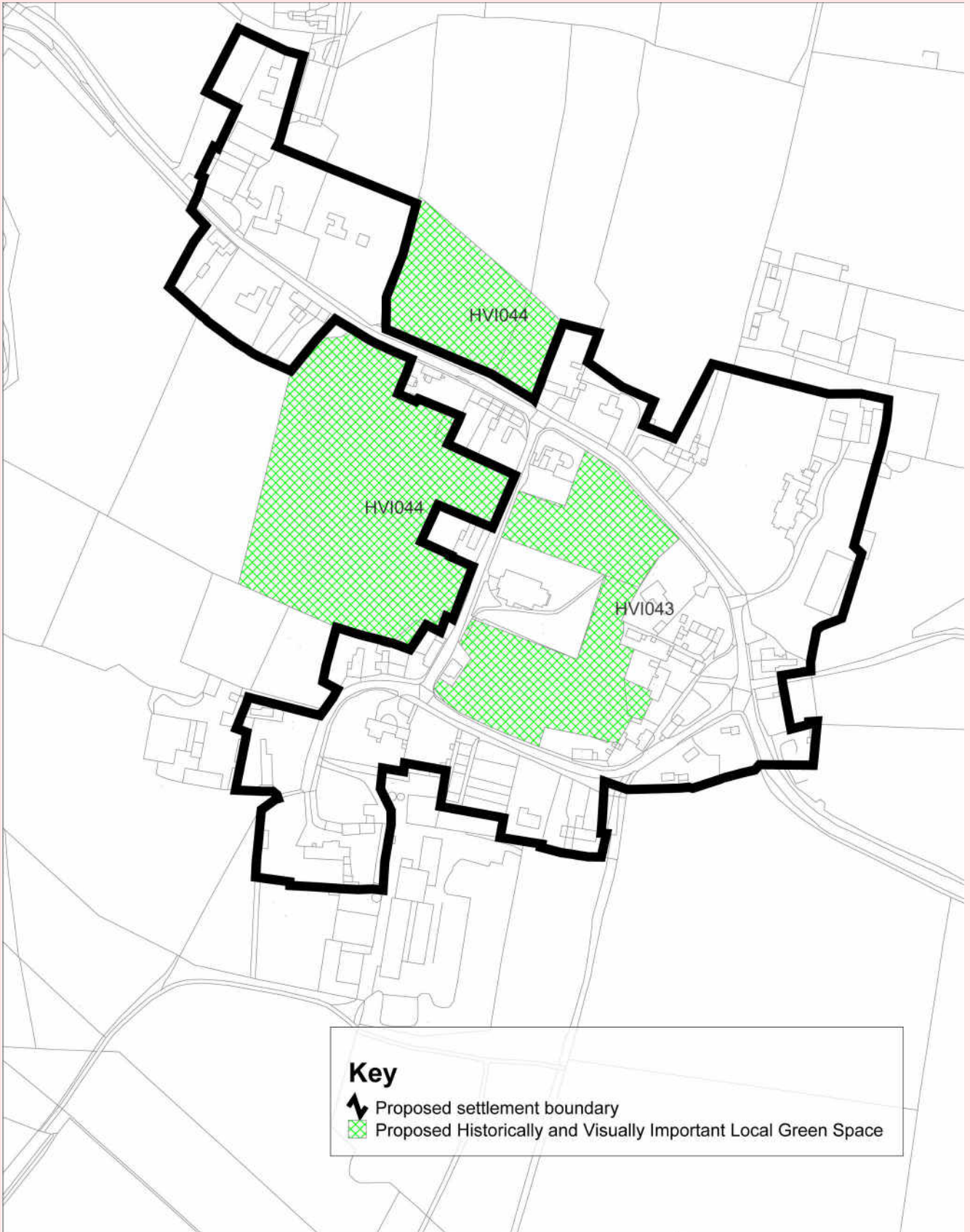
12.247 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

12.248 There has been no need identified for allotment provision in Warkton. Should a need for allotments be identified then provision should be in accordance with Policy ENV02.

Local Green Space

12.249 There are two sites identified as Local Green Space in Warkton. These sites are shown on the proposals map. These are areas, HVI043 and HVI044, which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these local green spaces will be preserved to this effect.



