

PLANNING POLICY COMMITTEE

Tuesday, 5th November, 2019 at 6.30 pm
Committee Room - Kettering Borough Council

Committee Administrator: Anne Ireson
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A G E N D A

1. Apologies
2. Declarations of Interest

(Members are asked to make any declarations of financial or other interests they may have in relation to items on this agenda. Members are reminded to make a declaration at any stage throughout the meeting if it becomes apparent that this may be required when a particular item or issue is considered.)

- (a) Disclosable Pecuniary Interests
- (b) Personal Interests

3. Minutes of the previous meeting to be approved as a correct record and signed by the Chair
4. Any items of business the Chair considers to be urgent
5. The Chair to ask members of the public present if they want to speak on any public items on the agenda

Working with and on behalf of local people

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| 6. | Site Specific Part2 Local Plan (SSP2) -
Background Papers | Julia Baish |
| 7. | Site Specific Part2 Local Plan: Employment Land
Allocations | Simon Richardson |
| 8. | Strategic Flood Risk Assessment Update | Simon Richardson |

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BOROUGH OF KETTERING

PLANNING POLICY COMMITTEE

Meeting held: 10th September 2019

Present: Councillor Ian Jelley (Chair)
Councillors Linda Adams, Cedwien Brown and Ruth Groome

19.PP.08 APOLOGIES

Apologies for absence were received from the Chair, Councillor Mike Tebbutt. Apologies were also received from Councillors Bain, Davies and Derbyshire.

19.PP.09 DECLARATIONS OF INTEREST

Councillors Ian Jelley and Cedwien Brown declared an interest in Item 7 as members of Rothwell Town Council.

Councillor Ruth Groome declared an interest as an employee of Northamptonshire County Council.

19.PP.10 MINUTES

RESOLVED

that the minutes of the meeting of the Committee held on 5th June 2019 be approved and signed as a correct record.

19.PP.11 MATTERS OF URGENCY

None.

19.PP.12 GYPSY AND TRAVELLERS ACCOMMODATION ASSESSMENT (GTAA) 2019

A report was submitted that sought to inform the Committee of the Gypsy and Travellers Accommodation Assessment (GTAA) and the initiatives being explored to meet the accommodation needs identified.

Members noted a key change in the definition of gypsy and travellers provided by the August 2015 Planning Policy for Travellers, which removed the term “...who have ceased to travel permanently”. In essence this meant that families who had ceased to travel permanently would no longer fall under the planning definition of a Traveller for the purposes of assessing accommodation need as part of the GTAA.

The Committee’s attention was drawn to the headline future accommodation need findings for the Borough for the period 2018-2033. The conclusion drawn was that there was a requirement for 24 pitches for families meeting the planning definition and 24 pitches for those not meeting the definition.

A series of proposed actions to assist in meeting the needs identified in the GTAA were outlined to the meeting as follows:-

- Site extensions
- Delivering unimplemented sites
- New site allocations
- Strategic working
- Regularising sites occupied by non-Gypsy families
- Greater depth interviews with families

The Committee noted that specialist consultants would provide input into assist in the work required to the meet the need identified through the GTAA.

Cllr George Normand (Braybrooke PC) addressed the Committee and raised concerns regarding the robustness of the GTAA in relation to planning appeals. He stated that the document produced by Daventry District Council had recently been dissected at a planning appeal and there was a need to ensure that lessons were taken from that. He further stated that larger and denser sites that may arise as a result of any intensification or extension could prove more difficult to manage and encourage negative behaviours.

Cllr Hilary Bull (Broughton PC) spoke and stressed the need for any policy to have strong foundations and be clear and robust. Cllr Bull provided details of issues at the existing site near Broughton, including unresolved enforcement issues and stated that there was a perceived disregard by KBC for the established community.

Cllr Pat Scouse (Broughton PC) also spoke and questioned whether there would be two distinct policies, one for those families meeting the planning definition and one for those that did not. She also stated that there was a need for a clear, consistent set of rules going forward.

Members took the above points into consideration and asked questions in relation to the definition of travellers as well as noting that any policy

had to work for both the traveller and settled communities and be clear and cohesive.

RESOLVED that:-

- (i) The contents of the report relating to the GTAA be noted; and
- (ii) That officers seek to progress the proposed actions going forward as suggested in the report to help meet the gypsy and traveller accommodation need.

19.PP.13 **LOCAL DEVELOPMENT SCHEME**

A report was submitted which sought to agree an update to the Council's Local Development Scheme (LDS); and to recommend that the scheme be submitted to Council for adoption.

The meeting heard that the document itself was a project plan providing a timetable for the preparation of documents for KBC's contribution towards the North Northamptonshire Development Plan. The last LDS was adopted in April 2018 and the revised document had been updated to reflect the progress and slippage to the previous programme.

Details of the remaining programme for producing the Site Specific Part 2 Local Plan (SSP2) were provided, with the LDS to be adopted ahead of the publication of the pre-submission plan. It was anticipated that a draft SSP2 would be submitted to the November committee meeting.

In relation to the Gypsy and Traveller Site Allocation Policy, it was hoped that a Draft Plan for consultation would be available by December 2019 with a clearer Publication Plan by April 2020. It was anticipated that Submission of the Policy would be made in July 2020, with Examination of the document in September and adoption by April 2021.

Once the SSP2 had been adopted it was proposed that the Kettering Town Centre Area Action Plan be reviewed, it was anticipated that this would take place in early 2021.

RESOLVED that

- (i) the draft Local Development Scheme as set out in the report be agreed
- (ii) the draft Local Development Scheme be recommended to Council for adoption.

19.PP.14 NORTH NORTHAMPTONSHIRE STATEMENT OF COMMUNITY INVOLVEMENT

A report was submitted which sought Member agreement for the North Northamptonshire Statement of Community Involvement (SCI) to be presented to Council for adoption.

The meeting noted that preparation of the SCI had been led by the Joint Planning Unit with input from the four partner local authorities. The SCI set out how consultation and engagement in the preparation of Local Plan documents would take place, as well as in determining planning applications. The current SCI was last adopted in February 2014.

Although there was no requirement to consult on the revised document a decision had been made to undertake a focussed consultation to allow for wider stakeholder input. A total of seven responses had been received and details of issues addressed were highlighted in the report. Members asked questions in relation to the consultation process other than internet-based responses. It was explained a variety of methods to consult are used, including providing paper copies of documents and attending group meetings.

The meeting noted that the revised SCI would be taken to each of the partner authorities for adoption, having been presented to the North Northamptonshire Joint Planning Committee on 25th July.

RESOLVED that the revised Statement of Community Involvement be recommended to Council for adoption.

(The meeting started at 6.30 pm and ended at 7.40pm)

Signed
Chair

DJP

Committee	PLANNING POLICY	Item	Page 1 of 7
Report Originator	Head of Development Services	<i>Fwd Plan Ref No:</i>	
Wards Affected	All	5 November 2019	
Title	SITE SPECIFIC PART 2 LOCAL PLAN (SSP2) – BACKGROUND PAPERS		

1. PURPOSE OF REPORT

To seek Members approval of a series of background papers to support the preparation of the Site Specific Part 2 Local Plan (SSP2): Publication Plan.

2. INFORMATION

- 2.1 Members will recall that at the meetings of this committee of the 28th November 2018, 22nd January 2019, 26th February 2019 and 5th June 2019 a series of reports were presented which set out responses received to the consultation on the Site Specific Part 2 Local Plan (SSP2): Draft Plan, also officer responses to these and next steps in preparing each section of the Plan.
- 2.2 These next steps included the preparation or updating of a number of background papers which will form part of the evidence base to the SSP2.
- 2.3 The purpose of this report is to provide Members with these new and updated background papers, and to ask Members to endorse these papers to support the preparation of the SSP2: Publication Plan.
- 2.4 The content of the background papers is summarised below, and copies of the background papers are attached at Appendices 1 to 9.

Categorisation of Villages: Background Paper (October 2019)

- 2.5 This background paper sets out the Councils approach to categorising villages in the SSP2, it also sets out the approach to the distribution of housing in the rural area. The paper categorises the villages into three categories, Category A, Category B and Category C. The background paper is attached at Appendix 1.

Housing Allocations Background Paper (Update October 2019)

- 2.6 This background paper provides an update to the Housing Allocations Background Paper (May 2018), to provide an update on the next steps agreed through the Planning Policy Committees and to provide any further updates on housing sites. The background paper is attached at Appendix 2. The main conclusions set out in the background paper are:
 - It is recommended that site KE/033a, Land at Wicksteed Park, Kettering is designated as a housing allocation in the Publication Plan.

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- It is recommended that site KE/184a, McAlpine's Yard, Pytchley Lodge Road, Kettering, is designated as a housing allocation in the Publication Plan, subject to the completion of further work in relation to flooding as required by the new Level 1 SFRA.
- It is recommended that site RA/170, South of New Stone House, Cranford, is designated as an affordable housing allocation in the Publication Plan, subject to the completion of further work in relation to flooding as required by the new Level 1 SFRA.
- It is recommended that site RA/173, Land east of the corner of Duck End and Thrapston Road, Cranford, is designated as an affordable housing allocation in the Publication Plan.
- Site KE/002, Land North of Gipsy Lane, Kettering is under construction so will not be included in the Publication Plan as a housing allocation.
- Site BL/039, Land to the rear of 23 Regent Road, Burton Latimer, is under construction so will not be included in the Publication Plan as a housing allocation.

Historically and Visually Important Local Green Space: Background Paper (Update October 2019)

2.7 This background paper provides conclusions in relation to work undertaken on Historically and Visually Important Local Green Space following the consultation on the SSP2 Draft Plan. This background paper is attached at Appendix 3. The main conclusions set out in the background paper are:

- It is recommended that the whole area of HVI053/071 (Land to the south of Barton Road, Barton Seagrave) be designated as Local Green Space in the Publication Plan. This is because a majority of the site is publicly accessible and is in close proximity to the community it serves. The site also holds a particular local significance and is of high value in terms of visual importance, particularly with regards to views to the church, Barton Hall and the conservation area.
- It is recommended that the area of land north of HVI057 (Land to the west of Bridle Road, Burton Latimer) is discounted as Historically and Visually Important Local Green Space. The main reasons for this are that visibility of the site is limited and is located adjacent to modern development and does not provide the highly visible rural buffer for the settlement along the Ise Valley, that HVI057 does.
- It is recommended that the car park be removed from HVI016 (Land either side of the River Ise running through the centre of the village, Geddington). This is because the car park does not provide the views associated with the remainder of the site and is not part of the main open space area as referred to in the September 2015 Background

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Paper. It also does not meet the criteria for defining Historically and Visually Important Local Green Space.

Settlement Boundary: Background Paper (Update October 2019)

2.8 This background paper provides an update to the Background Paper: Settlement Boundaries (Update 2018). It provides the conclusions in relation to work undertaken on settlement boundaries following the consultation on the SSP2 Draft Plan. The background paper is attached at Appendix 4. The main changes set out in the background paper are:

- It is recommended the settlement boundary for Desborough is amended to exclude Desborough Green Space, include Land at Gaultney Farm (KET/2018/0623), amended to reflect the boundary of site DE/212 (Land off Buxton Drive and Eyam Close) and amended to include employment site D1 (Land adjacent to Magnetic Park, Harborough Road). These amendments are in accordance with Principle 2(d) of the Settlement Boundary Defining Principles in the Settlement Boundaries (Update April 2018) Background Paper.
- It is recommended the settlement boundary for Geddington is amended to include two areas of garden land and to include employment site RA/10 (Geddington South West, New Road).
- It is recommended the Pytchley settlement boundary be amended to include land the subject of planning permission KET/2017/0751.
- It is recommended that the Stoke Albany settlement boundary is amended to exclude site RA/120 (Stoke Farm, Ashley Road, Stoke Albany) which has been discounted as a housing site.
- It is recommended that the settlement boundary for Wilbarston is not amended and Springfield Farm remains outside the settlement boundary.

Housing Land Supply Background Paper (October 2019)

2.9 This background paper sets out the approach the Council has taken in the SSP2 to delivering the housing requirements set out in the North Northamptonshire Joint Core Strategy (JCS). It provides a justification for a 10% flexibility allowance which has been added to the housing requirements in the urban areas, and sets out the approach to delivering the rural housing requirement. The paper details the approach to housing density, site size and windfall allowance and provides details of the Developable and Deliverable sites included in the site schedule. The background paper sets out the Council's five-year land supply position with the SSP2. It also sets out how the Plan meets the NPPF requirement to accommodate at least 10% of the housing requirement on sites no larger than 1 hectare.

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2.10 The Housing Land Supply Background Paper is attached at Appendix 5. This paper identifies a total supply of 12,838 dwellings for the period 2011 to 2031. The five-year land supply position for the period 2019 to 2024 with the SSP2 is 6.74 years.

Self-build and Custom Build: Background Paper (August 2019)

- 2.11 This background paper provides an overview of Self-build and Custom Housebuilding in the Borough and analyses the demand using data collected through the Self-build and Custom Housebuilding Register and from other secondary data sources. The paper considers the level of demand and how this demand could be met. It considers how much of the requirement could be met if a policy was included in the Plan requiring sites above a threshold to deliver a proportion of Self-build and Custom Build plots. The background paper recommends two policies are included in the SSP2, one requiring developments of 50 or more dwellings to provide 5% of plots as Self-build or Custom Build serviced plots and one supporting single plot affordable exception sites in the rural area.
- 2.12 The background paper is attached at Appendix 6.

Assessment of The Old Dairy Site as a Medium Sized Supermarket

- 2.13 This note considers the potential of The Old Dairy Site, Desborough to accommodate a medium sized food store. The note considers the area of land required to deliver a medium sized food store and whether The Old Dairy Site could accommodate a store. The note concludes that the site is insufficient in size to deliver a food store of the size identified in the JCS. This note is attached at Appendix 7.

Background Paper: Provision of Category 3 and General Housing for Older Persons (October 2019)

- 2.14 This background paper considers the need for additional local policy on housing for Older Persons and Category 3 (wheelchair) housing to meet local needs. The background paper sets out the policy context, provides an assessment of recent studies to understand the demand for older persons and wheelchair housing and sets out the conclusions in relation to the approach to be taken in the SSP2. The background paper is attached at Appendix 8.
- 2.15 The background paper recommends the inclusion of two policies for older persons housing, the first supporting proposals for retirement housing or care homes where sites have good access to public transport links and local services and facilities and the second requiring sites of 50 dwellings or more to incorporate a proportion of dwellings which are suitable to meet the needs of older people.

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2.16 The recommended approach for Category 3 housing is that a policy setting a specific proportion of housing to be Category 3 is not included in the SSP2 but that a proportion of Category 3 housing will continue to be negotiated on a site by site basis in accordance with JCS Policy 30.

Defined and Protected Housing Areas: Background Paper (October 2019)

2.17 This background paper reviews two saved Local Plan (1995) policies, K15 and K16, and considers whether these policies should be included in the SSP2. Policy K15: Character and Density in Defined Housing Areas seeks to protect the character of three areas in Kettering by preventing proposals for residential development which involve redevelopment, infilling or the sub-division of a property's curtilage in these areas. Policy K16: Protected Housing Areas seeks to prevent changes of use or redevelopment to non-residential uses within eight housing areas in the town. The background paper is attached at Appendix 9.

2.18 The main conclusions set out in the background paper are:

- Policy K15 (defined housing areas) is still in active use and considered fit for purpose, the policy will be taken forward in the SSP2.
- The Kettering Town Centre Area Action Plan provides policy approaches that essentially supersede the objectives of Policy K16. Therefore, this will not be included in the SSP2.

