



Broughton
Neighbourhood Plan
Neighbourhood
Development Order
BT Exchange, Church Street

shaping our future together
2016 through to 2031

Procedure and Policy

- 1.1 The Neighbourhood Development Order is developed with community engagement through consultation and consented by the community by Referendum.
- 1.2 The Neighbourhood Development Order has been examined by an independent examiner and will now proceed to referendum. When it passes through the Referendum, the Neighbourhood Development Order will become a statutory planning document consenting development as outlined by the Order.
- 1.3 An Environmental Impact Assessment for this Neighbourhood Development Order is not required as it does not include a classification of development set out in Schedule 1 and is less than the threshold size of 5 Ha in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 1.4 A Habitat Regulation Screening Assessment has been conducted by Kettering Borough Council.
- 1.5 An SEA Screening Opinion and Assessment have been completed.
- 1.6 The Neighbourhood Development Order complies with The Neighbourhood Planning (General) Regulations 2012, Chapter 6.

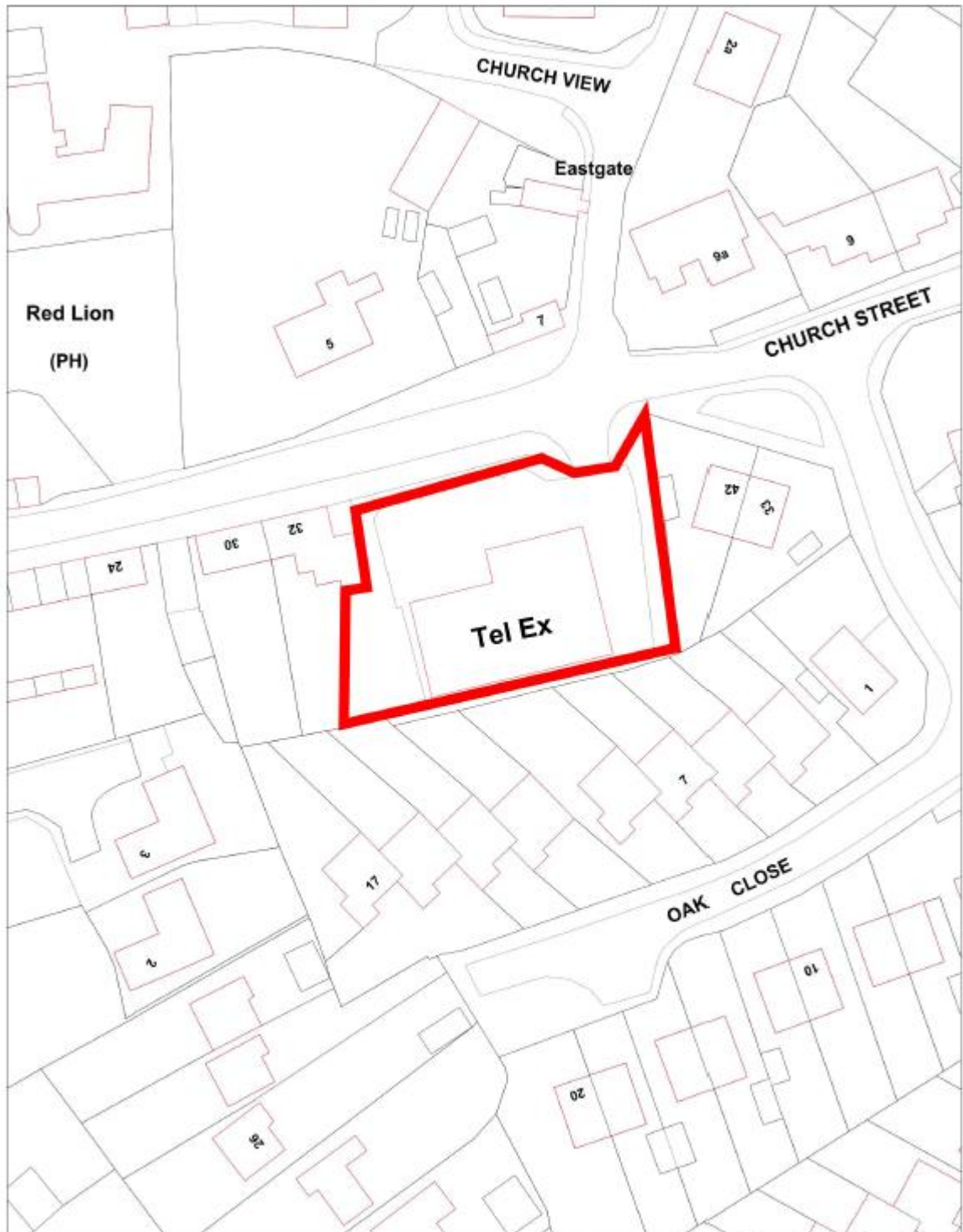
Background to the Neighbourhood Development Order

