

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 1
Report Originator	Head of Development Services		
Wards Affected	All	28 th November 2018	
Title	SITE SPECIFIC PART 2 LOCAL PLAN – DRAFT PLAN CONSULTATION		

1. PURPOSE OF REPORT

To inform Members of the responses to the Site Specific Part 2 Local Plan - Draft Plan consultation; and for Members to endorse the officer responses set out in the comments schedule and summary sheets and agree the 'next steps' outlined in the summary sheets for officers to advance in the production of the Pre-submission Plan

2. INFORMATION

- 2.1 Members will recall that at 12 September 2018 meeting of this Committee a headline update was provided on the results of the Site Specific Part 2 Local Plan (SSP2) – Draft Plan consultation.
- 2.2 As previously reported, there was significant interest in the consultation, with 557 comments having been received from 239 individuals or organisations; these included Parish Councils, statutory consultees, residents, local community groups and other interested parties. Officers are reviewing the comments made, and preparing draft responses to each comment, as well as producing summary reports on the chapters/policy areas. This provides Members with officer comments for each section of the document and recommends a series of 'next steps' for each area. The summary sheets also assess the implications of the revised National Planning Policy Framework (NPPF) published in July 2018.
- 2.3 Officers are asking Members to note the representations made; endorse the officer responses; and agree the 'next steps' identified in the summary sheets. Once officer comments for all sections of the SSP2 have been endorsed, these will be made available to view via the Council's on-line consultation portal.
- 2.4 The summary sheets for the sections of the plan to be considered at this committee are attached at Appendix 1. Full officer responses to individual comments for these sections are available at Appendix 2.

CONSULTATION

- 2.5 The SSP2 is split into three parts, the first sets out the Spatial Portrait, Vision and Outcomes for the Borough; the second part deals with topic based issues and the third provides settlement specific policies for the Borough's towns and rural

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 2
------------------	------------------------	-----------	--------

areas. This report considers chapters from the first two parts of the Draft Plan. A further report is scheduled for January 2019; this will consider any outstanding sections not considered within this report, and the third part of the Draft Plan considering settlement specific policies for the towns and villages.

2.6 This report looks at each of the following sections of the document outlined below:

- General comments
- Introduction
- Spatial portrait, Vision and Outcomes
- Location of Development
- Housing
- Employment
- Town Centres

2.7 **General Comments**

There were thirteen comments received under this section of the document. One was an objection and twelve were neither supporting nor objecting. A number of comments raised issues which require further consideration. These include flood risk, contamination, education, health and well-being, air quality and pollution, sustainable transport and faith. A series of next steps have been included in the summary sheet attached at appendix 1a to ensure that where appropriate the SSP2 is updated to ensure these issues are adequately addressed.

2.8 **Introduction**

There were eight comments received under this section of the document. Three were objections, one support and four neither objecting nor supporting. This section of the document sets out general information about the plan, how it has been prepared and statutory requirements and will be updated as the document progresses. Issues raised through the consultation cover design, sustainability appraisal, habitat regulations assessment, gypsy and travellers and the timetable. The summary sheet attached at Appendix 1b addresses the points raised and highlights that the Sustainability Appraisal report and Habitat Regulations Assessment will accompany the consultation on the Pre-submission Plan. Proposed next steps are set out in Appendix 1b.

2.9 **Spatial Portrait, Vision and Outcomes**

There were eleven comments received under this section of the document. Five were supporting, three objecting and three neither supporting nor objecting. This section of the document sets out the spatial portrait of the Borough, provides a draft vision for borough and sets out how the SSP2 will contribute to the outcomes set out in the JCS. The comments included support for parts of the vision and outcomes and suggestions for how these could be broadened. Some comments also sought to demonstrate how proposals would or would not contribute towards achieving the vision and/ or outcomes. The summary sheet attached at Appendix 1c addresses the points raised and sets out proposed next steps.