3. CONSULTATION AND CUSTOMER IMPACT

3.1 A consultation on the SSP2 Publication Plan will take place December 2019/ January 2020. The background papers listed in this report will be made available alongside the Publication Plan and form part of the evidence base for the Plan.

3.2 The consultation on the Publication Plan is a formal consultation stage. Regulation 19 of the Local Plan Regulations 2012 (as amended) requires that before submitting a plan to the Secretary of State, the local planning authority must make a copy of the proposed submission documents available for inspection. Representations received will be sent to the Secretary of State when the plan is submitted.

4. POLICY AND RESOURCE 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. LEGAL AND EQUALITY IMPLICATIONS

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- 5.1 The purpose of the SSP2 is to guide future development in Kettering Borough. The preparation of the SSP2 meets legal requirements and equality standards. The SSP2 has been subject to extensive consultation which has involved engagement with a wide range of people, including hard to reach groups.

6. CLIMATE CHANGE IMPLICATIONS

- 6.1 The achievement of sustainable development is a key aim of national planning policy, the SSP2 has been prepared in the context of this aim. The SSP2 has been subject to sustainability appraisal throughout its preparation, this ensures the Plan will help achieve relevant environmental, economic and social objectives. The SSP2 can help contribute towards a reduction in greenhouse gas emissions through reducing the need to travel and providing opportunities for people to use sustainable transport. Policies contained within the Part 2 Local Plan will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

7. RECOMMENDATION

That Members endorse the following background papers to form part of the evidence base for the SSP2:

- Categorisation of Villages: Background Paper (October 2019)
- Housing Allocations Background Paper (Update October 2019)
- Historically and Visually Important Local Green Space: Background Paper (Update October 2019)
- Settlement Boundary: Background Paper (Update October 2019)
- Housing Land Supply Background Paper (October 2019)
- Self-build and Custom Build: Background Paper (August 2019)
- Assessment of The Old Dairy Site as a Medium Sized Supermarket
- Background Paper: Provision of Category 3 and General Housing for Older Persons (October 2019)
- Defined and Protected Housing Areas: Background Paper (October 2019)

Previous Minutes/Reports:

Ref:

Site Specific Part 2 Local Plan – Draft Plan
Consultation – Stoke Albany

Date:

5th June 2019

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

Date: 26th February 2019

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

Date: 22nd January 2019

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

Date: 28th November 2018

Contact Officer Julia Baish (Development Team Leader) or Simon
Richardson (Development Manager)

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Site Specific Part 2 Local Plan (SSP2)

Categorisation of Villages: Background Paper

October 2019

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3.0 Categorisation of villages in the SSP2	5
4.0 Distribution of rural housing in the SSP2	9
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1.0 Introduction

1.1 The purpose of this Background Paper is to set out the Councils approach to categorising villages in the SSP2 and to provide a justification for the distribution of housing in the rural area. The paper begins by discussing the policy context, it then sets out how villages have been categorised in the SSP2 and finally sets out how housing proposals have been distributed in the rural area.

2.0 Policy Context

North Northamptonshire Joint Core Strategy

2.1 The North Northamptonshire Joint Core Strategy (JCS) sets out the Spatial Strategy for development in North Northamptonshire and sets out the role of settlements within North Northamptonshire.

2.2 Table 1 of the JCS sets out the detailed roles of each settlement. In the rural area there are two relevant categories, Villages and Open Countryside. Figure 1 below provides a copy of these sections of table 1.

TABLE 1: SPATIAL ROLES		
CATEGORY	ROLES INCLUDE	IMPLICATIONS
<p>Villages</p> <p>All villages other than settlements of a dispersed form, which may be designated as open countryside, outside the formal settlement hierarchy</p>	<p>To provide community infrastructure and services to meet day to day needs of residents and businesses in the rural areas. Focal points for development to meet locally identified needs, unless those needs can be met more sustainably at a nearby larger settlement</p>	<p>The scale of development in an individual village, other than small scale infill opportunities, will be led by locally identified employment, housing, infrastructure and service requirements and dependent upon the form, character and setting of the village and its proximity to larger settlements.</p> <p>The plan sets out housing requirements for the largest villages of Earls Barton, Finedon, Irchester and Wollaston, where the scale of development arising from local needs will be of strategic significance. Part 2 Local Plans or Neighbourhood Plans should identify the best locations for accommodating these development needs and may test higher levels of growth.</p> <p>Development within villages that have only a limited range of services and facilities is likely to be limited to small scale infill development and 'rural exceptions' affordable housing schemes, unless Local or Neighbourhood Plans identify growth as a means of sustaining or improving the range of services in the village.</p> <p>Part 2 Local Plans may identify villages that have a sensitive character or conservation interest, in which new development will be strictly managed. Opportunities for development to meet specific local needs may be identified through Neighbourhood Plans or the Community Right to Build.</p> <p>Strong development management will be required to ensure that development pressures are not diverted to villages if development at the Growth Towns and Market Towns is slower than planned.</p>
<p>Open Countryside</p>	<p>A living, working countryside providing the green setting for the network of settlements and supporting the area's self-reliance and resilience through food production; leisure and tourism; biodiversity resources; renewable energy; flood risk management and carbon capture.</p>	<p>Development will be carefully managed to safeguard the intrinsic character and beauty of the countryside and to maintain distinctive and separate settlements by ensuring that development does not result in coalescence.</p> <p>Some small rural settlements with a dispersed built form may be designated as open countryside, where development will be limited.</p> <p>Support for agricultural and forestry enterprises and other appropriate rural businesses. Opportunities for diversification including the re-use of buildings and new tourism, recreation and renewable energy based activities. Opportunities will be taken to enhance the Green Infrastructure that provides an essential biodiversity and recreational resource and delivers other key ecosystem services such as flood risk management and carbon capture.</p>

Figure 1 Spatial Roles (Source JCS)

- 2.3 The village category includes all villages other than settlements of a dispersed form, which may be designated as open countryside, outside the formal settlement hierarchy. Within the village category Table 1 of the JCS also states that Part 2 Local Plans may identify villages that have a sensitive character or conservation interest, in which new development will be strictly managed.
- 2.4 The JCS therefore provides the opportunity for villages to be split into three categories, those which fall within the general village category, those of a sensitive character or conservation interest and settlements of a dispersed form.

Saved Local Plan Policies

- 2.5 Saved Local Plan Policies RA3 (Restricted Infill Villages) and RA4 (Restraint and Scattered Villages) currently categorise villages in the Borough. Most villages are categorised as Restricted Infill Villages, 5 villages are identified as restraint villages and four are identified as scattered villages. Table 1 below shows the categorisation of villages in the saved Local Plan.

Table 1 - Saved Local Plan Categorisation

Restricted Infill Village	Restraint Village	Scattered Settlement
Ashley	Grafton Underwood	Brampton Ash
Braybrooke	Little Oakley	Dingley
Broughton	Newton	Orton
Cranford St. Andrew	Warkton	Pipewell
Cranford St. John	Weekley	
Geddington		
Great Cransley		
Harrington		
Loddington		
Pytchley		
Rushton		
Stoke Albany		
Sutton Bassett		
Thorpe Malsor		
Weston by Welland		
Wilbarston		

3.0 Categorisation of Villages in the Site Specific Part 2 Local Plan (SSP2)

- 3.1 The classifications from the Saved Local Plan, as shown in Table 1, have been reviewed to inform the categorisation of villages in the SSP2. The categorisation of villages in the SSP2 needs to conform to the roles of settlements identified in the JCS. This allows for the identification of a separate category for villages which have a sensitive character or conservation interest and allows for the identification of settlements of a dispersed form, as previously done through the categorisation of villages previously undertaken through in the Local Plan. To enable settlements within the Borough to be separated, three categories have been identified:

- Category A Villages – All villages except those which fall within categories B or C.

- Category B Villages – Villages which have a sensitive character or conservation interest.
- Category C Villages – Settlements of a dispersed form.

3.2 The categorisation of villages in the saved Local Plan policies provides a starting point for determining which villages should be located in which category, however the table below provides an assessment of each village and concludes on the most appropriate category for it to be located.

Table 2- Categorisation of Villages

Name of settlement	Saved Local Plan category	Comments	SSP2 Category
Ashley	Restricted Infill	Ashely is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Brampton Ash	Scattered	Brampton Ash is dispersed in character, due to the low density, small number of dwellings and scattered nature it would be difficult to define an appropriate boundary for the settlement. The most appropriate category for the settlement is Category C.	C
Braybrooke	Restricted Infill	Braybrooke is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Broughton	Restricted Infill	Broughton is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Cranford	Restricted Infill	Cranford is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Dingley	Scattered	Dingley is dispersed in character and form. The settlement is low density and due to the scattered nature it would be difficult to define an appropriate boundary for the settlement. The most appropriate category for the settlement is Category C.	C
Geddington	Restricted Infill	Geddington is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be	A

		most appropriately identified as a Category A village.	
Glendon	Open countryside	Glendon consists of a small number of dwellings which are dispersed in form. Due to the low density, low number of dwellings and scattered nature it would be difficult to define an appropriate boundary for the settlement. The most appropriate category for the settlement is Category C.	C
Grafton Underwood	Restraint	Grafton Underwood is of a scale and form which mean the settlement can be defined by an appropriate boundary. Grafton Underwood is an Estate Village associated with Boughton Estate. It is therefore of particular conservation interest and has a particular character and charm. The most appropriate category for this settlement is category B.	B
Great Cransley	Restricted Infill	Great Cransley is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Harrington	Restricted Infill	Harrington is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Little Oakley	Restraint	Little Oakley is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village is an Estate Village associated with Boughton Estate. It is therefore of particular conservation interest and has a particular character and charm. The most appropriate category for this settlement is category B.	B
Loddington	Restricted Infill	Loddington is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Mawsley	New village	Mawsley is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Newton	Restraint	Newton is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village is an Estate Village associated with Boughton Estate. It is therefore of particular conservation interest and has a particular character and charm. The most appropriate category for this settlement is category B.	B

Orton	Scattered	Orton consists of a small number of dwellings at a low density. Due to the low density, small number of dwellings and scattered nature of the settlement it would be difficult to define an appropriate boundary for the settlement. The most appropriate category for the settlement is Category C.	C
Pipewell	Scattered	Pipewell is dispersed in character, due to the low density, small number of dwellings and scattered nature it would be difficult to define an appropriate boundary for the settlement. The most appropriate category for the settlement is Category C.	C
Pytchley	Restricted Infill	Pytchley is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Rushton	Restricted Infill	Rushton is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Stoke Albany	Restricted Infill	Stoke Albany is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Sutton Bassett	Restricted Infill	Sutton Bassett is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Thorpe Malsor	Restricted Infill	Thorpe Malsor is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Thorpe Underwood	Open countryside	Thorpe Underwood is dispersed in character, with a small number of dwellings. Due to the low density, small number of dwellings and scattered nature it would be difficult to define an appropriate boundary for the settlement. The most appropriate category for the settlement is Category C.	C
Warkton	Restraint	Warkton is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village is an Estate Village associated with Boughton Estate. It is therefore of particular conservation interest and has a particular character and charm. The most appropriate category for this settlement is category B.	B

Weekley	Restraint	Weekley is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village is an Estate Village associated with Boughton Estate. It is therefore of particular conservation interest and has a particular character and charm. The most appropriate category for this settlement is category B.	B
Weston by Welland	Restricted Infill	Weston by Welland is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A
Wilbarston	Restricted Infill	Wilbarston is of a scale and form which mean the settlement can be defined by an appropriate boundary. The village does not meet the criteria for designation as a Category B village and would be most appropriately identified as a Category A village.	A

3.3 The village categorisations set out in the table above will be included in the SSP2.

4.0 Distribution of rural housing in the Site Specific Part 2 Local Plan (SSP2)

4.1 The distribution of housing in the rural area has been informed by detailed site assessments and through a Rural Masterplanning approach.

4.2 Detail of the site assessments is provided in the following background papers:

- Housing Allocations Background Paper (February 2012)
- Housing Allocations – Assessment of Additional Sites and Update (September 2013)
- Housing Allocations Background Paper (May 2018)

4.3 Each site was assessed against a standard set of sustainability appraisal criteria; this enabled the sites to be considered against each other to ensure the most sustainable options were chosen.

4.4 In addition to this, a Rural Masterplanning project was undertaken, the findings of this are set out in the Kettering Borough Rural Masterplanning Report (February 2012). The Rural Masterplanning project involved a detailed analysis of the rural area. This project took a holistic look at each of the Borough's village's needs, aspirations, opportunities for improvement and their capacity for future development and sought to ensure that any new development in villages respects and enhances the qualities of that village which makes it special.

4.5 The rural masterplanning project explored and drew out relevant issues to inform a clearer spatial understanding of rural areas and the roles, functions, relationships, needs, aspirations, qualities of the built and natural environment and special character of settlements in order to develop a strategy for ensuring their sustainable future. A key focus of the work was on identifying qualities of the built and natural environment

and on capturing the sense of place to ensure locally distinctive character is identified, preserved and enhanced.

- 4.6 The outputs from this project have informed options and policy development in the SSP2 along with the detailed site assessments. The level of growth proposed in each settlement is considered to be proportionate to the size of the settlement and the range of services and facilities located in these villages.

5.0 Conclusion

- 5.1 This paper has set out the approach which has been taken to the categorisation of villages in the SSP2 and to the distribution of housing in the rural area. The village categorisations as set out will be included in the SSP2.

SITE SPECIFIC PART 2 LOCAL PLAN (SSP2)

**HOUSING ALLOCATIONS BACKGROUND
PAPER - Update**

October 2019

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1.0 Introduction

1.1 The purpose of this paper is to provide an update to the Housing Allocations Background Paper (May 2018), following the consultation on the Site Specific Part 2 Local Plan – Draft Plan which took place June – August 2018. The consultation responses were reported to Planning Policy Committee at the Meetings on 28th November 2018, 22nd January 2019, 26th February 2019 and 5th June 2019. At these meetings a number of next steps were agreed, in relation to Housing Allocations, the following next steps were agreed:

- Kettering Chapter – *‘Review the assessment for the site at Wicksteed Park’*
- Cranford Chapter – *‘Further work required in relation to the housing allocations’*
- Stoke Albany Chapter – *‘Discount site RA/120 for reasons set out in the report’*

1.2 In addition to the next steps above the McAlpine’s Yard, Pytchley Lodge Road site was identified in the Draft Plan as a potential housing allocation as a decision had not been made on whether to allocate this site for residential use. This paper provides a conclusion in relation to this site. It also provided updates on any other changes to the assessment of housing sites following the consultation on the Draft SSP2

2.0 Assessment of Housing Sites

Kettering Chapter

Assessment for Land at Wicksteed Park (KE/033a)

2.1 This site is located south of Kettering town and the main urban area. It is bounded on two sides by existing residential development (north and west), overlooks Wicksteed parkland to the east and is bounded by the Midland Mainline due south.

2.2 The site has been assessed using the criteria set out in the Housing Background Paper (February 2012). A summary of the assessment is provided at Appendix 1.

2.3 The site is in single, private ownership and being promoted, it is available and deliverable. 4.4ha of strategically located farmland has been acquired to off-set the loss of open space. All identified constraints can be mitigated. Public transport is accessible. This site is considered to be both suitable and most likely economically viable and can therefore be designated as housing allocation in the Publication Plan.