Key

- ↪ Proposed settlement boundary
- ▨ Proposed Historically and Visually Important Local Green Space

Title: Warkton Proposals Map

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100017647

Date: 25.05.18

Scale: 1:3000

Drawn by:

Kettering
Borough Council

Picture 12.18

12.19 Weekley

Weekley

Village Category: B

12.250 Weekley is located just to the north of Kettering. The settlement has a historic and rural character and sits well within the landscape and which is linked to the surrounding rolling countryside. Limestone thatched cottages predominate with occasional examples of red brick buildings and roofs of slate or red tiles. There is a mix of cottages and a number of large often grand detached buildings which all add to the character of Weekley.

12.251 Buildings face the streets and either front directly onto them or maintain a good sense of enclosure with consistent stone walls or hedge treatments, despite large set-backs with large front and side gardens. There are frequent open views to the countryside, significant trees and hedgerows, numerous open spaces and several large domestic gardens which combine to give the village a green feel.

12.252 Some of the later additions to the village do not reflect its historic character with principles such as soft edges, relationship with the street, and consistency of boundary treatment eroded. However, the overriding historic character of the village remains.

12.253 Weekley Conservation Area was first designated in 1981 and a Conservation Area Appraisal was later adopted on 30th March 2007.

Key Statistics	
Population (2011 Census)	297
No. of dwellings (RMP – electoral roll)	82
New dwellings (2011-2017)	2
Existing housing commitments	1
Proposed housing allocations (up to 2031)	0

Table 12.38

Services and Facilities

Facility	Quantity	Name
Church	1	St. Marys Church
Public House	1	Montagu Club
Restaurant/Cafe	1	Jessica’s Teashop

Table 12.39

Options for Growth

12.254 Two different options for growth in Weekley were previously identified and consulted upon at the Options Stage of the plan. The first was for no growth beyond the village boundary. The alternative option was to allow some small scale growth in Weekley outside the proposed village boundary and a potential housing site was considered. This site was subsequently disregarded and a 'no growth' option was agreed for Weekley and, therefore, development is likely to be extremely limited. The following principles will apply to any development proposals that may come forward.

12.255 Weekley is identified as a Category B village. Development in Weekley will be limited to that set out in Policy RS02 (Category B Villages).

Settlement Boundary

12.256 A settlement boundary has been drawn around Weekley to define the built up part of the village where development may be permitted. This boundary is shown on the draft 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.

Development Principles

12.257 There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Weekley. The following principles will apply to any development proposals in Weekley.

12.258 These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant policies in the Development Plan.

Policy WEK01

Weekley Development Principles

Development in Weekley will:

- a. Take their design and materials cues from the Historic Core character area.
- b. Be constructed predominantly of local limestone and thatch. Within this there is scope for some red brick, slate or red tiles, for example on outbuildings or barn conversion.
- c. Ensure a good sense of street enclosure with buildings fronting on to streets with either minimal setbacks, or in large setbacks with front and side gardens combined with a strong boundary treatment to the street to give a good sense of enclosure.
- d. Use no more than 1.5m high stone walls or hedgerows as boundary treatments.
- e. Where historic stone walls are present, new development should be avoided where this may involve making new openings in the wall.
- f. Not result in the sub-division or infill of gardens which make a positive contribution to the street-scene with either development or hardstanding for cars.

- g. Not result in the development of important field/paddock sites to the south or block important views and vistas of the countryside.
- h. New paving and street furniture should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.

Housing Allocations

12.259 Development in Weekley will take place through small scale 'infill' opportunities within the settlement boundary, this is further set out in Policy RS02 (Category B Villages). There are no housing allocations identified within Weekley.

