

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 1 of 7
Report Originator	Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All		
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 the 28th November 2018 meeting of this Committee Members were presented with the responses to the Site Specific Part 2 Local Plan – Draft Plan consultation and asked to endorse officer responses and to agree next steps set out in summary sheets for the first two parts of the Draft Plan. The first part covered the Spatial Portrait, Vision and Outcomes and the second part covered topic based policies with the exception of the Natural Environment and Heritage Chapter.
- 2.2 The purpose of this report is to provide Members with responses to the Site Specific Part 2 Local Plan consultation for the remaining sections of the Plan.
- 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 (provided as a part of the electronic agenda on-line).

CONSULTATION.

- 2.5 This report looks at each of the following sections of the document outlined below:
- Kettering and Barton Seagrave
 - Burton Latimer

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 2 of 7
------------------	------------------------	-----------	----------------

- Desborough
- Rothwell
- Rural Area (with the exception of Stoke Albany)

The Natural Environment and Heritage, and Stoke Albany village chapters will be presented to Members for consideration at the next meeting of this Committee on 26th February 2019.

2.6 **Kettering and Barton Seagrave (Appendix 1a and 2a)**

Eight objections were received, two supporting comments and nineteen neither objecting nor supporting. There were a number of objections and comments relating to sites in the draft plan. One new housing site was promoted. There were also a number of comments relating to the defined and protected housing areas. There were also objections to one of the Historically and Visually Important Local Green Spaces.

2.7 **Burton Latimer (Appendix 1b and 2b)**

Four objections were received and eight comments neither objecting nor supporting. An additional area of Historically and Visually Important Local Green Space was promoted. Two previously discounted housing sites and a third site, part of which had been previously discounted, were promoted for development. The need for S106 contributions towards education was highlighted. There was an objection to the inclusion of the Land west of Kettering Road as an allocation. Site specific policies for BL/039 and BL/044 were welcomed. Part of site BL182 has been promoted to extend the existing open space.

2.8 **Desborough (Appendix 1c and 2c)**

Four objections were received, four supporting comments and fifteen comments which were neither object nor support. A number of comments related to the opportunity redevelopment sites and town centre environmental improvements. A site was promoted at Burton Latimer to off-set delays in delivery at Desborough, and increase the supply of affordable housing in the Borough. There were a number of comments relating to Land to the south of Desborough. There was support for the proposed allocation of site D1 for employment use. There was also support for the allocation of Land off Buxton Drive and Eyam Close. Four previously discounted housing sites and a third site, part of which had been previously discounted, were promoted for development. Comments also raised the relationship with the Neighbourhood Plan. Cumulative impact of development on the A14 was highlighted as was the limited capacity of schools. Comments were also made in relation to the proposed settlement boundary.

2.9 **Rothwell (Appendix 1d and 2d)**

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 3 of 7
------------------	------------------------	-----------	----------------

Six objections were received, three supporting comments and nine comments which were neither objecting nor supporting. Concerns were raised in relation to the capacity of roads, services and facilities in the town, air quality and potential loss of the fire station from the town. Objections were received in relation to the two potential employment sites and the need for a flood risk sequential test was highlighted for site R6. The potential for non-designated archaeological remains on RO/088a was highlighted. Four previously discounted housing sites were promoted for development, and a site in Burton Latimer was promoted to off-set delays in delivery at Rothwell, and increase the supply of affordable housing in the Borough. There was support for the allocation of site RO/088a and criteria g of policy ROT04. Limited capacity of schools was highlighted.

2.10 Rural Area (Appendix 1e and 2e)

Eight comments were received objecting, three supporting and twelve neither supporting nor objecting. Objections were raised in relation to the amount and distribution of development in the rural area and to the amount of windfall allowance identified. There was also objection to the categorisation of villages and the use of settlement boundaries. Concern was raised over the requirements of RS04. There was some support for the categorisation of certain villages.

2.11 Ashley (Appendix 1f and 2f)

Forty eight comments were received objecting and sixteen supporting. There was support for the Conservation Area to be extended to cover the whole village. Support for the Historically and Visually Important Local Green Space and the SSP2 proposals for the village. There was also objection to including the whole village in the Conservation Area and to Historically and Visually Important Local Green Space designations. There was support for no new housing in the village but also some support for development.

2.12 Braybrooke (Appendix 1g and 2g)

Thirty six comments were received objecting, six supporting and six neither objecting nor supporting. There was significant objection to proposed housing allocation RA/128 and to proposed amendments to the settlement boundary to include the site. Issues raised included access, impact on the Listed Building and Conservation Area, need for the development, lack of local amenities and facilities, impact on biodiversity, impact on character and residential amenity. There was some support for the development of RA/128. Comments were also made in relation to Local Green Space.