Update to the Assessment of McAlpine’s Yard, Pytchley Lodge Road, Kettering (KE/184a)

2.4 McAlpine’s Yard was included in the Site Specific Part 2 Local Plan – Draft Plan as a potential housing allocation. This site was identified as a potential housing allocation because work on an employment land review had not been finalised and therefore a conclusion hadn’t been reached as to whether the site should remain in its current use or whether it could be released for housing development with a smaller element of employment use retained to the south of the site. The Employment Land Review has now been finalised, this concluded that the McAlpine’s yard is low density and underdeveloped and in single occupation and that the loss of this site to high density

employment and residential uses would not have a detrimental impact on employment provision.

- 2.5 An area at the south of the site is located in flood zone 2; this land is currently occupied by a large unit which is occupied by Sir Robert McAlpine and Sons Ltd. The Level 1 Strategic Flood Risk Assessment (2019) has rated this site as red due to the level of flood risk from all sources. The SFRA recommends that further work is undertaken prior to allocation, to better understand the level of risk to the site, such as through a Level 2 SFRA.
- 2.6 Furthermore, two access points are required for the site, allowing for emergency vehicle access, due to nature of the road network between the site and Northampton Road. To address this, a policy for this site would require an alternative access point, other than that from Abbots Way.
- 2.7 It is recommended that this site is included as a mixed use (employment and residential) allocation in the SSP2, subject to the completion of the additional work required in relation to flood risk, if this work is not undertaken or identifies risks which cannot be mitigated then the site will be withdrawn as an allocation.

Update to the assessment of KE/184

- 2.8 The assessment for this site contained in the Housing Allocations Background Paper (2018) stated that 1ha of this site is located within Flood Zone 2. This is not the case; an area adjacent to, and along the north eastern boundary of the site, is located within Flood Zones 2 and 3.
- 2.9 The site is in an area of low risk from flooding from surface water. This site forms part of site KE/184a and will be allocated as part of this site.

Cranford Chapter

- 2.10 In the Draft SSP2 two sites were included in Cranford, these were previously considered and agreed for inclusion in the Draft SSP2 for consultation at Planning Policy Committee on 4th October 2017 as Rural Exceptions Schemes, in accordance with Policy 13 of the JCS. The responses to the consultation for the Cranford section of the Draft Plan were taken to Planning Policy Committee on 22nd January 2019. From the responses received in relation to the proposed allocations, there was evident concern regarding the disconnection from the village and remote nature of the sites. Specific comments in relation to site RA/170, 'South of New Stone House', conveyed that the proposed yield for the site was high and that it would be out of character with the village.
- 2.11 Following these comments, it was recommended and agreed by Members that further work to assess the issues identified with the two sites, would be required, at Planning Policy Committee on 22nd January 2019.
- 2.12 This additional assessment involved discussions with NCC Highways and a site visit by officers. Through this process, it was recognised that the sites, although not centrally located within the main part of Cranford village, are close enough to enable pedestrian and vehicular access into the village which could be further enhanced by

the requirements of criterion a) Policy CRA3, which requires improvements to the highway, including footways and traffic calming. With regards to site RA/170, the site is detached from the village, although there are existing residential properties further from the village to the north, adjacent to the site. The site is proposed for affordable housing and when the delivery of this affordable housing to meet local needs, is balanced against the location of the site, and if the site is developed in line with the requirements of Policy CRA2, it is considered that this is a suitable location for the proposed development and would not result in any harm to the character to this part of the village. Therefore, to it is considered that the issues raised through the consultation can be addressed and would not preclude development of the sites.

- 2.13 The Level 1 Strategic Flood Risk Assessment (2019) has rated site RA/170, South of New Stone House, Duck End, Cranford, as red due to the level of flood risk from all sources. The SFRA recommends that further work is undertaken prior to allocation, to better understand the level of risk to the site, such as through a Level 2 SFRA.
- 2.14 It is recommended that, as these sites would deliver affordable housing in the village, these sites will be included as affordable housing allocations in the Publication Plan, the inclusion of site RA/170 will be subject to the completion of the additional work required in relation to flood risk, if this work is not undertaken or identifies risks which cannot be mitigated then the site will be withdrawn as an allocation.

Stoke Albany Chapter

- 2.15 In the Draft SSP2 two sites were included in Stoke Albany, the options for Stoke Albany were considered at Planning Policy Committee on 5th June 2019. These options included no housing allocations, allocating site RA/221 only, allocating site RA/120 only and allocating both RA/120 and RA/221. It was agreed at the committee that site RA/120 be discounted and site RA/221 progress as a housing allocation.

3.0 Summary

- 3.1 The following table provides a summary of the list of sites included in the draft plan as draft housing allocations and sets out the conclusions on the inclusion of these sites in the Publication Plan. These conclusions will be used to inform the allocations included in the Site Specific Part 2 Local Plan.

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
Kettering					
KE/001	Scott Road Garages	25	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation. Application for 22 dwellings on site approved 12/03/2019	Designate as housing allocation in the Publication plan with a yield of 22 dwellings.

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
				Planning Committee	
KE/003	Former Kettering Football Club, Rockingham Road	88	Draft Housing Allocation	Application for 49 dwellings on site approved subject to completion of S106 and conditions (20/02/2019 Planning Committee)	Designate as housing allocation in the Publication plan with a yield of 49 dwellings.
KE/007	Kettering Fire Station, Headlands	17	Draft Housing Allocation	Site area reduced following comments received – site now 0.44ha	Designate as housing allocation in the Publication plan. Reduce yield to 13 to reflect this.
KE/011	Land west of Kettering	350	Draft Housing Allocation	Application for up to 350 dwellings approved 21/02/2018	Designate as housing allocation in the Publication plan.
KE/151	Glendon Ironworks, Sackville Street	33	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
KE/152	Ise Garden Centre, Warkton Lane	15	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
KE/153	Factory adjacent to 52 Lawson Street	25	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
KE/154	Land to the rear of Cranford Road	60	Draft Housing Allocation	Application for residential development approved 20/08/2017.	Designate as housing allocation in the Publication plan.

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
KE/184	Land adjacent to Abbots Way	25	Draft Housing Allocation	Site assessment updated in relation to flooding.	Designate as housing allocation in the Publication plan as part of KE/184a
KET/184a	Land adjacent to KE/184 (McAlpine's Yard)		Potential Housing Allocation	Further assessment undertaken (see above)	Designate as housing allocation in the Publication plan, subject to additional work required in relation to flood risk.
KE/002	Land north of Gipsy Lane	81	Draft Housing Allocation	Planning permission granted 14/03/2018 Site under construction.	The site is under construction so will not be allocated in the plan.
KE/200	Land at Wicksteed Park, east of Sussex Road and Kent Place	30-35	Draft Housing Allocation	Further assessment undertaken (see above)	Designate as housing allocation in the Publication plan
Burton Latimer					
BL038	BL Site 11. Land adjacent to the Bungalow	7	Draft Housing Allocation	Planning permission granted previously. No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
BL/039	Land to the rear of 23 Regent Road	7	Draft Housing Allocation	Planning permission granted. Site under construction.	The site is under construction so will not be allocated in the plan.
BL/044	Land to the west of Kettering Road	22	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
BL/057	Bosworth Nurseries and Garden Centre, Finedon Road	69	Draft Housing Allocation	Planning permission granted	Designate as housing allocation in the Publication plan.
Desborough					
DE/212	Land off Buxton Drive	135	Draft Housing Allocation	Resolution to grant planning permission subject to S106 and conditions	Designate as housing allocation in the Publication plan.
DE/210	Land to the south of Desborough	304	Draft Housing Allocation	Planning permission granted	Designate as housing allocation in the Publication plan.
Rothwell					
RO/088a	Rothwell North/ Land to the west	300	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
Rural Area					
RA/128	Top Orchard, Braybrooke	3	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/127	The Paddock, Meadow Close, Broughton	20	Draft Housing Allocation. In the event that the Broughton Neighbourhood Plan is adopted, then this site would be withdrawn from the Local Plan process	Broughton Neighbourhood Plan was 'made' on the 17 th October 2018	Site discounted as a housing allocation.
RA/170	South of New Stone House, Cranford	6	Draft affordable housing allocation	Further assessment undertaken as a result of comments received and concluded that the	Designate as an affordable housing allocation in the Publication plan, subject

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
				issues raised were not significant and would not preclude development.	to additional work required in relation to flood risk.
RA/173	Land east of the corner of Duck End and Thrapston Road, Cranford	10	Draft affordable housing allocation	Further assessment undertaken as a result of comments received and concluded that the issues raised were not significant and would not preclude development.	Designate as an affordable housing allocation in the Publication plan.
RA/107	Geddington Sawmill, Geddington	10	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/109	Geddington South East, Geddington	10	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/110	Old Nursery Site at Grafton Road, Geddington	10	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/146	Land to the north of Loddington Road	15	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/174	Land to the West of Mawsley	50	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/117	Two fields on the outskirts of Pytchley	8	Draft Housing Allocation	No changes to the assessment of the site following the	Designate as housing allocation in the

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
				draft plan consultation	Publication plan.
RA/120	Stoke Farm	12	Draft Housing Allocation	Considered alongside alternative site in Stoke Albany at 5 th June 2019 Planning Policy Committee.	Discount as a housing allocation.
RA/221	Land south of Harborough Road, Stoke Albany	16	Draft Housing Allocation	Considered alongside alternative site in Stoke Albany at 5 th June 2019 Planning Policy Committee.	Designate as housing allocation in the Publication plan.
RA/136	Home Farm, Weston by Welland	10	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation. Application KET/2018/0767 on the site is pending.	Designate as housing allocation in the Publication plan.

Appendix 1:

Detailed Assessment of KE/200 Land at Wicksteed Park, east of Sussex Road and Kent Place

Site Reference: KE/200

Address: Land at Wicksteed Park, east of Sussex Road and Kent Place

Site information

Site area: 1.07ha

Current use: Dis-used outdoor sports facility returned to parkland

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 30 - 35

Promoted use and details: Residential

Summary of site

- Located south of Kettering town and the main urban area
- Residential development to north and west; parkland to east; railway to south of site
- Available points for highway access
- Small number of mature trees present
- Situated in Flood Zone 1
- Compatible for infiltration drainage
- Single, private ownership
- Deliverable within 5 years

Summary of public consultation

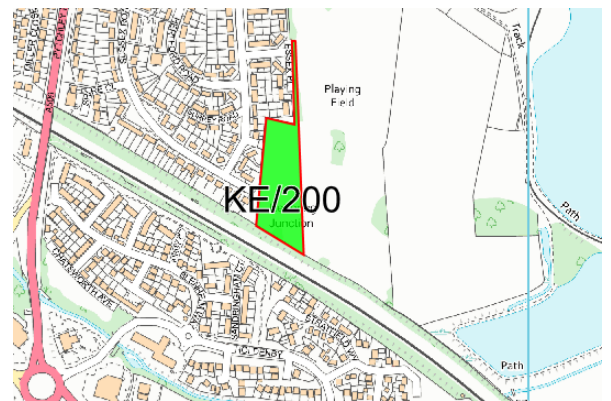
- Will impact school capacity but constraint can be overcome
- Will improve connectivity and recreational opportunities for local community
- Will not affect a designated wildlife sites or protected species
- Potential to enhance historic / cultural environ't
- Water infrastructure upgrades required which can be achieved

Analysis and Conclusions

Site is in single, private ownership and being promoted; it is available and deliverable. 4.4ha of strategically located farmland acquired to offset loss of open space; all constraints can be mitigated; public transport accessible making site both suitable and most likely economically viable

- Ecological survey required to assess ecological sensitivity
- Assessment required to determine appropriate highway access point
- Application will require Transport Statement
- Cost of additional fire hydrant (if req) to be met by developer
- Cost of any water infrastructure diversions (if req) to be met by developer
- Contributions required to support additional educational provision

Location Plan



Site Reference: KE/200

Address: Land at Wicksteed Park, east of Sussex Road and Kent Place

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities	Red	Nearest facility 1,600m = 19 min walk* time / 2 min drive** time Furthest facility 2,600m = 31 min walk time* / 3 min drive** time
	Employment	Green	Nearest site 800m = 9 min walk* time / 1 min drive** time Furthest facility 1,200m = 14 min walk time* / 1.5 min drive** time
	Public transport	Green	250m for Stagecoach No. 2
	Settlement Hierarchy	Green	Within Kettering
Health		Yellow	Loss of open space off-set by new provision in parkland
Skills		Yellow	NCC progressing plans to extend primary and secondary provision. A contribution towards this would be expected from the proposed development
Community		Green	Improved connections and leisure opportunities
Liveability	Impact of noise or odour	Yellow	Sound mitigation required against railway
	Compatible development	Green	Adjacent to park and residential
Biodiversity impact	Protected species	Green	None recorded, ecological survey required
	Ecological features	Yellow	Possible tree removal
Landscape		Green	Regard to policy 8 of the JCS will ensure minimum impact
Cultural Heritage		Green	NCC do not require further information regarding archaeological significance
Built Environment	Settlement character	Yellow	Regard to policy 8 of the JCS will ensure minimum impact
	Relationship to area	Green	Within existing urban area
	Coalescence	Red	Along-side exiting development
Water Conservat'n & Managem't		Green	Not located in flood zone
Soil and land	Agricultural land	Green	No loss of best and most versatile land
	Previously developed land	Red	Wholly greenfield
	Contaminated land	Green	No history of potentially contaminated land
Minerals		Green	Not identified as existing / permitted minerals / waste site
Wealth Creation		Red	More than 2,000m from railway station
Infrastructure	Access to Highway	Green	Potential access off Sussex Road
	Capacity of Highway	Yellow	NCC note application will require a Transport Statement
	Capacity of Infrastructure	Yellow	Overall Rag Rating – Amber. Infrastructure or treatment upgrades required to serve proposed growth. Diversion of assets may be required
	Drainage	Green	Foul and surface water systems available; likely that site's compatible for infiltration drainage systems
Availability	Interest	Green	Single private ownership and willing landowners
	Constraints	None	
Deliverability		Green	Deliverable within 5 years

* based on walking speed of 5km/h; ** based on 48km/h (roughly 30mph)

Site Reference: KE/200

Address: Land at Wicksteed Park, east of Sussex Road and Kent Place

Key development principles (if relevant):

- Be of a scale, layout and appearance which responds to the site constraints, and the character of existing development and is sympathetic towards the surrounding parkland
- Incorporate a layout and fenestration which secures a high level of natural surveillance across the parkland
- Include suitable mitigation measures to minimise the impact of noise arising from the Midland Railway line to the south-west end of the site
- Enhance connectivity between the proposed development and the surrounding residential areas and parkland to create safe and direct pedestrian and cycle routes leading into Kettering Town Centre and Wicksteed Park
- Ensure permeability within the site for pedestrians and cyclists
- Be supported by a Transport Statement that will inform the proposal and ensure:
 - it addresses access into the site off Sussex Road
 - it includes suitable measures to mitigate the impact of additional traffic generated (with particular reference to capacity constraints along the Pytchley Road).
- Provide a connected network of high-quality landscaping and green infrastructure to enhance the character of the development and to provide amenity and ecological benefits. The design, where appropriate, will protect and enhance the existing landscape boundary features (including hedgerows and mature trees) that align the site as well as biodiversity within the site.
- Contribute to the ecological and green infrastructure enhancements in the proposed strategically located farmland acquired to off-set the loss of this open space
- The layout of the development should be designed to take into account any existing sewers and water mains within the site. Any costs incurred for required diversions will be met by the developer.
- Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health.