Employment Allocations

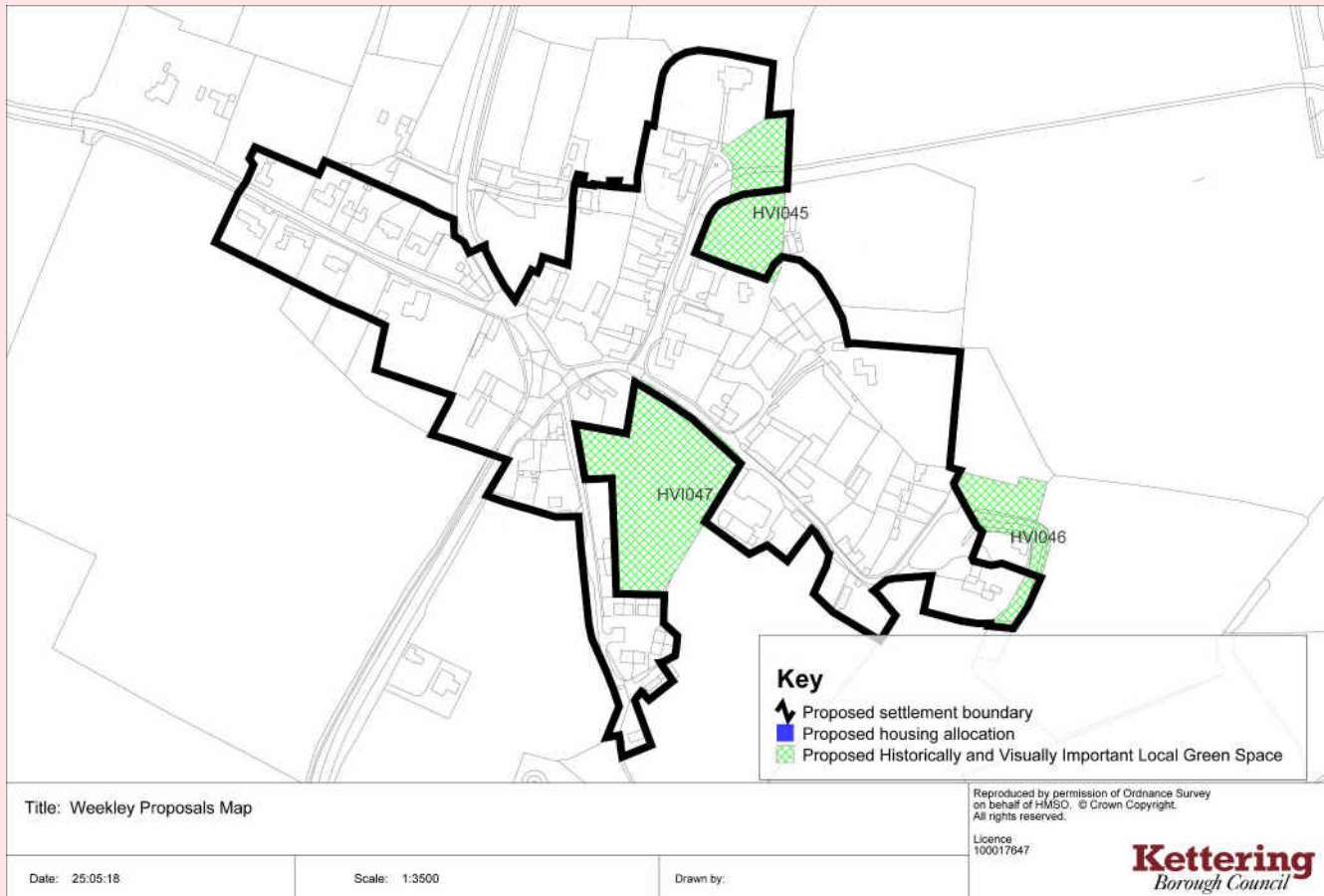
12.260 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area.)

Allotments

12.261 There is an identified need for allotment provision in Weekley. No sites have been identified to accommodate this need. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.262 Three areas of 'Historically and Visually Important Open Green Space' are proposed within Weekley. These are areas HV045, HVI046 and HVI047 which are recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 these local green spaces will be preserved to this effect.



Picture 12.19

12.20 Weston by Welland

Weston by Welland

Village Category: A

12.263 Weston-by-Welland is located around four miles north-east of Market Harborough on the B664, between Market Harborough and Uppingham, with pleasant views over the River Welland valley.

12.264 The most distinctive part of the village is also the oldest part, located around the junction of Main Street and Welham Road.

12.265 The most notable features within this area are the stone and slate houses, farm buildings and cottages, the mature trees at the frontage of Welland House to Main Street as well as to the rear of Weston House, attractive stone walls to a number of garden areas, the village green and St. Mary's Church.