2.13 Broughton (Appendix 1h and 2h)

Two comments were received objecting, one supporting and six neither supporting nor objecting. There was support for the development principles in BRT01 but also objection and comments relating to the criteria. There was

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 4 of 7
------------------	------------------------	-----------	----------------

support and objection to site RA/127. Comments referred to the need for higher housing requirements in Broughton given the size of the village.

2.14 Cranford (Appendix 1i and 2i)

Five supporting comments were received and four neither objecting nor supporting. There was some support for the two proposed affordable housing allocations identified; however there was also some objection and two new sites were promoted for consideration. There was also support for the Historically and Visually Important Local Green Space identified but also an objection. Issues relating to the water recycling centre were raised.

2.15 Geddington (Appendix 1j and 2j)

Six comments were received objecting, four were supporting and four were neither objecting nor supporting. Comments highlighted the need for RA/110 to be subject to a flood risk sequential assessment. Issues were raised in relation to the water recycling centre. There was objection to some areas of Historically and Visually Important Local Green Space. Issues were raised in relation to Policy GED01. There was some support but also objection to the proposed housing sites.

2.16 Grafton Underwood

No comments received.

2.17 Great Cransley (Appendix 1k and 2k)

Two comments were received which neither objected nor supported. The main issue raised was the need for Policy GRC02 to require an appropriate level of archaeological assessment.

2.18 Harrington (Appendix 1l and 2l)

Only one comment was received which was supporting. The general view was the plan reflected the views expressed in the Village Design Statement.

2.19 Little Oakley

No comments received.

2.20 Loddington (Appendix 1m and 2m)

Three comments were received, two objecting and 1 neither objecting nor supporting. There was an objection to the designation of HV1028; other comments provided an update on facilities in the village.

2.21 Mawsley (Appendix 1n and 2n)

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 5 of 7
------------------	------------------------	-----------	----------------

Sixty three comments were received objecting, 2 comments supporting and five comments neither supporting nor objecting. Significant objection was received to development in the village and to development of site RA/174. Issues raised included traffic, parking, capacity of services and facilities, need for development, impact on wildlife (including the SSSI), residential amenity, flood risk, capacity of sewage treatment works and foul sewage network, suitability of access. Objections were also received to the settlement boundary. Two sites previously discounted were promoted for development.

2.22 Newton (Appendix 1o and 2o)

Two comments were received objecting to this section. Both comments objected to the discounting of site RA/130 as a potential housing allocation.

2.23 Pytchley (Appendix 1p and 2p)

Two comments were received supporting and four neither supporting nor objecting. Three additional sites were promoted for development. Comments highlighted the need for additional housing to meet rural needs.

2.24 Rushton (Appendix 1q and 2 q)

One comment was received which was an objection. The issue related to giving the pocket park special protection.

2.25 Sutton Bassett

No comments received.

2.26 Thorpe Malsor

No comments received.

2.27 Warkton

No comments received.

2.28 Weekley

No comments received.

2.29 Weston by Welland (Appendix 1r and 2r)

Two comments were received objecting, two supporting and two neither objecting nor supporting. A number of objections were received in relation to the settlement boundary. There was support for policy WES02 and some suggested amendments to this policy.

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 6 of 7
-----------	------------------------	-----------	----------------

2.30 Wilbarston (Appendix 1s and 2s)

One comment was received objecting, four supporting and seven neither supporting nor objecting. There was support for Policy WIL01 and comments were made relating to the criteria. An objection was made to the settlement boundary. A lack of affordable housing was identified as an issue.

2.31 Infrastructure (Appendix 1t and 2t)

One comment was received objecting, two were supporting and 6 were neither supporting nor objecting. There was support for the approach proposed to addressing infrastructure. Concern was raised over traffic on rural routes resulting from capacity issues on the A43 and A509. Infrastructure requirements were identified in relation to water and water recycling infrastructure and Burton Latimer Medical Centre. The need to put infrastructure in place first was highlighted.

2.32 Due to the large numbers of comments received to this consultation, and conscious of the amount of paper necessary to print the agendas for Members, a copy of responses and officers comments to those responses will not be printed with this agenda. Instead, this document (Appendix 2) is provided as a part of the electronic agenda on-line. Officers ask that Members view the comments, and endorse the officer's responses to those comments. Members are also asked to agree a series of Next Steps set out in summary sheets, as attached to this agenda at Appendix 1. A link to the committee agenda is provided as follows

https://www.kettering.gov.uk/meetings/meeting/1699/planning_policy_committee

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

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 6	Page 7 of 7
-----------	------------------------	-----------	----------------

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.

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 – Draft Plan Consultation
Date: 28th November 2018

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