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Site Specific Part 2 Local Plan

Historically and Visually Important Local Green Space Background Paper

Update October 2019

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SECTION 1 – INTRODUCTION

- 1.1 The purpose of this update is to provide the conclusions to work undertaken following the consultation on the Site Specific Part 2 Local Plan – Draft Plan on Historically and Visually Important Local Green Space. The consultation responses were reported to Planning Policy Committee at the meetings on the 28th November 2018, 22nd January 2019, 26th February 2019 and 5th June 2019. At these meetings a number of next steps were agreed. In relation to Historically and Visually Important Local Green Space, the following next steps were agreed:
- Kettering Chapter - *‘Review designation of HVI053/071 and make decision accordingly as to whether any amendments are required’*
 - Burton Latimer Chapter – *‘Review land north of HVI057 to determine whether it should be designated as additional HVI land’*
 - Geddington Chapter – *‘Update HVI LGS Background Paper (2015) to exclude the car park serving The White Hart, Geddington from HVI016’*
- 1.2 This paper provides a response to the comments received through the consultation and provides a conclusion as to whether the areas identified should be designated as Historically and Visually Important Local Green Space in the Site Specific Part 2 Local Plan.

SECTION 2 – ASSESSMENT OF HVI

Kettering Chapter - Site HVI053/071

- 2.1 Through the consultation on the Draft Plan comments were received (response no. 563 and 563) which sought to demonstrate that the eastern portion of this HVI, with the exception of a small area to the south of the site, does not meet the criteria for designation as Local Green Space (LGS).
- 2.2 The inclusion of this area of land as LGS has been reviewed and the conclusions are as follows.
- 2.3 The site is within reasonable proximity of the community it serves and therefore meets the requirements in this respect. While the section of the site referred to in this consultation response is not publicly accessible, the remainder of the site is and is within reasonable walking distance of the community it serves.
- 2.4 The site is demonstrably special and holds a particular local significance. The site has been assessed as being of high value in terms of visual importance, setting within the village and setting of the village. The site provides views to the church, Barton Hall and the conservation area and is a large accessible space at the heart of the settlement.

- 2.5 The section of the site subject to the representation is important within views across the site from Wicksteed Park. This is demonstrated through the photos set out below which show views from Wicksteed Park across the site to Big Spinney which is located adjacent to the site. These photos also show views from the remainder of the LGS across this section of LGS.
- 2.6 The assessments previously undertaken for the site have considered the different elements of the site and the role these elements play and it has been concluded that, taking into account the assessments undertaken for the site, it is appropriate to include the whole of the area as Historically and Visually Important Local Green Space.
- 2.7 The site, while large compared to some of the other sites in the assessment, is located within the settlement and is constrained in size by surrounding development, it is therefore local in nature. It is not considered that this is an extensive tract of land as described in the NPPF or PPG which seek to prevent the blanket designation of open countryside adjacent to settlements.



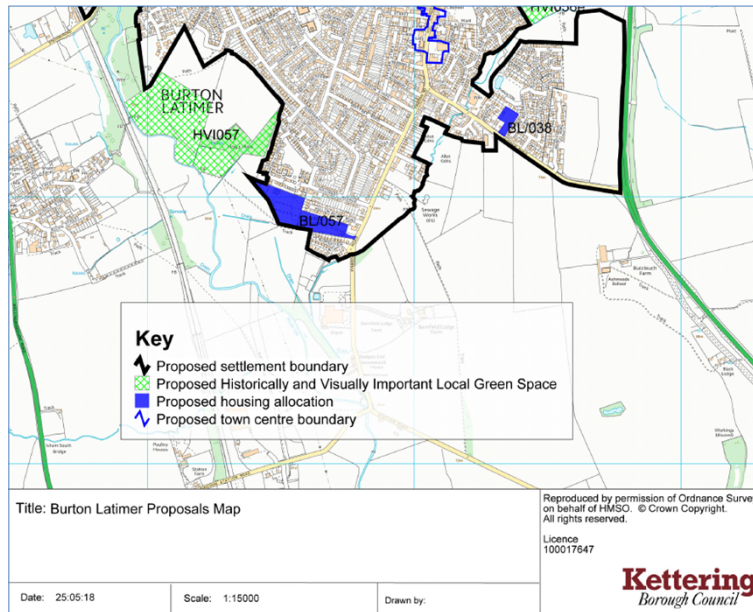


Conclusion

- 2.8 The whole area of HVI053/071 should be designated as Local Green Space in the Site Specific Part 2 Local Plan.

Burton Latimer Chapter - Land north of HVI057

- 2.9 Through the consultation on the Draft Plan a comment was received (response number 54) which suggested HVI057 which is located south west of Burton Latimer is extended to include the area up to the settlement boundary.
- 2.10 Figure 1 shows HVI057 in relation to the settlement boundary, there are two parcels of land which are currently located between HVI057 and the settlement boundary.

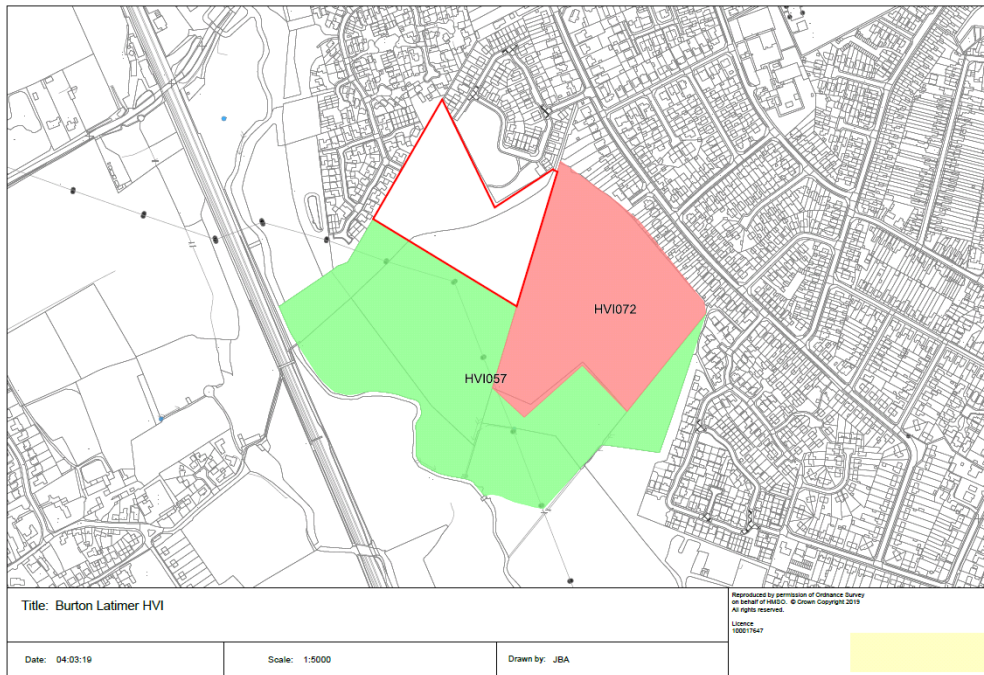


2.11 The parcel of land which is located to the east has previously been considered as HVI and discounted. This land was previously identified as HVI072. It was discounted for the following reason:

The assessment recognised that the site has been an open space within the town since the earliest available maps, however the site is on the edge of the settlement and adjacent to modern development. Though it is visible from outside the town, views are limited.

2.12 The site was not considered to contribute positively to the character and appearance of a conservation area or listed building, and hence its exclusion.

2.13 However the land to the west has not previously been assessed. This site is a grassed field which incorporates a Public Right of Way. This site has now been assessed as a potential HVI. The conclusions of the assessment are set out below. Figure 2 below shows this area of land on a plan.



Assessment of the site

- 2.14 Historically this area of land was part of the same field as land to the north which has now been developed for housing. Historic maps for the period 1945-1970 show that at this time the field was separate and the area of land to the north was used as a playing field while the land which is the subject of this assessment remained as a field.
- 2.15 The site is different in character to the area of land to the east which was discounted as HVI072. The character and use of the land is more akin to the land to the south which is identified as HVI057. The area of land is grass land which is grazed, there is a Public Footpath with runs through the site from the north eastern corner of the site to the south west. Immediately to the north east of the site is an open space associated with the modern housing development and to the North West is modern housing development. There is a hedge along the southern edge of the site, although there are gaps in this hedge.
- 2.16 HVI057 was recommended to be identified as visually important open space because it has been open space since the earliest available maps, provides a highly visible and accessible rural buffer for the settlement along the Ise Valley and is important to the setting of the town from outside its boundaries.
- 2.17 The additional area of land is located on the western edge of the town. The site is visible from the open space to the south west, from the open space located to the north of the site and from surrounding residential properties. There are views out across the site to the Ise Valley and countryside beyond.
- 2.18 The site doesn't provide the setting for any listed buildings or conservation areas.

2.19 Visibility of the site from HVI057 is limited due to the topography and hedge which separates the site from the HVI057, although there are gaps which allow views through. This site is visible from the railway bridge, as shown in the photos below, however these views are obscured by the hedgerow running along the south western edge of the site. The site is also partly visible from the footpath which runs from South Street in Isham south east towards the railway, although the site is less prominent in these views.



Views of the site from the railway bridge.

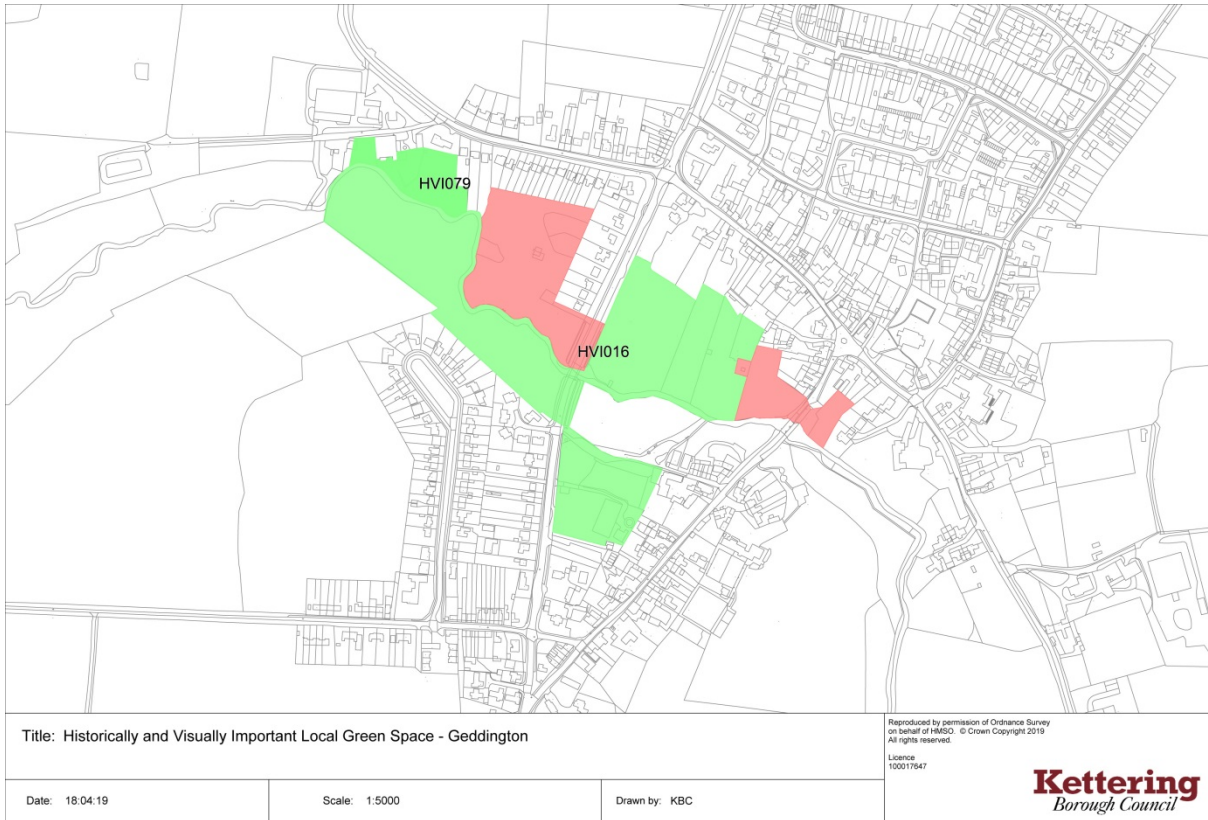


Conclusion

- 2.20 While the character of the site is similar to HVI057, the site is separated from HVI057 by a hedgerow which limits views of the site. The site is adjacent to modern development and although it is visible from outside the town, these views are limited and it is the area to the south, which is identified as HVI057, which provides the highly visible rural buffer for the settlement along the Ise Valley. Therefore it is recommended that this area is discounted as Historically and Visually Important Local Green Space.

Geddington Chapter - HVI016

- 2.21 Response no 523 requested that an area of land be removed from HVI016. The area of land is a car park. The comment requested that it be removed from classification as the land is a tarmacked car park and attached to a premises with commercial use. The comment states that views from the car park are restricted due to a natural hedge and tree boundary and that views into the site are also therefore restricted.
- 2.22 A site visit was undertaken to re-appraise the extent of the HVILGS. The area of land (included within the HVILGS) is a landscape/verge area serving the pub car park. The car park itself is laid to tarmac, with additional sections surfaced with gravel chippings. The majority of the tree lined landscaping falls outside of the car park area, and is separated by a post and wire fence. The majority of the land is turfed, with 3 lamp standards, a birch tree and a second ornamental tree present. The land has a functional and managed appearance and clearly associated with the White Horse Public House. It is agreed that the views into the car park are restricted largely to a small section of New Road which the car park access adjoins. Views from the south (from public right of way GL/005) are also limited to the landscape features which sit adjacent to the site and beyond the recently permitted equestrian site. The land in question was included within HVILGS on the basis that it formed part of 'an extensive open space in the centre of the village, provides views to the church and the conservation area and helps create the rural feel of the village'. However, it is clear from the site visit, that the land sits outside of the main open space area referred to within the Historically and Visually Important Open Space : Background Paper (September 2015) and does not meet the criteria for defining HVILGS.
- 2.23 It was agreed at Planning Policy Committee on the 22 January 2019 that this area of land is removed from the HVILGS HVI016. The boundary of HVI has been updated accordingly and is shown on the plan below.



SECTION 3 - SUMMARY

- 3.1 The conclusions set out in this paper will be used to inform the Local Green Space included in the Site Specific Part 2 Local Plan.

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Site Specific Part 2 Local Plan

Settlement Boundaries

Background Paper

Update October 2019

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Appendix 1 – Updated settlement boundaries

SECTION 1 – INTRODUCTION

- 1.1 The purpose of this background paper is to provide an update to the Background Paper: Settlement Boundaries (Update 2018). This update sets out changes to the settlement boundaries following the consultation on the Site Specific Part 2 Local Plan – Draft Plan. The consultation responses were reported to Planning Policy Committee at the meetings on the 28th November 2018, 22nd January 2019, 26 February 2019 and 5th June 2019. At these meetings a series of next steps were agreed. In relation to Settlement Boundaries, the following next steps were agreed:
- Desborough Chapter – *‘amend the settlement boundary to remove Desborough Green Space’*
 - Geddington Chapter – *‘Update the settlement boundary to reflect changes discussed in relation to comments received’*
 - Wilbarston Chapter – *Review the exclusion of Springfield Farm from the proposed settlement boundary’*
- 1.2 In addition to these next steps, the boundaries have also been amended to take into account planning permissions granted since the boundaries were drawn and the status of housing and employment sites in the Publication Plan.
- 1.3 Section 2 of this document sets out tables for the settlements where changes have been made. These tables provide an assessment of changes in relation to the principles for drawing settlement boundaries. These principles are set out in the Background Paper: Settlement Boundaries (Update 2018). The tables then conclude on whether changes should be made to the settlement boundaries. The updated settlement boundaries are shown on the plans in Appendix 1.