12.266 Development in Weston by Welland is centred on three streets; Sutton Road, Ashley Road and Welham Road. There are two visible differences between the north and the south of the village. The north has a rural character, with low density development and views out to the open countryside; in contrast, the south is of a higher density

12.267 Weston by Welland has a Village Design Statement (VDS) which has been adopted by the Council as informal policy in 2009. The VDS has been used to inform the preparation of

this document. Weston by Welland also has a designated Conservation Area, the appraisal of which was adopted in February 1984.

Key Statistics	
Population (Census 2011)	246
No. of dwellings (RMP – electoral roll)	69
New dwellings 2011 - present	2
Existing Housing Commitments	0
Proposed Housing Allocations	10

Table 12.40

Facilities

Service/Facility	No. of Units	Identifier
Public House	1	The Wheel and Compass
Church	1	St. Mary's Church

Table 12.41

Options for Growth

12.268 Two different options for growth in Weston by Welland were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option for Weston by Welland is to allow some small scale growth outside the settlement boundary and site RA/136 was identified. Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, site RA/136 remained as a potential housing allocation. It was subsequently agreed that site RA/136 be designated as a draft housing allocation.

12.269 Weston by Welland is identified as a Category A village. Development in Weston by Welland will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

12.270 A settlement boundary has been drawn around Weston by Welland to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Development Principles

12.272 There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Weston

by Welland. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy WES01

Weston by Welland Development Principles

Development in Weston by Welland will:

- a. Protect and enhance the conservation area and its setting.
- b. Reflect the character and materials of the Historic Core or Farmstead character areas as outlined in the Rural Masterplanning report.
- c. Use a materials palette limited to Northamptonshire ironstone and Collyweston or Welsh slate, with very limited red brick.
- d. Front directly onto streets or be slightly set-back behind green spaces,
- e. Be consistent with existing building lines and rooflines.
- f. Preserve the rural aspects, setting and environment of the village, including views out into the countryside.
- g. Not involve the subdivision of gardens for development where it results in a material alteration in the appearance of the site or where views or vistas would be affected detrimentally.
- h. If involving the conversion or, in exceptional circumstances, the replacement of traditional farm buildings, seek to retain the historic form and character of the building, including openings.
- i. Seek to provide smaller, more affordable, dwellings, of 2-3 bedrooms.
- j. Include, where appropriate, tree planting with native species.
- k. Facilitate the following improvements:
 - i. Introduction of an effective form of traffic calming appropriate to the rural setting (not speed humps).
 - ii. Gateways to the village should be improved to create a better sense of arrival and a softening of The Wheel and Compass Public House car park would suit the rural character of this part of the village.
 - iii. Footpath connections to the wider footpath network and open countryside should be improved as well as public footpaths within the village to aid walk-ability throughout.

Housing Allocations

12.273 RA/136 – Home Farm

12.274 This site is located towards the edge of Weston by Welland on the existing site of Home Farm on Valley Road. The site lies outside the settlement boundary and the Weston by Welland Conservation Area, as well as adjacent to the Grade II listed Home Farmhouse and opposite the village's only public house, The Wheel and the Compass.

Policy WES02

Home Farm

Site size: 0.72ha Allocated use: Housing Allocated yield: 10

Development will:

- a. Provide a maximum of 10 dwellings.
- b. Utilise high quality design is required to enhance the character and appearance of the Conservation Area, including acknowledgement of the adjacent Grade II listed No.3 (Home Farmhouse).
- c. Include a layout which reflects the existing pattern of built form the village and provides a gateway to the village.
- d. Incorporate a courtyard design which would be most appropriate with an open parking area.
- e. Comply with other policies in the Development Plan.

