

Section Title - Burton Latimer
Number of responses - 12
Summary of main points Comments of Objection - 4 Comments of Support - 0 Comments of neither support nor objection - 8 Statutory Consultees Historic England The site specific policies for BL/039 and BL/044 are welcomed. (id. 414 and id. 415) NCC Education Capacity within Primary and Secondary education provision serving the Burton Latimer area is limited, with high levels of demand forecast to continue based on three year birth and trend data alone. (id. 547) It is expected that additional capacity will need to be provided, and major (more than 10 unit) housing developments coming forward in Burton Latimer will be required to contribute through s106 planning obligations towards the provision of additional capacity for both school ages. (id. 547) Burton Latimer Town Council Objection to BL/044 because the road from which the site is accessed is the busiest road in Burton Latimer. In addition, there is no footpath to the site and it is located within a Conservation area. (id. 533) BLTC will not make representation for Land south of Higham Road to be included within the SSP2 Local Plan. (id. 534) Comment on Site BL/182 (1) The site owner has provided details of the site's for consideration through the plan making process, and to respond to the outstanding NCC objection relating to vehicular access to the site from the highway network within the adjacent Linden Homes development, which have not been built to adoptable standards. The facts that the Linden Homes development has been allowed is questioned, as this would otherwise make the site accessible. (id. 28) Development of the site could incorporate part of their site to extend the adjacent mini pocket park which may also enhance the extent of the nearby nature corridor, benefiting the local community. (id. 28) Kettering Borough Council's views on whether they would be able to support this proposal and potentially work in partnership with the site owners to facilitate this is sought. (id. 28)

Comment on paragraph 9.19 (1)

HVI057 should be extended further from the town boundary down to the River Ise. **(id. 54)**

Objections (4)

Objection to Chapter 9 of the draft Part 2 Local Plan for the following reasons:

There is a limited amount of residential development directed to Burton Latimer (table 4.1). **(id. 291)**

Housing development at Desborough North and Rothwell North is significantly delayed and will only deliver 20% affordable housing. **(id. 291)**

Proposed allocations (BLA04, BLA05, BLA06 and BLA07) would be deliverable in the short term, leaving no provision for additional new housing (including affordable housing) in the medium and long term. Sites BLA05 and BLA06 also fall below the affordable housing threshold. **(id. 291)**

Small scale infill opportunities within Burton Latimer are limited and unlikely to deliver meaningful infrastructure. **(id. 291)**

Current proposed allocations (BLA04, BLA05, BLA06 and BLA07) do not contribute to the green infrastructure network. **(id. 291)**

A housing site is promoted (land south of Higham Road, Burton Latimer). The site has a yield of 160 dwellings which is required to maintain a sufficient housing land supply. The following details were provided: site yield, housing mix, community facility enhancements (Medical Centre/Allotment capacity increase) Green Infrastructure provision, site location plan, concept layout plan and green infrastructure strategy plan. Detailed information on the site/ site's assessment was also submitted regarding: Retirement living accommodation, landscape and visual impact, ecology, flooding/drainage, transport. It has been requested that the site is formally considered. **(id. 292)**

A housing site is promoted (Land off Queensway and Gardner Road, Burton Latimer) by developer. The representation states that the housing delivery rates for Kettering East SUE are not being met, and larger sites in Rothwell and Desborough are underperforming. It is likely that the 25% buffer-monitoring figure will be triggered, highlighting a need to identify reserve housing sites within Burton Latimer to accommodate any shortfall. Despite having a 5 Year HLS, appeal decision in Desborough – APP/L2820/W/16/3149835 demonstrates that when a 25% buffer is applied to the aforementioned under delivery, this further exacerbates the need to identify additional sites. The impact of the Cambridge – Milton Keynes – Oxford Arc on the North Northamptonshire area has not been considered in the projected housing provision. Table 4.1 housing requirements do not correlate with figures in table 8.1 of the draft plan. Further clarification is sought in the context to the under delivery within the May 2018 Monitoring

report. The Proposals Map for Burton Latimer, including the HVI adjacent the proposed site is generally supported. **(id. 363)**