SECTION 2 – ASSESSMENT OF SETTLEMENT BOUNDARIES

Desborough

Location	Settlement	Reason	Relevant Criteria	Further Investigation Required	Site Visit Notes and Conclusion.
Desborough greenspace	Desborough	The Background Paper: Settlement Boundaries (Update 2018) included Desborough Green Space within the proposed settlement boundary	Principle 3 (a)	Yes	Open space at the edge of the settlement should be excluded from the settlement boundary in accordance with principle 3 (a). Therefore the boundary has been amended to remove this area of open space at the edge of the settlement from the settlement boundary.
Gaultney Farm (Land at)	Desborough	The Background Paper: Settlement Boundaries (Update 2018) excluded this area of land from the settlement boundary	Principle 2(a)	Yes	There is a pending outline application on this site. The application is reference number KET/2018/0623. At Planning Committee on 20/02/2019 it was agreed that the application be approved subject to completion of S106 and conditions. In accordance with principle 2 (a) the boundary has been amended to include this area.
Land between Green Lane and Arthingworth Road	Desborough	Amendment to the Boundary of the proposed Housing Allocation	Principle 2 (a)	Yes	A minor amendment to the proposed housing allocation has been made, therefore in accordance with principle 2 (d), the boundary has been amended to follow the boundary of the proposed housing allocation.
Employment Site D1	Desborough	Amendment to the Boundary to include employment allocation	Principle 2 (d)	Yes	Boundary amended to include employment allocation in accordance with principle 2 (d).

Geddington

Location	Settlement	Reason	Relevant Criteria	Further Investigation Required	Site Visit Notes and Conclusion.
Bowood Cottage, Queen Street	Geddington	Land excluded from the Background Paper: Settlement Boundaries (Update) April 2018 as highlighted by the site owner through representation to the draft Part 2 Local Plan seeking for the draft boundary to be revised to include a wooded area of the garden also.	Principles 1 and 2(c)	Site Visited on Wednesday 12th September 2018.	The site is approached directly from Queen Street through solid timber gates, which leads to an enclosed forecourt to the front of the dwelling providing parking for a number of vehicles and an approach to the main dwelling house. A side access leads to the rear of the property where a formal garden area immediately abuts the rear of the dwelling. This garden area is separated from paddock located to the west by a low rising timber gated fence. To the south the formal garden extends to 4 separate pathways which lead toward a wooded area and secret garden. The most easterly route is very formal with a gravel park set between architectural planting, which follows a southerly direction before turning right following a westerly direction along the southern boundary. Another route leads south to a lawned area which then follows two routes which either lead directly to the wooded area and also through a mock-ruined brick and stone gateway. The land occupied by the wooded area provides a shaded walkway and is enclosed to the south (and in parts to the north) by split hazel/chestnut and wire fencing. A shed used for the storage of equipment required for the maintenance of an adjacent paddock is located on the easterly most corner of the wooded area and acts like a service area to the main garden. The wooded area comprises a

					<p>mixture of planting including rhododendron, beech, sycamore and pine/fir). The paddock abuts the wooded area along its eastern boundary is partially enclosed by post and wire fencing. Post and wire fencing also separates the site from arable land to the east. The character of the paddock area is different to the main garden area and has an open appearance, and is undulating with short kept grass. A sundial is located central to the piece of land. A small shed sits on wooded land (previously mentioned) but opens on to the paddock. A small seating area is located to the western edge of the paddock adjacent the eastern boundary of the formal garden. The paddock is separated from an informal woodland area of the garden serving Bowood House by a post and wire fence which is missing in parts. The owner of the site has provided a land registry document showing the extent of land ownership which includes the formal garden and woodland area. Defining the boundary to follow the edge of the woodland would accord with principles 1 and 2(c) of the published defining principles, as this garden area is enclosed by rural fencing, co-joined with the garden, and has a contrasting character to the open paddock located to the east and is contained and visually separated. It is not considered that inclusion of the triangular area of woodland within the settlement boundary would harm the form, structure or character of the settlement and would not conflict with principle 3(e). Although the garden is relatively large, it is not significantly so. As it is not visually</p>
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					open, inclusion of the land within the settlement boundary would not conflict with principle 3(d). Therefore the garden land will be included within the settlement boundary.
Land to the rear of New Road, Geddington	Geddington	Consultation response received seeking amendment of the boundary to include paddock	Principles 1, 2(c), 3(d) and 3(e)	Site visit undertaken 19 th October 2019	It is evident that part of the garden serving the property has been historically enlarged to include part of the adjacent paddock for a considerable period of time and should be included in the settlement boundary (in line with settlement boundary principles 1 and 2(c)) as it is clearly delineated from the wider open countryside by fencing; and is positioned in a way that would not introduce a harmful development or appear visually associated with the wider open countryside. The adjacent paddock itself is both independently access and partially visible from the highway. It is visually open and physically separate from the garden land by post and rail fence and conversely does have a wide open appearance with a strong rural character, emphasised by landscape features and a stable/ rural store building. In addition, development of this land could harm the green wedge running through Geddington. Exclusion of this paddock land accords with the settlement boundary defining principles 3d and 3e. As a result, this land should remain outside of the settlement boundary in order to afford it sufficient protection. The settlement boundary will be amended to include the area of garden land but not the paddock.
Employment site RA10	Geddington	Amendment to the Boundary to include employment allocation	Principle 2 (d)	Yes	Boundary amended to include employment allocation in accordance with principle 2 (d).

Pytchley

Location	Settlement	Reason	Relevant Criteria	Further Investigation Required	Site Visit Notes and Conclusion.
Dairy Farm	Pytchley	Planning permission granted for 3 dwellings	Principle 1 and 2 (a)	Yes	In accordance with principle 2 (a) existing commitments for built development will be included within the settlement boundary. Planning permission was granted for 3 dwellings at Dairy, Farm, Butchers Land, Pytchley (KET/2017/0751), these dwellings have subsequently been constructed. Therefore the settlement boundary will be amended to include these properties.

Stoke Albany

Location	Settlement	Reason	Relevant Criteria	Further Investigation Required	Site Visit Notes and Conclusion.
Stoke Farm	Stoke Albany	Site identified in Background Paper: Settlement Boundaries (Update) April 2018 as draft housing allocations so included within settlement boundary. Housing site subsequently discounted.	Principle 3 (c)	Yes	This area was previously included within the settlement boundary because it was a draft housing allocation. The draft housing allocation has now been discounted. There are two large agricultural buildings located within the site. These are modern agricultural buildings which relate more to the open countryside than the settlement. Therefore in accordance with principle 3(c) this area will be excluded from the settlement boundary.

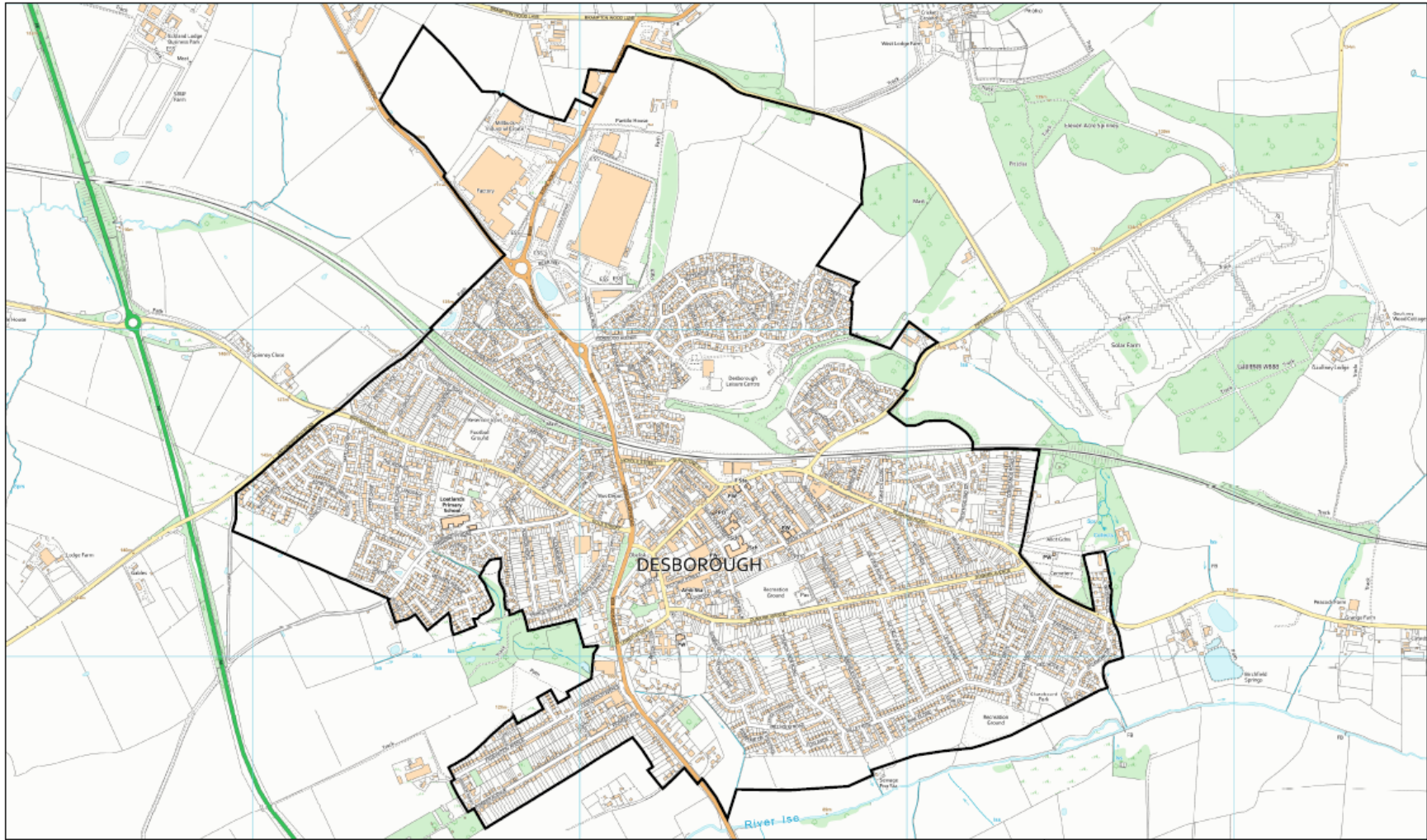
Wilbarston

Location	Settlement	Reason	Relevant Criteria	Further Investigation Required	Site Visit Notes and Conclusion.
Springfield Farm, Wilbarston	Wilbarston	Comments received objecting to the exclusion of Springfield Farm from the settlement boundary. The site was included within the village boundary in the 1995 Local Plan and an outline application was approved for the site in 2007 pending agreement to S106	Principles 1 and 3(c)	Yes	The Background Paper: Settlement Boundaries (Update 2018) provides a detailed discussion of this area of land. This concludes that the land should be excluded from the settlement boundary. While the area was included within the previous 1995 boundary the area of land has now been assessed in accordance with the principles for defining settlement boundaries as set out in the Background Paper: Settlement Boundaries (Update 2018) and the conclusion is that the area should be excluded in accordance with these criteria.

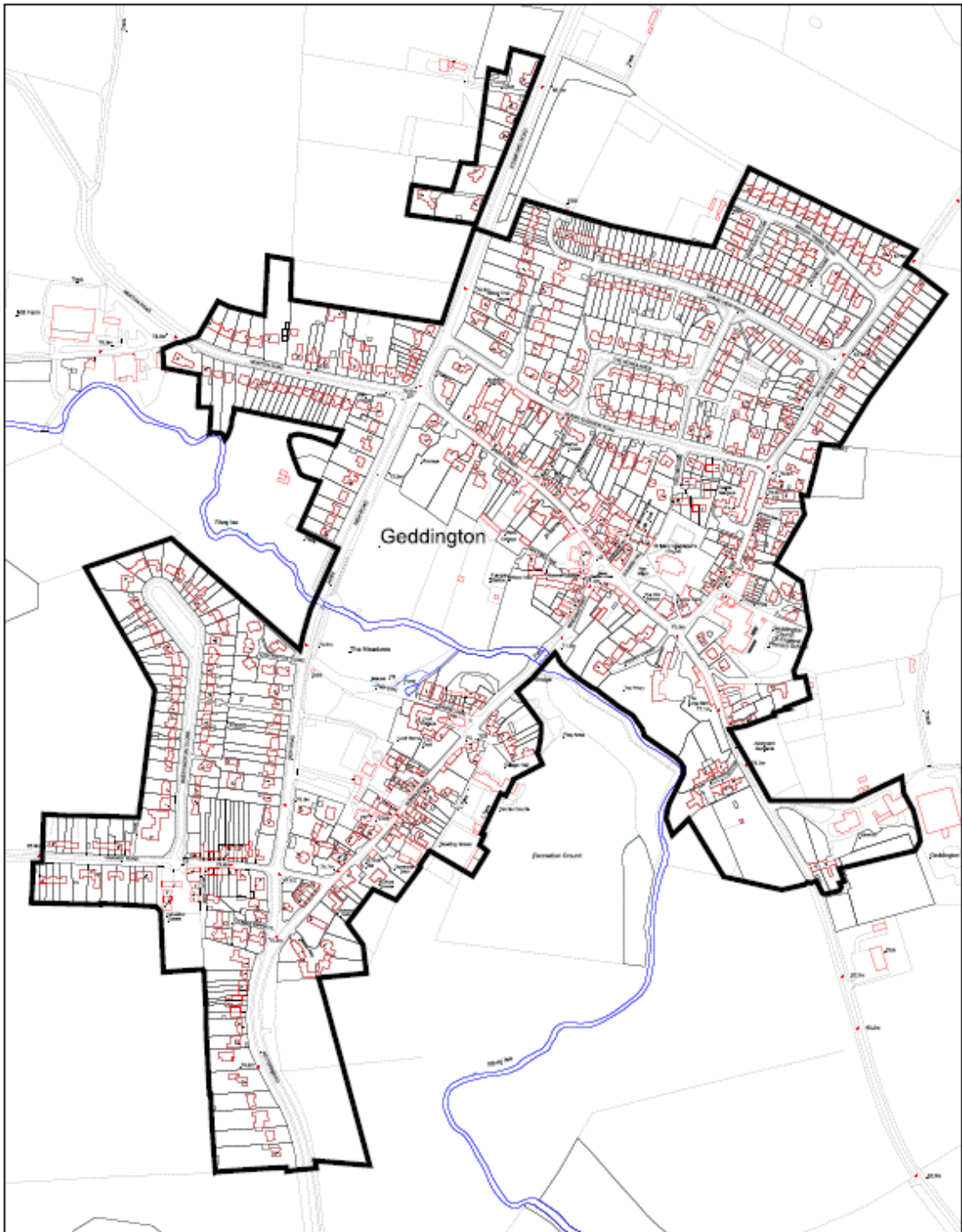
SECTION 3 – SUMMARY

- 3.1 The conclusions set out in this paper will be used to inform the Settlement Boundaries included in the Site Specific Part 2 Local Plan. Maps showing the updated settlement boundaries are provided in appendix 1.