Employment Allocations

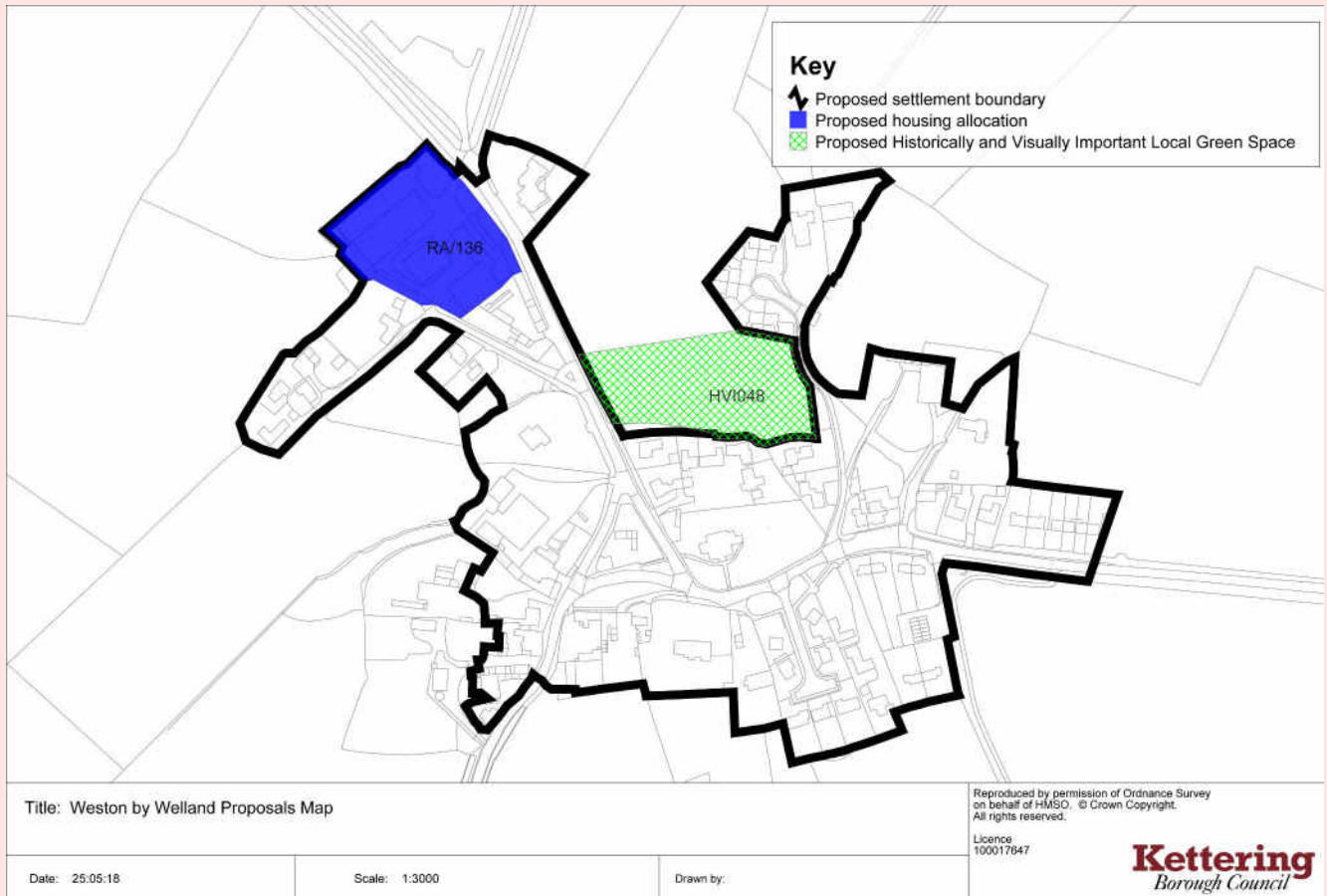
12.275 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area such as at Weston by Welland).

Allotments

12.276 There is no identified need for allotment provision in Weston by Welland. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.277 There is one area which have been proposed as Historically and Visually Important Local Green Space in Weston by Welland. This site is shown on the proposals map. This is area HVI048 which is recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 this local green space will be preserved to this effect.



Picture 12.20

12.21 Wilbarston

Wilbarston

Village category: A

12.278 Located at the north of the borough, Wilbarston is a pleasant village which enjoys panoramic views of the surrounding Welland Valley countryside. It contains a mix of development styles and phases but retains a distinct historical core of traditional buildings which characterise the majority of the village. The village's facilities include a school, shop/Post Office, village hall, open space and pub. Streets are generally closely lined with continuous built form (buildings or boundary walls) giving a strong sense of enclosure. Most buildings are parallel to the street, but some are gable end on. Frontages are densely packed, with long ranges and gardens behind. Typically the built form tightly encloses the street on one side, and is set back on the other in a staggered arrangement. The agricultural heritage is clear and rural mews and historic farmsteads form distinct character traits, with buildings frequently clustered together or set in linear ranges running parallel or at 90 degrees to the street, forming small linear yards.