Committee	PLANNING POLICY	Item 6	Page 3
------------------	------------------------	-----------	--------

2.10 Location of Development

There were five comments received under this section of the document. Four were objections and one was neither supporting nor objecting. This section of the document provides detail of the overall spatial strategy and development requirements set out in the JCS and sets out how the SSP2 will provide further categorisation of villages and allocations to meet requirements. The chapter includes a settlement boundary policy and considers the need for a policy on re-use and redevelopment of rural buildings. Comments included objection to the omission of settlement boundaries for category C villages, concern over changes made to the settlement boundary principles since 2009, the omission of an area of land from the settlement boundary and concern regarding the need for a policy on re-use and redevelopment of rural buildings. The summary sheet attached at Appendix 1d addresses the points raised and sets out proposed next steps.

2.11 Housing

There were forty seven comments received under this section. Eleven objections, ten support and twenty six neither objecting nor supporting. This section sets out the residual housing requirement and the proposed allocations for each settlement. It also considers the need for policies to provide additional detail in relation to category 3 housing, housing for older persons and self-build and custom build housing. Concerns raised included the approach to windfall allowance, level of the buffer added to the housing requirement and the need for additional allocations. The comments include support for the policies relating to category 3 and older persons housing but also some objection with concerns including lack of evidence and impact on viability. Concern was also raised over evidence and need for a policy on self-build and custom build housing although there was also support for this type of housing. The summary sheet attached at Appendix 1e addresses the points raised and sets out proposed next steps.

2.12 Employment

There were eleven comments received under this section. One objection, four supporting and six neither supporting nor objecting. This section considers safeguarding of existing sites, potential employment allocations and a policy on live/work units. An employment land review is being completed which will inform the Pre-submission version of this chapter. Comments raised issues which included; the need for assessment of flood risk for employment sites, the type of units allowed in live work units, the need to consider non-B class uses in relation to safeguarded employment sites and support for some of the potential sites identified. The summary sheet attached at Appendix 1f addresses the points raised and sets out proposed next steps.

2.13 Town Centres

There were twenty two comments received under this section. Seven were objections, four were supporting and eleven were neither supporting nor objecting. This section of the document covered town centre policies for the market towns, the sequential and impact assessment and the protection of local

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 4
-----------	------------------------	-----------	--------

services and facilities. Comments include support for the protection of local centres, concern over the cumulative impact of retail proposals in relation to the impact assessment thresholds, promotion of the Lawrence's site and Old Dairy site (both at Desborough) for a medium sized food store and suggestion of some alternative wording for the Protection of Local Services and Facilities policy. The summary sheet attached at Appendix 1g addresses the points raised and sets out proposed next steps.

- 2.14 The remainder of the responses made to the Draft Plan consultation will be reported to the next meeting of this committee, on 23rd January 2019. This report will consider chapters including Natural Environment and Heritage; each of the settlements; and Infrastructure.

3. CONSULTATION AND CUSTOMER IMPACT

- 3.1 The consultation on the Draft Plan was not a formal consultation stage (Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). The responses to the consultation will contribute towards Kettering Borough Council's preparation of the next stage of the Part 2 Local Plan for consultation.
- 3.2 The next stage is Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012, otherwise known as the Pre-submission consultation. This document will subsequently be that Submitted to the Secretary of State for consideration (Regulation 20), along with other supporting documentation, consultation responses and any further comments or resolutions agreed by the Authority.

4. POLICY IMPLICATIONS

- 4.1 The SSP2 will form part of the North Northamptonshire Development Plan and will guide the provision of sustainable growth in Kettering Borough.

5. USE OF RESOURCES

- 5.1 The cost of preparation of the SSP2 will be met within the existing Development Services Planning Policy budget.

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 5
-----------	------------------------	-----------	--------

6. RECOMMENDATION

It is recommended that:

- i. Members note the comments received during the Site Specific Part 2 Local Plan – Draft Plan consultation and endorse the Officer responses to these; and
- ii. Members agree the approach proposed as Next Steps set out in the summary sheets for officers to advance in the production of a Pre-submission Plan.

Contact Officer: Julia Baish – Development Team Leader (Planning Policy)

Previous Reports/Minutes:

Ref: Site Specific Part 2 Local Plan – Update

Date: 12th September 2018

Ref: Site Specific Part 2 Local Plan: Draft Plan for Consultation

Date: 6th June 2018