Appendix 1 – Updated Settlement Boundaries



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		Kettering Borough Council



Title: Geddington Settlement Boundary

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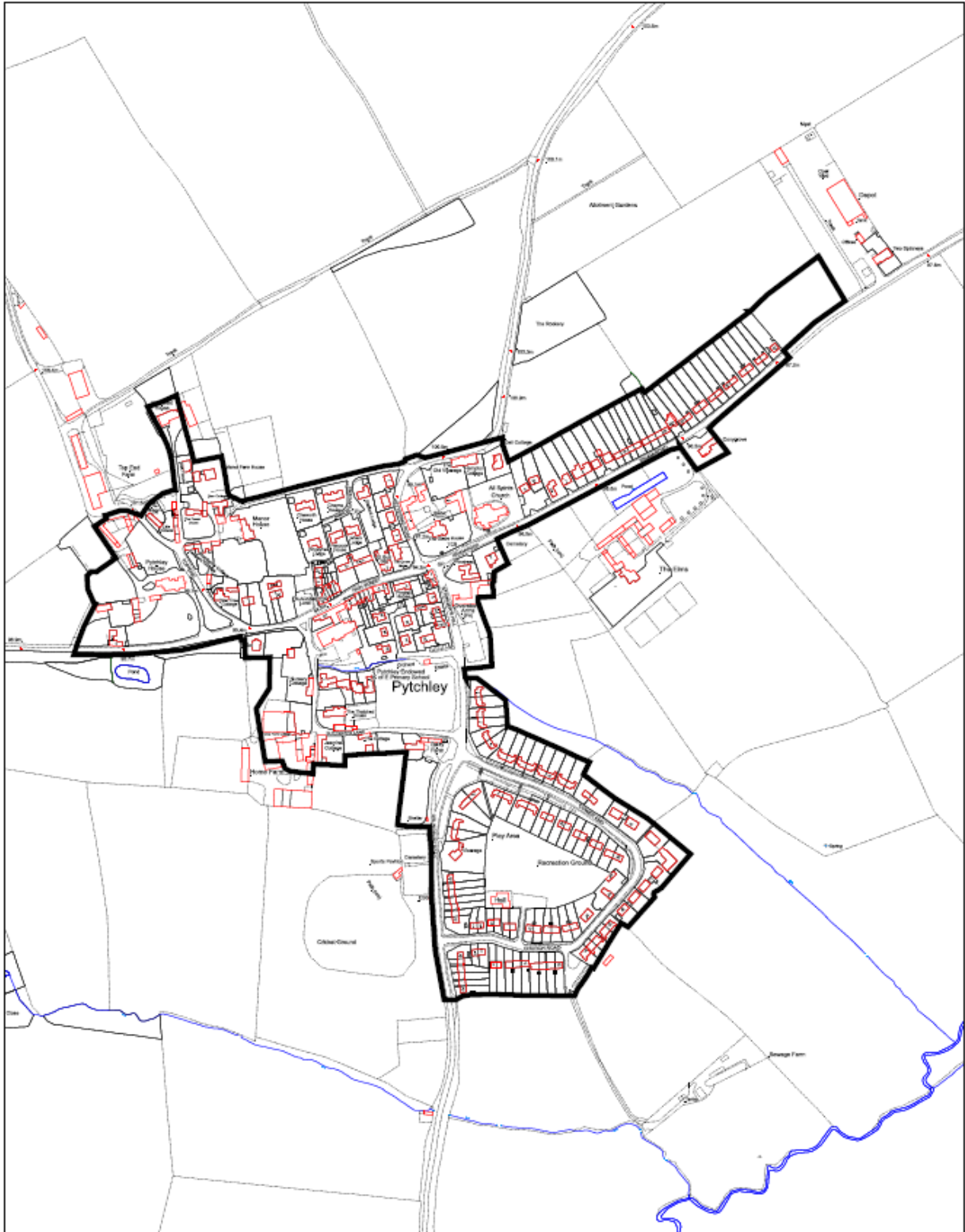
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Drawn by: JBA

Kettering
Borough Council



Title: Pytchley Settlement Boundary

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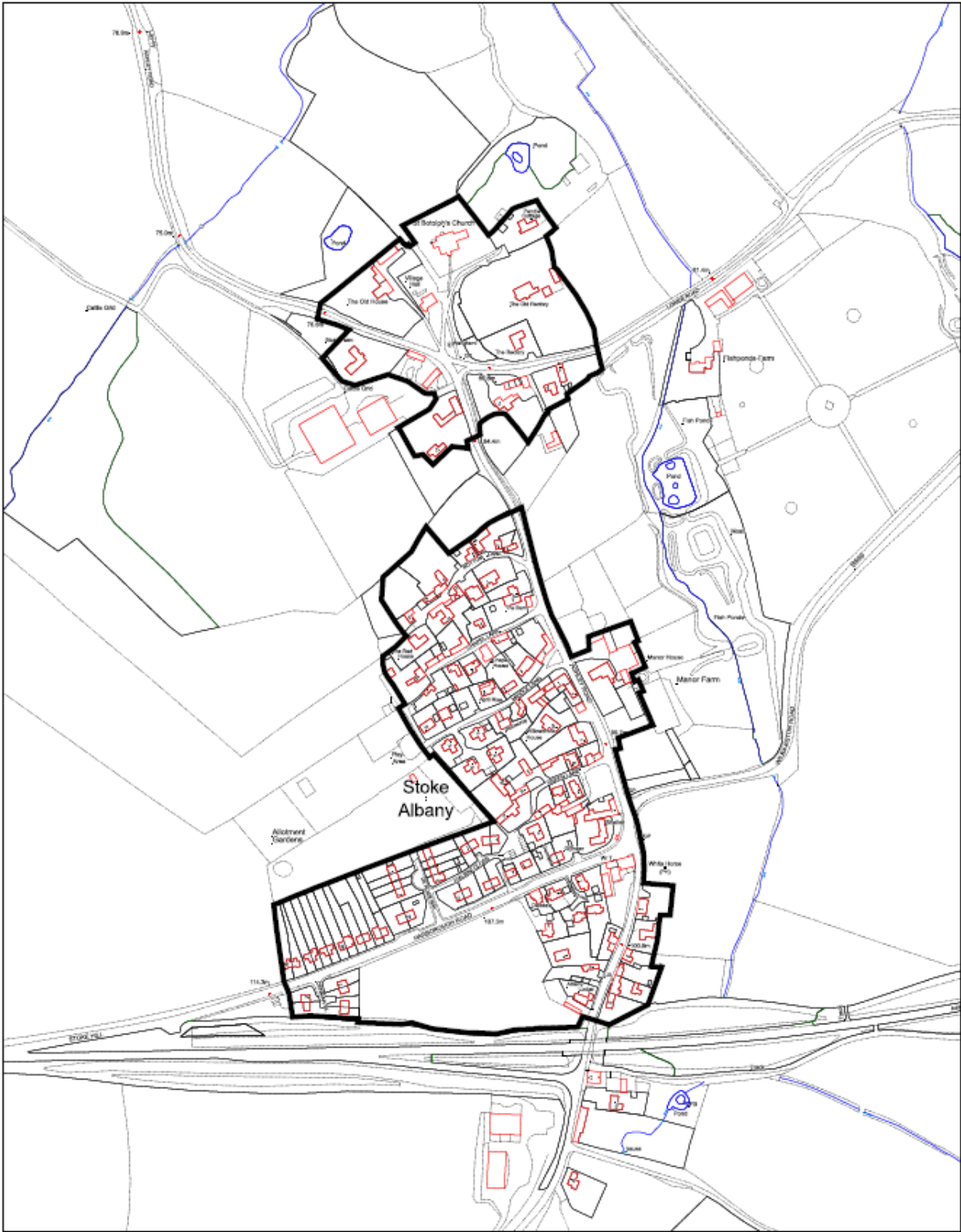
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Kettering
Borough Council



Title: Stoke Albany Settlement Boundary

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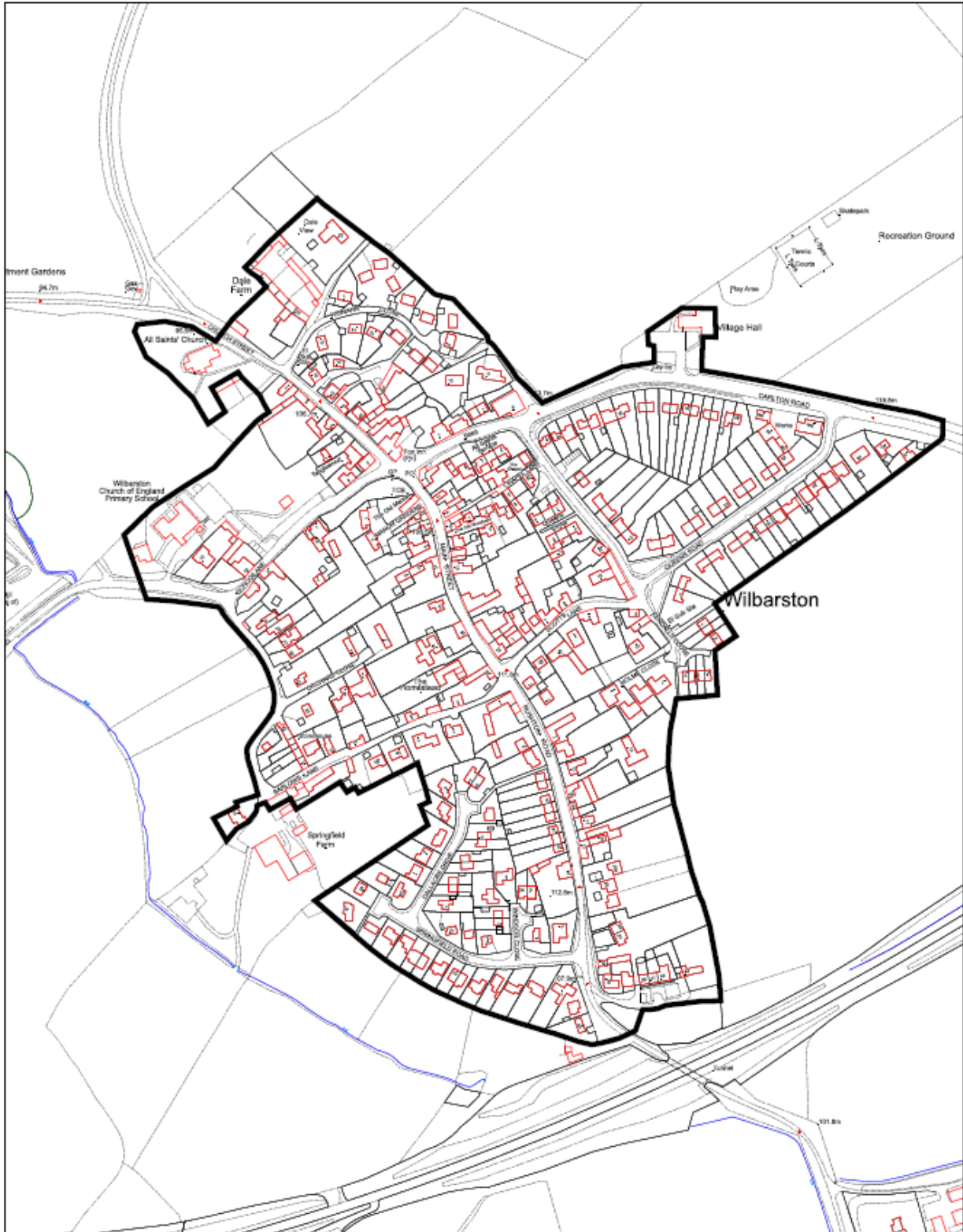
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Title: Wilbarston Settlement Boundary

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Borough Council

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Site Specific
Part 2 Local Plan (SSP2)

Housing Land Supply
Background Paper

October 2019

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Section 1: Introduction

Purpose of the report

- 1.1 The purpose of this background paper is to provide detail on the Councils approach to delivering the housing requirements set out in the North Northamptonshire Joint Core Strategy and to provide justification for the 10% flexibility allowance proposed, windfall delivery rates used and to demonstrate the Council's five year land supply position with the Plan. In addition to this, the paper sets out how the plan meets the NPPF requirement to identify, through the development plan and brownfield registers, land to accommodate at least 10% of the housing requirement on sites no larger than 1 hectare.
- 1.2 The NPPF supports the Governments objective to significantly boost the supply of homes, to achieve this, the NPPF highlights that it is important that a sufficient amount and variety of land can come forward where it is needed.
- 1.3 Paragraph 67 of the NPPF requires strategic policy making authorities to have a clear understanding of the land available in their area. It requires planning policies to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. It states that planning policies should identify a supply of:
 - a) Specific, deliverable sites for years 1 to 5 of the plan period; and
 - b) Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 1.4 The overall plan requirements are set out in the section on housing requirements below, this section also sets out the approach to ensuring the requirements will be achieved. Section 2 sets out how the housing requirements for the period 2011-2031 will be achieved, this provides details of completions and commitments and sets out the number of sites which will be allocated in the SSP2. This section identifies the supply of deliverable and developable housing sites as required by paragraph 67 of the NPPF.
- 1.5 Section 3 of the report focuses on the requirement of NPPF paragraph 73 of the NPPF, which requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, this section sets out the five year supply position with the SSP2 allocations.
- 1.6 Section 4 of the report addresses the requirement of Paragraph 68 of the NPPF, which requires local planning authorities to identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare.

Housing Requirements

- 1.7 The housing requirement for Kettering Borough is set out in the North Northamptonshire Joint Core Strategy (JCS), this plan was adopted in July 2016 and is the Part 1 Local Plan. Policy 28 of the JCS sets out the overall housing requirement for the Borough of 10,400 dwellings for the period 2011-2031 (520 dwellings per annum). Policy 29 of the JCS requires housing to be distributed in line with the spatial strategy

with a strong focus at the growth town as the most sustainable location for development, followed by the market towns. Policy 29 required provision to be made for new housing as set out in table 5. Table 5 sets out the following distribution of housing:

Table 1 - JCS Housing Requirements

Settlement	JCS Requirement
Kettering	6,190
Burton Latimer	1,180
Desborough	1,360
Rothwell	1,190
Rural Area	480
Total	10,400

- 1.8 Section 2 of this report details how these requirements will be met.
- 1.9 In addition to the JCS requirements set out in table 1, the Council has added a 10% flexibility allowance to housing requirement for the growth town and market towns set out in the JCS. The purpose of this allowance is to ensure that if some sites are slower in coming forward, sufficient additional sites have been identified to enable the housing requirements to be delivered. Table 2 below sets out the Housing requirements plus the 10% flexibility allowance for Kettering, Burton Latimer, Desborough and Rothwell.
- 1.10 A 10% flexibility allowance has not been added to the requirement in the rural area, this is because in the rural area there are other sources of housing which will contribute to housing provision. These sources include allocations in Neighbourhood Plan Areas, there are currently six rural parishes which have had neighbourhood plan areas designated, affordable housing delivered through JCS policy 13, and self-build rural exceptions. In addition to this the JCS strategy focuses development in the urban area, with development in rural areas limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement. Therefore, it is appropriate to focus any additional land requirements to ensure housing requirements are met in the urban area rather than the rural area.