12.279 Wilbarston Conservation Area Appraisal was adopted in June 1983. In addition to this, the Wilbarston Village Design Statement was adopted in 2010.

12.280 The 'Wilbarston Housing Needs Survey' (December 2010) and consultation with the Parish Council identified a need for affordable housing in the village. Six new dwellings were required to meet this identified local need for affordable homes.

Key Statistics	
Population (2011 Census)	753
No. of dwellings (RMP – electoral roll)	310
New dwellings 2011- present	0
Existing Housing Commitments	0
Proposed Housing Allocations	0

Table 12.42

Facilities

Service/Facility	No. of Units	Identifier
Retail	1	Village Shop and Post Office
Public House	1	The Fox Inn
School/Nursery	1	Wilbarston C of E Primary School
Church	1	All Saints Church
Community Building	1	Wilbarston Village Hall

Table 12.43

Options for Growth

12.281 Two different options for growth in Wilbarston were previously identified and consulted upon at the Option Stage of the plan. The first was for no growth beyond the settlement boundary. The second option for Wilbarston is to allow some small scale growth outside the settlement boundary for affordable housing, as identified by the Wilbarston Housing Needs Survey 2010 and one site, RA/172, was identified to meet this need. Through further consultation in the Housing Allocations - Assessment of Additional Sites and Update, site RA/172 remained as a potential housing allocation. However subsequent to this, through consultation with owners of the site, this site can no longer be considered available; therefore it has been discounted as a draft housing allocation.

12.282 Wilbarston is identified as a Category A village. Development in Wilbarston will be limited to that set out in Policy RS01 (Category A Villages).

Settlement Boundary

12.283 A settlement boundary has been drawn around Wilbarston to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

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

Development Principles

12.285 There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Wilbarston. These are outlined below and will apply to any development proposals that may come forward in addition to Policy RS04 'General Development Principles - Rural Area' and any other relevant in the Development Plan.

Policy WIL01

Wilbarston Development Principles

Development in Wilbarston will:

- a. Facilitate improvements to the village, potentially those identified in the Rural Masterplanning report, including:
 - i. Public realm, gateway and traffic calming improvements along Carlton Road - School Lane, for example tree planting along Carlton Road.
 - ii. Highway and public realm improvements to the crossroads of Main Street and Carlton Road, to remove the dominance of the highway, improve the pedestrian environment; expand the current landscaped green into a small public square.
 - iii. Creation of a safe, paved footpath connection with Stoke Albany.
- b. Represent the local street variety and geometry.
- c. Follow the characteristics of continuous enclosure of buildings, stone boundary walls, stepped frontage, and local variety of street forms.
- d. Feature buildings which front directly, or have short set-backs, onto the streets, lanes, or alleys.
- e. Use a limited palette of materials reflecting the historic buildings within the village - ironstone and limestone, often in coursed bands with limited areas of render, less common soft red bricks, and roofs of slate or stone slate, and thatch.
- f. Not erode important views of the countryside.