- 2.1 Our Neighbourhood Plan has established that Broughton is not delivering a full spectrum of housing size and that there is an evidenced need for smaller properties of 1 and 2 bedrooms.
- 2.2 The current BT Exchange in Church Street is considered to be a valuable strategic site for the village which will provide an excellent opportunity for the delivery of a development of smaller sized properties of one or two bedrooms for young people, single occupancy or later life downsizing which would be close to the village centre (a rare remaining opportunity).
- 2.3 This Neighbourhood Development Order will :
 - a) Deliver a strategic site for locally identified open market housing need
 - b) Deliver a development of a minimum of 5 and a maximum of 7 dwellings consisting of small “mews” flats and/or terraced houses of 1 or 2 bedrooms
 - c) Have special regard to the enhancement of our Conservation Area in Church Street .
 - d) Contribute to the achievement of sustainable development and identified need for Broughton.
- 2.4 This site is currently unattractive and without merit for design but benefits from a scale of being suitable for consideration for development and has good access. It is also currently starkly out of keeping with its surroundings in Church Street and is excluded in an isolated pocket from one of our key Conservation Area locations for this reason.
- 2.5 Church Street therefore, will be significantly enhanced by a sympathetic and quality development which will bring this site into alignment with its surroundings.

Background to the Neighbourhood Development Order

- 2.6 The development will be permitted by this Neighbourhood Development Order and, subject to approval by The Examiner, will be valid for the lifetime of the Broughton Neighbourhood Plan through to 6 years after the date that it is adopted. An annual review will be conducted during the plan period as part of the Monitoring due diligence process.
- 2.7 In addition to the above comments, the site assessment for this location is returning a very favourable rating – in most part due to its close proximity to our village amenities of the school, church, parks, local convenience store and local transport along with the fact that it will generate the re-use of an existing brownfield site.
- 2.8 The desire therefore is to facilitate the planning permission for development for the landowner which in turn will deliver certainty of outcome for the Broughton Community.
- 2.9 The site is in use as a village telephone exchange at the start of the Plan with the landowners being aware and supportive of the planning facilitation this NDO will provide. The expectation for landowners and the Neighbourhood Plan is that this site will be a medium to long term delivery in line with BT/Ofcom Strategy for national digital switchover and corresponding to the desired long term phasing of the delivery of the remaining housing allocation for the Neighbourhood Plan.

Neighbourhood Development Order



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Borough Council

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Neighbourhood Development Order

- 3.1 This NDO grants outline planning permission for the delivery of a strategic site at the BT Exchange, Church Street, Broughton and as shown on the map on page 5 of this Order for locally identified open market housing need for a minimum of 5 and a maximum of 7 dwellings consisting of small “mews” flats and/or terraced houses of 1 or 2 bedrooms.
- 3.2 In order to secure a satisfactory development, this Neighbourhood Development Order imposes the following conditions:
1. The development hereby permitted shall be begun either before the expiration of 6 years from the date of the order, or before the expiration of 4 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
 2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 6 years from the date of this outline permission.
 3. Details of the access, landscaping, appearance including the materials to be used, layout, including space for the parking of vehicles and cycles and bin storage, and scale (hereinafter called ‘the reserved matters’) shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
 4. All applications for approval of reserved matters submitted pursuant to this outline permission relating to the layout, appearance, scale and landscaping shall be accompanied by a statement explaining how the design principles specified in the order have been incorporated.
 5. No development shall take place until full details of the finished levels, above ordnance datum, of the ground floors of the proposed buildings in relation to existing ground levels have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved levels.

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6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing, by the local planning authority to ensure the amenity of local residents is protected. The Statement shall provide for:
 - i) a scheme for recycling/disposing of waste resulting from the demolition and construction works;
 - ii) delivery, demolition and construction working hours;
 - iii) measures to control the emission of dust and dirt during construction. The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

7. No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to, and approved in writing, by the Local Planning Authority.

8. No development shall commence until an assessment of the risks posed by any contamination carried out in accordance with the current or equivalent British Standard and Model Procedures has been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority.