Table 2 - Housing Requirements plus 10% buffer

Settlement	NNJCS Requirement	NNJCS Requirement plus 10% flexibility allowance
Kettering	6,190	6,809
Burton Latimer	1,180	1,298
Desborough	1,360	1,496
Rothwell	1,190	1,309

- 1.11 A number of comments received through the consultation on the SSP2 draft plan suggested increasing the flexibility allowance (buffer) to 20% would ensure that a robust housing land supply is more likely to be maintained. However, it is important to

note that when calculating the residual requirement for each settlement following the addition of the 10% allowance no windfall allowance has been made in the urban area for the remaining plan period. Therefore, the SSP2 will specifically allocate sites to meet the JCS requirement plus 10% and in addition to this windfall sites will also make an additional contribution to the delivery of housing in the remaining plan period. The windfall allowance has been included in the housing site schedule attached at Appendix 1. This demonstrates that, taking into account all sources of supply, 13,112 dwellings would be delivered in the plan period. This is 26% above the housing requirement in the JCS. It is therefore clear that sufficient land has been identified to meet housing requirements without a further increase in the flexibility allowance identified.

- 1.12 The SSP2 does not include reserve sites. The purpose of reserve sites is to provide alternative land should some sites fail to come forward, given the amount of land identified above the JCS housing requirements it is not considered necessary for the plan to identify reserve sites.

Section 2: Housing Land Supply 2011 to 2031

- 2.1 This section of report discussed the sources of housing included in the site schedule for the period 2011 to 2031. This included completions, commitments, sites to be allocated in the SSP2 and other sources of supply, including windfall development. This section includes sites which are deliverable and developable and meets the requirements of paragraph 67 of the NPPF which requires planning policies to identify a supply of:
- a) Specific, deliverable sites for years 1 to 5 of the plan period; and
 - b) Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

- 2.2 The NPPF definitions of 'deliverable' and 'developable' are:

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) Sites which do not involve major development and have planning permission, and all sites with detailed permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of planning permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

Developable: To be considered developable, site should be in a suitable location for housing development with a reasonable prospect that they will be available and could be developed at the point envisages.

- 2.3 Sites are only included in the site schedule if they either meet the definition of deliverable or developable.
- 2.4 A significant proportion of the growth identified in the JCS is made up of completions within the period 2011-2019 and commitments at 31st March 2019. The sections below provide detail on the numbers of completions and commitments.

Completions

- 2.5 The following table provides details of completions within each settlement for the period 2011 to 2019.

Table 3 - Completions 2011-2019

Settlement	Completions 2011-2019
Kettering (including Barton Seagrave)	1,902

Burton Latimer	1,110
Desborough	373
Rothwell	320
Rural	173
Total	3,878

2.6 Further detail on the number of completions in each year is provided in Appendix 3.

Commitments

2.7 The following table provides details of planning permissions and developments under construction at 31st March 2019, allocations in the Kettering Town Centre Area Action Plan (KTCAAP) and Neighbourhood Development Orders. This table includes site which have been granted planning permission for residential institutions in Use Class C2, where this provision provides for older people. Further detail on the approach to including C2 uses is set out in Appendix 5.

Table 4 - Commitments at 31st March 2019

Settlement	Outline Planning Permissions	Detailed Planning Permissions	Under Construction	Remaining Detailed Permissions	KTCAAP Allocations/ NDO's	Total Commitments
Kettering (Including Barton Seagrave)	3,400	424	157	697	786	5,464
Burton Latimer	0	75	24	70	0	169
Desborough	1,010	31	20	0	0	1,061
Rothwell	701	30	1	1	0	733
Rural	1	23	9	10	7	50
Total	5,112	583	211	778	793	7,477

Lapse Rate

2.8 A lapse rate for sites has not been included in the site schedule. This is because the 10% flexibility allowance added will provide land in excess of housing requirements. This will ensure that sufficient land is available to meet requirements.

Residual Housing Requirement

2.9 Table 5 below sets out the JCS housing requirements, completions from 2011-2019 and commitments at 31st March 2019. It sets out the residual requirement against the JCS requirements and the residual requirement against the JCS requirement with a 10% flexibility allowance added in the urban area.

Table 5 - Residual Housing Requirement

Settlement	NNJCS	Completions	Total	Residual	Residual
------------	-------	-------------	-------	----------	----------

	Requirement	2011-2019	Commitments	Requirement	Requirement with 10% flexibility allowance
Kettering (Including Barton Seagrave)	6190	1,902	5,464	-1,176	-557
Burton Latimer	1,180	1,110	169	-99	19
Desborough	1,360	373	1,061	-74	62
Rothwell	1,190	320	733	137	256
Rural	480	173	50	257	n/a
Total	10,400	3,878	7,477	-955	85

2.10 Table 5 demonstrates that in Kettering, the JCS requirement, with the 10% flexibility allowance, has been exceeded through completions and commitments. However, Kettering is the growth town and therefore it is considered appropriate for the SSP2 plan to make additional allocations within the town to provide additional flexibility and choice in the supply of sites.

2.11 In Burton Latimer, completions and commitments provide enough dwellings to meet the JCS requirement, however with the 10% flexibility allowance a small allocation is required through the SSP2.

2.12 In Desborough, completions and commitments provide enough dwellings to meet the JCS requirement, however with the 10% flexibility allowance a small allocation is required through the SSP2.

2.13 In Rothwell, an additional site/ or sites needs to be allocated to meet the JCS requirement with or without the 10% flexibility allowance.

2.14 In the rural area an allowance is made for windfall development. The evidence for the windfall requirement is set out in Appendix 5, the windfall allowance is 84 dwellings in the period to 2031. The SSP2 will need to allocate sites to meet the remaining requirement after windfall is taken into account.

Site Specific Part 2 Local Plan Allocations

2.15 The SSP2 will allocate additional sites to ensure that the JCS housing requirements plus 10% flexibility allowance, where appropriate, are met. Sites allocated in the Plan have been assessed using a set of appraisal criteria. The site assessment process is set out in the following background papers:

- Site Specific Proposals Local Development Document – Housing Allocations Background Paper (February 2012)
- Site Specific Proposals Local Development Document – Housing Allocations Assessment of Additional Sites and Update (October 2013)
- Site Specific Part 2 Local Plan (SSP2) – Housing Allocations Background Paper (May 2018)

- Site Specific Part 2 Local Plan (SSP2) – Housing Allocations Background Paper – Update (October 2019)

2.16 Table 6 shows the number of SSP2 allocations within each settlement. A full list of the sites the SSP2 will allocate in included at Appendix 4. In some settlements, sites have come forward in advance of the allocation in the SSP2, these sites are included in the list of commitments so are not counted in the table below, but where work has not started on site these will be included as allocations in the plan.

Table 6 – SSP2 Allocations

Settlement	No. of SSP2 Allocations	Total no. of dwellings
Kettering & Barton Seagrave	11	387
Burton Latimer	3	29
Desborough	2	135
Rothwell	1	300
Rural Area	11	149
Total	30	1,000

- 2.17 In Kettering 11 sites will be allocated in the SSP2, 3 of these already have planning permission so are included as commitments in the housing site schedule and for the purpose of calculating housing figures, these are counted as commitments rather than allocations. There remaining 7 sites are located within the settlement boundary for Kettering and a number of the sites involve the use of previously developed land, these sites will provide choice and flexibility in the supply of housing land within the town.
- 2.18 In Burton Latimer, there are 3 sites which will be allocated in the SSP2. One of these has planning permission so in included as a commitment in the housing site schedule and for the purpose of calculating housing figures, is counted as a commitment rather than an allocation. The remaining two sites will provide an additional 29 dwellings which provide slightly in excess of the 19 dwellings needed to meet the JCS requirement plus the 10% flexibility allowance.
- 2.19 In Desborough, two sites will be allocated in the SSP2. One of these sites has outline planning permission so in included as a commitment in the housing site schedule and for the purpose of calculating housing figures, is counted as a commitment rather than an allocation. The other site will provide 135 dwellings, this site has a resolution to grant planning permission subject to S106 and conditions. The 135 dwellings provided by this site will exceed the 62 dwellings needed to meet the JCS requirement plus the 10% flexibility allowance.
- 2.20 In Rothwell, one site will be allocated in the SSP2. This site will deliver 300 dwellings which will exceed the 256 dwellings needed to meet the JCS requirement plus 10% flexibility allowance.
- 2.21 In the rural area, 11 sites will be allocated in the SSP2. This will deliver 149 dwellings, which along with windfall development will meet the requirements identified in the JCS.

In addition to this, it is anticipated that Neighbourhood Plans, affordable housing delivered through JCS Policy 13, and self-build rural exceptions will provide additional sources of housing in the rural area.

2.22 Table 7, below, sets out the total supply of sites identified to meet the housing requirements, this includes an allowance for windfall development in the urban area. Appendix 4 sets out the approach to windfall. To ensure that there is no double counting against allocations in the SSP2 which are located within urban settlements the windfall allowance for years 2024/25 to 2030/31 only includes an allowance for sites which are 9 dwellings or less.

2.23 Table 7 demonstrates that in all settlements the allocations in the SSP2 will ensure that housing requirements are achieved. In addition to this, additional windfall development in the urban area will provide additional flexibility in the delivery of housing. In total a supply of 12,838 dwellings has been identified, in excess of the 10,400 dwelling requirement identified in the JCS.

Table 7 – Total Supply

Settlement	Completions	Commitments	SSP2 Allocations	Total Supply
Kettering & Barton Seagrave	1,902	5,464	387	7,753
Burton Latimer	1,110	169	29	1,308
Desborough	373	1061	135	1,569
Rothwell	320	733	300	1,353
Rural Area	173	50	233*	456
Urban Windfall				399
Total	3,878	7,477	1,084	12,838

* This figure includes 149 allocations and 84 windfall allowance

Size of sites allocated

2.24 Sites allocated in the SSP2 range in size from 3 dwellings to 300 dwellings. The majority of smaller sites are located in the rural area, these are sites which would otherwise have been located outside the settlement boundaries and therefore would not normally come forward as windfall development, therefore there is no double counting of these sites in the windfall requirement. Within the urban area there are a number of sites which would have counted as windfall development if they were not allocated in the plan, these sites are major development, except one which is for 7 dwellings in Burton Latimer. As there is only 1 site where this is the case, and windfall allowance is an estimate which may fluctuate from year to year, it is not considered necessary to amend the windfall allowance to take into account the inclusion of this allocation.

Density of development

- 2.25 Paragraph 117 of the NPPF requires planning policies to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 2.26 Paragraph 122 of the NPPF requires planning policies to support development that makes efficient use of land, taking into account:
- the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - local market conditions and viability;
 - the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; the desirability of an area’s prevailing character and setting (including residential gardens), or promoting regeneration and change;
 - and the importance of securing well designed, attractive and healthy places.
- 2.27 Where there is an existing or anticipated shortage of land for meeting identified housing needs, paragraph 123 of the NPPF highlights that it is especially important that planning policies avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.
- 2.28 Within Kettering Borough there is not an existing or anticipated shortage of land for meeting housing needs. The site schedule identifies land in excess of that required to meet housing requirements.
- 2.29 The density of sites allocated in the SSP2 ranges from 6 to 94 dwellings per hectare (gross). The average density in the urban area is 32 dwellings per hectare, in the rural area the average density is 17 dwellings per hectare. The approach taken to density has been reviewed in light of the requirements of NPPF paragraph 122 and 123. This review has determined that the densities set out are in accordance with the NPPF requirements. In general, the densities in the rural area are lower because this reflects the character and setting of the sites and the surrounding area and takes into account site specific constraints. In the urban area, densities are generally 30 dwellings per hectare or higher, particularly in locations where there is scope to promote sustainable travel, however, in some circumstances sites in the urban area also require lower densities due to site or location specific constraints. Table 6 provides details of the density of sites.

Table 8 - Site Density

Location	Site Reference	Site Size (ha)	Yield	Density
Urban	KE/151	0.35	33	94
Urban	KE/001	0.43	22	51
Urban	KE/153	0.65	25	38
Urban	KE/152	0.42	15	36
Rural	RA/170	0.17	6	25

Rural	RA/146	0.43	15	35
Urban	RO/088a	9	300	33
Urban	KE/200	1.06	35	33
Urban	DE/210	9.4	304	32
Urban	KE/003	1.63	49	30
Urban	KE/184a	7.3	217	30
Urban	BL/057	2.79	69	25
Urban	DE/212	5.6	135	24
Urban	KE/154	2.6	60	23
Urban	KE/007	0.59	13	22
Urban	KE/011	16.7	350	21
Rural	RA/174	2.51	50	20
Rural	RA/173	0.58	10	17
Rural	RA/117	0.5	8	16
Urban	BL/038	0.46	7	15
Rural	RA/136	0.72	10	14
Urban	BL/044	1.66	22	13
Rural	RA/110	0.79	10	13
Rural	RA/221	1.46	16	11
Rural	RA/107	0.92	10	11
Rural	RA/109	1.30	11	8
Rural	RA/128	0.54	3	6

Deliverability and Developability of Sites

2.30 This section of the report considered the ‘deliverability’ and ‘developability’ of sites in the context of the NPPF definitions set out in paragraph 2.2, and sets out the approach which has been taken to the inclusion of sites within the site schedule within years 1 to 5 and 6 to 12 of the plan period.

Deliverable Sites (Years 1 to 5)

2.31 In addition to the definition in the NPPF, the Planning Practice Guidance provides further guidance on what constitutes a ‘deliverable site’ in the context of housing policy (Para 007 Ref Id 68-007-20190722). This states that:

‘As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- *have outline planning permission for major development;*
- *are allocated in a development plan;*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register*

The PPG states that such evidence, to demonstrate deliverability, may include:

- *Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out*

the timescale for approval of reserved matters applications and discharge of conditions;

- *Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *Firm progress with site assessment work; or*
- *Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

2.32 When preparing the schedule of specific deliverable sites, the following sources are used:

- Extant commitments (sites under construction and sites with planning consent)
- Sites in adopted development plans
- Sites in the SSP2
- Sites identified in the brownfield register
- Sites delivered through permitted development rights or prior notification

Details of the Deliverable Housing Supply

2.33 Table 8 below outlines the components which make up Kettering Borough’s housing land supply for the period 2019-2024. A supply of 4,080 dwellings has been identified. The supply figure is used as the basis for determining the Borough’s five year land supply position relative to the requirements of Policy 28 of the North Northamptonshire Joint Core Strategy. The housing requirement for Kettering Borough set out in this policy is 10,400 for the period 2011-31. The annual average dwellings 2011-31 is 520 dwellings.

Table 9 – Composition of deliverable housing land supply for years 1-5 of the plan

Composition of deliverable housing land supply for years 1-5 of the plan	
Component	Yield 2019-24
Extant planning permissions (at 31/03/2019)	3792
Kettering Town Centre Area Action Plan Allocations	61
SSP2 Allocations	178
Sites on the Brownfield Register	49
Total supply 2019-2031	4,080

2.34 The justification and evidence for the sites included in the site schedule is provided below:

Small Sites and Sites with Detailed Planning Permission

2.35 Based on the NPPF definition of deliverable, sites which do not involve major development, and all sites with detailed planning permission can be regarded as deliverable, unless there is clear evidence the homes will not be delivered within five years. These sites are listed in the site schedule attached at appendix 1. These have been reviewed and where appropriate information provided by developers has been used to inform the delivery trajectory for sites. Where there is clear evidence that these

sites will not come forward within the five year period, sites have been removed from the schedule.