Housing Allocations

12.286 There are no housing allocations identified in Wilbarston.

Employment Allocations

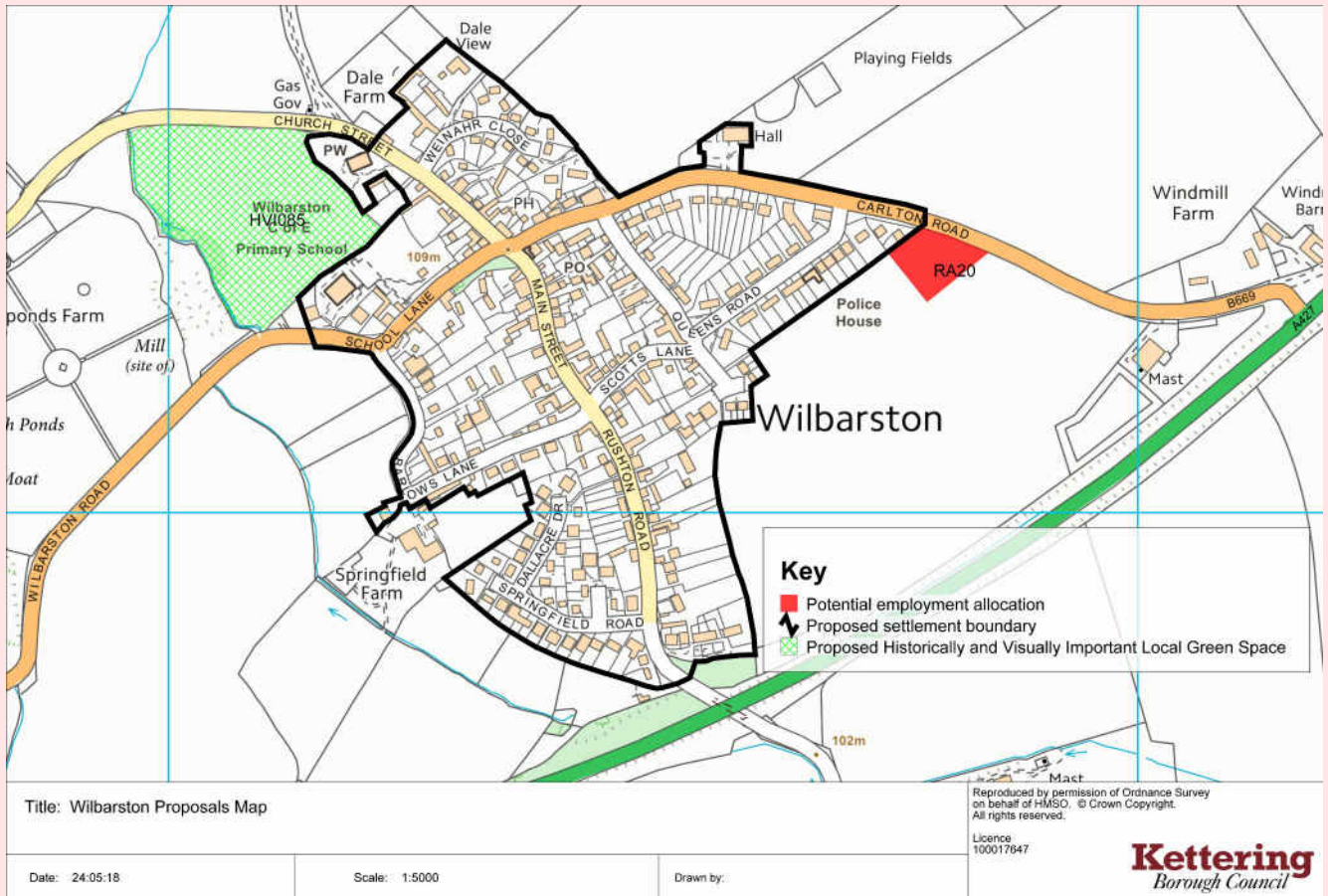
12.287 (Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in the rural area such as at Wilbarston).

Allotments

12.288 There is no identified need for allotment provision in Wilbarston. Although, no sites have yet been identified to accommodate this need. Any future proposals for allotments sites should be considered against Policy ENV02.

Local Green Space

12.289 There is one area which have been proposed as Historically and Visually Important Local Green Space in Wilbarston. This site is shown on the proposals map. This is area HVI085 which is recognised as being demonstrably special and of local significance. In accordance with Policy ENV03 this local green space will be preserved to this effect.



Picture 12.21

13 Infrastructure

13.1 NPPF paragraph 162 requires that Local planning authorities should work with other authorities and providers to:

- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands
- take account of the need for strategic infrastructure including nationally significant infrastructure within their area

13.2 The North Northamptonshire Infrastructure Delivery Plan (IDP) has been prepared to support the Joint Core Strategy. This document has been prepared with partner authorities and identifies the strategic priorities for the delivery of key infrastructure which is needed to support the implementation of the JCS. The IDP sets out the infrastructure required to deliver planned growth and sets out the funding required, sources of funding and timescales for delivery.

13.3 Most of the infrastructure required to deliver growth in Kettering Borough to 2031 is included in the IDP, however site specific infrastructure requirements which are needed to deliver development at a local level will be identified in the SSP2. As the SSP2 develops the Council will continue to work with partners to identify infrastructure requirements.

Question 6

Are there any infrastructure requirements which should be included in the SSP2?