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The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.

9. Development shall not commence until a scheme for the provision and implementation of surface water drainage incorporating sustainable urban drainage schemes and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall be constructed and completed in accordance with the approved details and prior to first occupation of any of the dwellings.
10. The development hereby permitted shall not be occupied until details of the boundary treatment have been submitted to and agreed in writing by the local planning authority and shall have been constructed in accordance with those agreed details.
11. No development shall take place until a scheme for assessing, and where necessary mitigating, the effects of the development on ecology and for biodiversity enhancements has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved, in accordance with the approved programme, and shall be permanently retained for the lifetime of the development.
12. No development shall take place until a scheme of onsite foul drainage up to the proposed point of discharge has been submitted to and approved in writing by the local planning authority. The element of the approved scheme required to drain each dwelling shall be completed before the occupation of each dwelling. Suitable access should be safeguarded for the maintenance of foul drainage infrastructure.

Design Principles

4.1 Any development on the site will be expected to take account of the following Design Principles referred to in condition 4 to ensure a build of highest quality and suitability whilst providing for the satisfactory delivery of a scheme that enhances the site given its proximity to the Broughton Conservation Area.

Neighbourhood Development Order Design Principles

- 4.2 Development on the site is expected to take account of, and incorporate, the following Design Principles, in line with the requirements of condition 4:
- a) The dominant heritage external materials are ironstone and Welsh slate in Broughton. The Church Street frontage will be built with ironstone or be predominantly ironstone featured with heritage style red brick providing the opportunity to enhance and align with the core heritage of the immediately adjacent conservation area of Church Street and core heritage of the village reinforcing local identity and sense of place.
 - b) The development of this site must observe the principle for development of 1 or 2 bedroom properties.

Additionally,

- c) This new development will provide dwellings which abut to the pavement or retain small front gardens respecting the historic character of Broughton.
- d) The Development will preserve or enhance characteristic views within, from and into the Conservation Area.
- e) White UPVC windows and doors are inappropriate for this site.
- f) Parking and services (waste bins) will be located as unobtrusively as possible and will not be a dominant feature of the development to mitigate any adverse visual impact on the street scene.
- g) If the Development requires an area of paving or surfacing within the site, simple, attractive, durable and sustainable materials will be required to provide a subordinate foreground which relates well to the surrounding buildings.
- h) Building height will reflect the building heights of immediately adjacent properties in Church Street

Relationship with the Neighbourhood Plan

- 5.1 The Broughton Neighbourhood Plan has promoted this site in our consultation exercises and has received strong favourable support from the community. The Neighbourhood Development Order is included within our Neighbourhood Plan document which has completed pre-submission public consultation from 14th December 2016 through to 19th January 2017 with the Neighbourhood Development Order pre-submission public consultation running from 14th June to 26th July 2017.
- 5.2 The Neighbourhood Plan will apply a specific Neighbourhood Development Order policy as follows and the Development will be subject to stringent suitability with regard to the immediate adjacent Conservation area in Church Street.
- 5.3 Subject to approval, this Neighbourhood Development Order will be valid for the duration of the Neighbourhood Plan period through to December 2031 after which time it will expire.
For information, the Neighbourhood Plan Development Order Policy is shown below.

Neighbourhood Development Order Policy

Objective

- To deliver a strategic site for locally identified open market housing need
- Speed for delivery by developer and certainty of outcome in delivery for the Broughton Community.

Policy

The Neighbourhood Development Order for the existing BT Exchange in Church Street will consent :

- a) a development of a minimum of 5 and a maximum of 7 dwellings consisting of small “mews” flats and/or terraced houses of 1 or 2 bedrooms
- b) Dwellings will be in the form of a small two storey mews (with roof height and scale in proportion to immediate neighbouring dwellings)
- c) The Neighbourhood Development Order will have special regard to the enhancement of our Conservation Area in Church Street.
- d) The Neighbourhood Development Order will contribute to the achievement of sustainable development and identified need for Broughton.

Conformity

- Broughton Housing Needs Survey
- The Neighbourhood Planning (General) Regulation 2012 [The Neighbourhood Planning \(General\) Regulation 2012](#)
- National Planning Policy Framework



The existing BT Exchange in Church Street

The potential of the site will be a significant enhancement in Church Street