Proposed Additional Allocation – Land off Gardner Road. Planning permission for 84 dwellings was previously sought and refused in principle. The representation includes a location plan, and partial site planning history. The site could either address a 5 year shortfall or could be called upon in the case of the 25% monitoring target being triggered [set out on page 196 of the JCS]. The promoter states that development of the site would have very little sensitivity from a LVIA perspective and would be well screened from anything other than its immediate context and would be contained by the proposed HVI located to the west of the site. The reasons given in the refusal notice are in principle objections only and do not raise outright constraints to site development. A number of house builders have expressed interest in delivering the site, indicating strong market demand and deliverability within the next 5 years. The representation seeks for the site to be included in the draft plan. **(id. 502 and id. 505)**

Implications of the 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

- KBC would support enlarging the pocket park adjacent BL/182 to provide a nature corridor across the site, but not as part of the delivery of discounted site BL/182; identified issues take precedent and together with delivering housing growth in accordance with the JCS and hierarchy of settlements.
- An assessment of land adjoining HVI072 will be undertaken to establish whether it should be designated as HVI land. Land already assessed and discounted will not be reviewed.
- Land south of Higham Road was previously considered by the Council and discounted as a housing site allocation (referred to as site BL048a in the SSPLDD Housing Allocations Assessment of Additional Sites and Update – October 2013) as it was potentially considered more suitable for an option for housing development in the future instead. This position remains unchanged.
- Land off Gardner Road was previously considered by the Council and discounted as a housing site allocation (referred to as site BL051 in the SSPLDD Housing Allocations Background Paper – February 2012) due to lack of safe access to the site and impact on biodiversity and inclusion of Burton Latimer pocket park within the site boundary. Since then a planning application (KET/2017/0902) for 84 dwellings was refused because development of the site would not accord with the settlement hierarchy or sustainable development objectives of the spatial vision for the area.
- Land off Queensway and Gardner Road was previously considered by the Council and discounted as a housing site allocation (referred to as site BL053a in the SSPLDD Housing Allocations Background Paper – February 2012) due to its unacceptable impact on the Ise Valley sub-regional corridor and limited access. This position remains unchanged.
- Burton Latimer has exceeded its housing requirement up to 2031. There is no evidence to suggest an additional allocation for affordable housing is required.
- At present the council is able to demonstrate a 5 year supply of housing. The SSP2 has already identified 10% more dwellings than the requirement set out in the JCS. There is no identified shortfall in available sites at the other market towns or growth town and therefore this is not a justification for further development at Burton Latimer. The Pre-submission plan will be accompanied by a background paper setting out additional information on the Council's housing trajectory and five year

land supply position.

- The delivery of additional sites over the plan period would conflict with the strategic focus of the JCS which adopts a settlement hierarchy approach to housing delivery. As a result, no further allocations are being proposed in Burton Latimer in order to accord with the settlement hierarchy approach to the delivery of housing as set out in the North Northamptonshire Joint Core Strategy (Policy 29).
- In order to secure appropriate funding, NCC Education will need to demonstrate an up-to-date evidence base necessary to justify any requests for commuted sums or capacity improvements.
- The 25% buffer refers to a monitoring tool associated with the North Northamptonshire Joint Core Strategy (Part 1 Local Plan) which will serve as an early warning to LA's when housing land supply shortfall could be imminent and corrective action is required. If triggered, this may prompt an early review of the North Northamptonshire Joint Core Strategy or other actions considered appropriate, and not necessarily follow the actions proposed within this consultation comment. As a result, at this stage there is no demonstrable need to identify additional sites within the part 2 Local Plan.
- Work on the Cambridge – Milton Keynes – Oxford Arc has not currently progressed to a stage where it can be given significant weight as a material consideration in the plan making process.
- Discrepancies between the two tables referred to (table 4.8 and 8.1) will be investigated.
- With respect of site BL/44, NCC Highways raised no objection to the access with Kettering Road but recognised a need to address lack of pedestrian facilities on the side of the road. The development principle criteria (f) of Policy BLA04 seeks to address the lack of footpath, should the site be delivered for housing.
- Affordable housing requirements have been tested through the examination of the JCS. The housing requirements in the JCS have been identified to meet housing need. There is no evidence to suggest there is a need to allocate additional land at Burton Latimer to meet affordable housing requirements

Next steps

- 1) Contact the owner of site BL/182 to discuss opportunities to utilise the site as an enhanced nature area;
- 2) Review land north of HVI057 to determine whether it should be designated as additional HVI land.

- 3) Continue to consult NCC Education through the plan making process.
- 4) Investigate the discrepancy between tables 4.8 and 8.1 of the draft SSP2 Local Plan.