

<b>Section Title</b> Kettering and Barton Seagrave
<b>Number of responses</b> 29
<b>Summary of main points</b>  Total number of Objections - 8 Total number of Support - 2 Total number of neither Object nor Support - 19  <u>Sport England</u> Policy KET05 – Former Kettering Town Football Club Object to the allocation at present and will be maintained until mitigation is agreed for improvements to North Park. <b>(id.101)</b>  <u>Northamptonshire County Council – Archaeology</u> Policy KET08 – Glendon Ironworks, Sackville Street Development could involve the enhancement of surviving industrial buildings. No heritage assessment included in the proposals. <b>(id.308)</b> Policy KET10 – Factory adjacent 52 Lawson Street Development should include the enhancement of the surviving building. There is no provision for a heritage impact assessment or retention of the building within the proposals. <b>(id.309)</b>  <u>Natural England</u> Policy KET04 – Permission already granted <b>(id.400)</b>  <u>Historic England</u> Query as to whether a site specific policy relating to Kettering North employment (JCS Policy 36) will be included within the SSP2. <b>(id.410)</b> Policy KET10 – Criteria required to conserve and enhance St. Mary’s Church <b>(id.411)</b> It has not been possible to assess KE/152 – a plan is required <b>(id.412)</b> A site specific policy for Kettering South should be included to address heritage assets <b>(id.413)</b>  <u>Environment Agency</u> KE/184a - McAlpine’s Yard, Pytchley Lodge Road (including KE/184) is within Flood Zone 2. The selection of this site has to be subject to the flood risk sequential test. <b>(id.437)</b>  There are no specific requirements for flood risk assessment in any of the following housing policies (KET04 – KET10 and KET12 – KET13), in particular, Policy KET13, which is within Flood Zone 2. <b>(id.437)</b>  <u>Kettering Borough Council – Environmental Protection</u> Policy KET11 – Vibration is mentioned but not noise, clarification required (1) <b>(id.427)</b>

Other consultees:

Defined Housing Areas – Policy KET01

- Questioning of the criteria to choose the areas which are designated as Defined Housing Areas **(id.6)**
- Suggestions provided as to other areas which could be considered as Defined Housing Areas **(id.6)**
- Need to strengthen wording of Policy KET01 to prevent the division of curtilages **(id.134), (id.139)**
- Need to strengthen wording of Policy KET01 with regards to changes of use **(id.134), (id.139)**
- The garden of 62 Headlands should be wholly included within the Defined Housing Area **(id.134), (id.139)**
- Support the protection of the residential nature of Queensbury Road, The Crescent and The Drive **(id.134), (id.139)**
- 3 Lonsdale Road should be included within the Defined Housing Area – Policy KET01 **(id.134), (id.139)**

Protected Housing Areas – Policy KET02

- The boundary of Policy KET02 should be extended to include 44 to 50 Headlands as a Protected Housing Area. **(id.135),(id.140)**

Policy KET03 – Scott Road Garages

- Concerns of overlooking of development on the Scott Road Garages site and a subsequent preference for bungalows (Policy KET03) **(id.465), (id.466)**
- Concern relating to the levels of noise and pollution rising **(id.465)**
- Concern about flooding as a result of development of the site **(id.465), (466)**
- Concern regarding the affect development will have on the access currently enabling access to a residential property from the lane adjacent to the site **(id.465)**

Policy KET06 – Kettering Fire Station

- Clarification of the site area and exclusion of the freehold property **(id.136)**
- Availability of the site questioned, given that there is no current plan to relocate the fire station **(id.136), (id.141), (id.392)**
- Need to cross reference Policy KET01 and KET06 **(id.392)**
- The area on the southern side of Lonsdale Road is seen as an importance piece of Green Infrastructure and should be recognised **(id.392)**

Promotion of further sites

- Additional information provided for a site previously considered at Wicksteed Park – West of Wicksteed Park **(id.430)**
- Promotion of a site ‘Land off Thurston Drive/Pytchley Lodge Road’ for consideration as a housing allocation **(id.499), (id.500)**

Other comments

- Allocations should be on a range of different sized sites rather than a smaller number of large sites **(id.499), (id.500)**
- Site HVI053/071 does not meet the criteria required to be considered as LGS apart from a small area to the south of the site **(id.562), (id.563)**

**Implications of National Planning Policy Framework**

Paragraph 28 of the NPPF states that non-strategic policies should be used by local planning authorities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure, community facilities at a local level, establishing design principles, considering and enhancing the natural and historic environment and setting out other development management policies.

Section 5 of the NPPF sets out the approach to achieving the Government’s objective of significantly boosting the supply of homes.

Paragraph 68 of the NPPF recognises the important contribution small and medium sites can make to reaching the housing requirement for an area. 68(a) requires that local planning authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved.

Section 6 of the NPPF sets out policy relating to building a strong, competitive economy.

Section 7 of the NPPF requires policies to support the role town centres play at the heart of local communities by taking a positive approach to help with management and adaptation.

Paragraph 85(b) requires policies to define the extent of town centres and primary shopping areas.

Section 12 of the NPPF seeks to achieve well designed places. Paragraph 125 states that plans should, at the most appropriate level, set out a clear use and expectations . . . design policies shall be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.

### **Summary of officer comments**

There is benefit in including an extra criteria regarding mitigation for Policy KET05 and will definitely be explored for inclusion

The JCS, as part of Policy 36 already covers Kettering North and includes criteria/details in relation to heritage and therefore no additional policy will be included within the Part 2 Plan.

The JCS, as part of Policy 37 already covers Kettering South; therefore no additional policy will be included within the Part 2 Plan.

A flood risk sequential test will be undertaken in due course for the housing allocations.

Policy KET03 addresses some of the concerns raised, although the developer of the site could be made aware of these issues that are likely to be raised again at planning application stage

The property included will be removed from the allocated site in Policy KET06

Kettering Fire Station (Policy KET06) is considered a long term allocation which could come forward towards the end of the plan period if an alternative, more suitable location is found

The site promoted at Wicksteed park has previously been assessed, this assessment will be reviewed to take into account the additional information provided.

The area of land promoted at Thurston Drive is a new site which has not previously been considered. Sufficient sites have been identified through the preparation of the SSP2 to meet and exceed housing requirement for Kettering. It is therefore recommended that this site is considered though a review of the Local Plan when additional housing sites are required.

HVI053/71 was recommended to be progressed in the HVI Background Paper from September 2015; these recommendations have been carried forward through an additional assessment of the site. The site has now been included in the SSP2 as a proposed area to be designated as HVI.

A criteria to enhance the setting of the Grade II\* listed church will be added to the development principles of Policy KET10.

### **Next steps**

- Discuss the requirement for mitigation on North Park as a result of development on the Former Kettering Town Football Club site (Policy KET05) with Sport England

- Policies KET01 and KET02 will be reviewed in relation to properties that potentially need to add to this designated area and wording of the policy. Consideration will also be given to whether other areas that have not been proposed to see if these should also be included
- Progress work in relation to the flood risk sequential tests
- Include further development principles to address concerns in relation to Policy KET03
- Remove the residential property from the site designated under Policy KET06
- Review the assessment for the site at Wicksteed Park
- Review designation of HVI/053/071 and make decision accordingly as to whether any amendments are required.
- Add a criteria to Policy KET10 in relation to the setting of the Grade II\* listed church.