- 2.36 Small sites and sites with detailed planning permissions account for 1,585 dwellings in the five year period, 211 of these were under construction at 31st March 2019.

Residential Institutions (C2 uses)

- 2.37 The Planning Practice Guidance advises that Local Planning Authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply (Para 035, Ref Id 68-035-20190722). The guidance states that *'for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data'* (Para 016a, Ref Id 63-016a-20190626). Residential institutions for older people have been included in the site schedule, the number of dwellings included has been based on the number of adults living in households and the amount of accommodation which would be released in the housing market. Details of the calculations are attached at Appendix 5.

Sites with Outline Planning Permission

- 2.38 Sites with outline planning permission, have been included in the deliverable supply on the basis that there is clear evidence that housing completions will begin in five years. The approach below for considering these sites was also followed in respect to allocations and sites on the Brownfield Land Register.

- 2.39 For all of these sites, the site schedule and site forms have been informed by:

- Discussions with, and information provided by, developers and/or agents
- Discussions with development management case officers for the sites
- An assessment of lead in times and build out rates achieved on sites which have been delivered within the Borough.

- 2.40 In considering whether sites will be delivered within five years, consideration has been given to:

- Current planning status.
- Evidence of progress being made towards the submission of an application (In some cases this may include evidence which is of a confidential nature, for example the submission of applications for pre-application advice or information which is commercially sensitive, where this is the case this is not referred to in the evidence provided on sites).
- Progress with site assessment work.
- Relevant information about site viability, ownership constraints or infrastructure provision.

- 2.41 Timescales for delivery of homes on sites has considered:

- Time to achieve full planning approval.
- Where relevant, time to sell the site to a housebuilder.
- Where relevant, the time to deliver essential infrastructure required before development can commence on site.
- Time to discharge pre-commencement conditions.

- Time between start on site and the first completions.
- The number of sales outlets likely and build out rates.

2.42 Information is provided in the site schedule to support the inclusion of sites.

2.43 Sites with outline planning permission account for 2,207 dwellings in the five year period. Table 8 below lists the sites with outline planning permission which have been included in the five year supply period.

Table 10 - Sites with Outline Planning Permission

Site Name	Number of dwellings within five year period 2019-2024
Desborough North (700 dwellings)	385
Desborough South (304 dwelling)	212
Gipsy Lane (land west), Kettering (350 dwellings)	175
25 Durban Road, Kettering (14 dwellings)	14
Maplefields School, Beatrice Road, Kettering (17 dwellings)	17
Rothwell North (700 dwellings)	350
Cranford Road (land to rear of 30-50), Kettering	60
East Kettering – Parcels R8, R11, R12, R13 & R14 (497 dwellings)	271
East Kettering – Parcel R20 (168 dwellings)	168
East Kettering – Parcel R21 (250 dwellings)	250
East Kettering – Parcel R22 (361 dwellings)	230
East Kettering – Parcel R24 (75 dwellings)	75
Total	2,207

Allocations

2.44 Allocations have only been included as deliverable sites where there is clear evidence that housing will be provided on the site within five years. Allocations include sites identified in the Kettering Town Centre Area Action Plan (AAP) and sites included within the SSP2. The North Northamptonshire Joint Core Strategy also allocated strategic sites, this document allocates the Rothwell North site, however this site now has outline planning permission so is considered under the section on sites with outline planning permission, above.

2.45 Sites allocated in the AAP account for 61 dwellings of the deliverable sites. The site schedule provides a justification for the inclusion of these sites, Table 11 lists the sites allocated in the AAP.

Table 11 - Kettering Town Centre AAP Allocations

Site Name	Number of dwellings within five year period
Soans Yard (Y2), Kettering	20
Hazelwood Lane (NRQ13), Kettering	5
Queen Street/ Horsemarket South (SSQ5), Kettering	36
Total	61

- 2.46 Sites allocated in the SSP2 account for 178 dwellings, the Site Schedule provides a justification for the inclusion of these sites within the first five year period.

Table 12 - SSP2 Allocations

Site Name	Number of dwellings
Glendon Ironworks, Sackville Street, Kettering (KE/151)	33
Land off Buxton Drive and Eyam Close, Desborough (DE/212)	135
Home Farm, Weston by Welland (RA/136)	10
Total	178

Sites identified on the Brownfield Register

- 2.47 Brownfield sites have been included in the site schedule where these are identified on the Brownfield Register and are deliverable within five years. The site schedule provides a justification for the inclusion of sites. Table 13 names the brownfield site, this site is also allocated in the SSP2.

Table 13 - Sites identified on the Brownfield Register

Site Name	Number of dwellings within five year period
Former Kettering Town Football Club Ground, Rockingham Road, Kettering	49

Developable Sites (Years 6 to 12)

- 2.48 In addition to the NPPF definition of 'developable', the PPG provides guidance on how a local authority can demonstrate that there is a reasonable prospect that sites are 'developable'. The PPG states that:

In demonstrating that there is a 'reasonable prospect' plan-makers can use evidence such as (but not exclusively):

- *written commitment or agreement that relevant funding is likely to come forward within the timescale indicated, such as an award of grant funding;*
- *written evidence of agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *likely buildout rates based on sites with similar characteristics; and*
- *current planning status - for example, a larger scale site with only outline permission where there is supporting evidence that the site is [suitable and available](#), may indicate development could be completed within the next 6-10 years.*

A pragmatic approach is appropriate when demonstrating the intended phasing of sites. For example, for sites which are considered developable within 6-10 years, the authority may need to provide a greater degree of certainty than those in years 11-15 or beyond. When producing annual updates of the housing land supply trajectory, authorities can use these to provide greater certainty about the delivery of sites initially considered to be developable, and those identified over a longer time span.

Details of the Developable Housing Supply (Years 6 to 12)

2.49 When preparing the site schedule, the following sources are included as ‘developable’ sites within years 6-12 of the plan period.

- Extant commitments (larger sites with longer phasing plans)
- Sites in adopted development plans
- Sites in the SSP2
- Sites identified on the brownfield register
- Windfall sites

Table 14 - Developable Housing Land Supply (Years 6 to 12)

Composition of developable housing land supply for years 6-12 of the plan	
Component	Yield 2024-31
Extant planning permissions (at 31/03/2019)	2,899
Kettering Town Centre Area Action Plan Allocations	725
SSP2 Allocations	773
Sites on the Brownfield Register	0
Windfall Allowance (2022/23-2033/24)	483
Total supply 2024-2031	4,880

Sites with Outline Planning Permission (Years 6 to 12)

2.50 The sites with outline planning permission included in years 6 to 12 of the plan period are all sites which will deliver within the first five years of the plan but have phasing plans which deliver beyond the five year period due to the scale of development planned on the sites. Evidence supporting the delivery of these sites is included in the site schedule. In addition to these sites, there is also one smaller site where permission has been granted through a Neighbourhood Development Order which is included in the site schedule.

Table 15 - Sites with Outline Planning Permission (Years 6 to 12)

Site Name	Number of dwellings within years 6-12 of the plan
Desborough North	315
Desborough South	92
Gypsy Lane (land west), Kettering	175
Rothwell North	350
East Kettering SUE	1,960
Broughton Neighbourhood Development Order	7
Total	2,899

Kettering Town Centre Area Action Plan Allocations (Years 6 to 12)

2.51 These sites have all been allocated in the Kettering Town Centre Area Action Plan and are therefore suitable locations for housing development which could be viably developed at the point of time envisaged in the trajectory.

Table 16 - Kettering Town Centre Area Action Plan Allocations (Years 6 to 12)

Site Name	Number of dwellings within years 6-12 of the plan
Wadcroft/ Newlands Phase 1 (SHQ1 and SHQ3)	39
Land north and east of Trafalgar Road (NRQ4)	120
National grid site north, Jutland Way, Kettering (NRQ6)	14
National grid site south, Jutland Way, Kettering (NRQ7)	14
Northampton Road, Northfield Avenue, Kettering (NRQ11)	18
Stagecoach Site, Northampton Road, Kettering (NRQ12)	47
Morrison's Staff Car Park, Trafalgar Road, Kettering	18
Job's Yard North, Kettering (Y1)	30
Land Opposite Station Square (STQ4)	15
Former Lidl Store Site, north of Trafalgar Road (NRQ2)	22
Comet Site, Meadow Road/ Jutland Way (NRQ5)	53
Land at Lidl store site, west of Trafalgar Road (NRQ1)	67
Queen Street/Horsemarket North (SSQ4)	62
Temporary Car park, land west of Trafalgar Road (NRQ3)	48
South of Northall Street (Tanners Gate 1) (SHQ5)	33
Montagu Street/ Tordoff Place (SSQ1)	11
Carrington Street/ Victoria Street (SSQ2)	19
Queen Street east (SSQ3)	8
South of Northall Street (Iceland Car Park) (SHQ4)	9
South of Northall Street (Tanners Gate 2) (SHQ6)	24
Meadow Road/ Cromwell Road backland (NRQ8)	18
Commercial Road car park (NRQ9)	20
RQ1 - Market Place North	8
Total	725

Site Specific Part 2 Local Plan Allocations (Years 6 to 12)

2.52 These sites have been assessed through the preparation of the SSP2 and are considered suitable locations for housing development. The site schedule has been informed by information provided by site promoters through the preparation of the SSP2 and takes into account site constraints. These sites are developable sites which could be viably developed at the point of time envisaged in the trajectory.

Table 176 - SSP2 Allocations (Years 6 to 12)

Site Name	Number of dwellings within years 6 to 12 of the plan
Kettering Fire Station, Headlands, Kettering (KET/007)	13
Ise Garden Centre, Warkton Lane (KE/152)	15
Factory adjacent to 52 Lawson Street (KE/153)	25
McAlpines Yard, Pytchley Lodge Road (including KE/184) (KE/184a)	217
Land at Wicksteed Park, Kettering (KE/033a)	35
Land to the west of Kettering Road, Burton Latimer (BL/044)	22
Land adjacent to the Bungalow, Higham Road, Burton Latimer	7
Rothwell North/ Land to the West of Rothwell (RO/088a)	300

Top Orchard (The Old Rectory), Braybrooke (RA/128)	3
Geddington Sawmill, Geddington (RA/107)	10
Old Nursery Site at Grafton Road, Geddington (RA/110)	10
Land to the north of Loddington Road, Great Cransley (RA/146)	15
2 fields on the outskirts of Pytchley (RA/117)	8
Geddington South East, Geddington (RA/109)	11
South of New Stone House, Duck End, Cranford (RA/170)	6
Land east of the corner of Duck End and Thrapston Road, Cranford (RA/173)	10
Land to the south of Harborough Road, Stoke Albany (RA/221)	16
Land to the west of Mawsley (RA/174)	50
Total	773

Windfall allowance

- 2.53 The site schedule includes an allowance for windfall in years 2024/25 to 2030/31. The inclusion of a windfall allowance is in accordance with NPPF paragraph 70, which states that *‘where an allowance is made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.’* However, Paragraph 67 (a) sets out that the supply identified in this period should relate to specific, deliverable sites and therefore by definition cannot be included within the five year supply.
- 2.54 The Council has prepared two papers which provide evidence to support the inclusion of a windfall allowance as part of the anticipated supply. The first paper attached at Appendix 4a provides an assessment of urban windfall allowance, and the second paper, attached at Appendix 4b provides an assessment of rural windfall allowance. These papers provide compelling evidence that windfall development will provide a reliable source of supply, in the plan period

Section 3: Five Year Supply of Deliverable Sites with the Plan

- 3.1 This section of the report sets out the five year supply of sites based on the supply of deliverable sites identified in table 9 above, and in the Site Schedule attached at Appendix 1. It sets the housing requirement for the five year period, the period for assessing the five year land requirement and the appropriate buffer to apply to the housing requirement. It then sets out the five year land supply calculations.

Five Year Land Requirement

- 3.2 Policy 28 of the JCS sets out Kettering Borough's housing requirement of 10,400 dwellings between the years 2011-2031. This translates to 520 dwellings per year, accordingly the housing requirement for each five year period is 2,600 dwellings. In the period 2011 to 2019 3,878 dwellings have been completed against a requirement for 4,160 dwellings. Therefore, there is a shortfall of 282 dwellings.

Period for assessing the five year requirement

- 3.3 The period for assessing the five year housing land requirement is 2019-2024. This is in accordance with the planning practice guidance which states that *'the purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted policies for the next 5 years'*. (Paragraph 003, Ref Id 68-003-20190722). The base date for the site schedule, at Appendix 1, is 31st March 2019.

Buffer

- 3.4 Paragraph 73 of the NPPF requires that the supply of specific deliverable sites should include an additional buffer moved forward from earlier in the plan period. The buffer should be:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wished to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been a significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 3.7 The Council's applies a 5% buffer. This will ensure choice and competition in the market for land. The Council has not prepared an annual position statement and is not seeking to demonstrate a five year land supply through the plan.
- 3.8 In relation to paragraph 73 c), there has not been a significant under delivery of housing over the previous 3 years and therefore a 20% buffer is not required. In February 2019 the Government published the Housing Delivery Test: 2018 measurement. This measurement covered the three year period 2015/16 to 2017/18. This set out that Kettering Borough had met 129% of its housing requirement. Therefore, the requirement to provide a 20% buffer does not apply.

Five Year Land Supply

- 3.9 Table 18 outlines the assessment of Kettering Borough’s housing land supply for the period 2019-24. It details there is a shortfall in the Borough relative to the JCS requirement 2011-19 of 282 dwellings.
- 3.10 Provision has been made for this shortfall in determining the requirement against which the overall supply position will be based. This is outlined at row (b) of Table 9 below. A deliverable supply of 4,354 dwellings has been identified.

Table 187 - Five Year Land Supply Calculations

Analysis of Kettering Borough’s Housing Supply against JCS requirements, 2019-24	
(a) JCS Policy 28 Housing Requirement 2019-24	2600
(b) JCS Housing Requirement 2019-24 inclusive of shortfall 2011-19	2882
c) Housing Requirement + shortfall + 5% buffer:	3026
d) Identified Housing Supply 2019-24	4,354
e) Identified Housing Supply 2019-24 (exc. windfall)	4,080
f) Deliverable Housing Land (years), 2019-24 (inclusive of 5% buffer)	7.19
g) Deliverable Housing Land (years), 2019-24 (inclusive of 5% buffer and excluding windfall allowance)	6.74

- 3.11 Row (a) in Table 18 outlines the Borough’s JCS requirements 2019-24 before making any provision for the projected shortfall. Row (b) includes provision for the shortfall. This provides a requirement of 2882 and is the baseline against which the NPPF buffer of 5% to be added. Row (c) provides the Housing requirement, plus shortfall, plus 5% buffer. Row (d) shows the identified housing supply 2019-24. Row (e), again represents the identified housing supply 2019-24, calculated at 4,080, although this excludes the allowance for any windfall for the last two years of the five year period. This is in accordance with paragraph 67 (a) of the NPPF, which required the identification of a supply of specific, deliverable sites for years one to five of the Plan period. Therefore, as the windfall allowance does not include ‘specific sites’, this must be deducted from the land supply calculations.
- 3.12 Row f) represents the assessment of how much housing land is available in the Borough, relative to the requirements identified in row (c). This shows that inclusive of a 5% buffer, Kettering Borough Council is able to demonstrate a five year supply of **7.19 years** relative to JCS requirements. However, this figure decreases to **6.74**, when the windfall allowance for the last two years of the five year period is taken from the identified housing supply, as shown in Row (g).

North Northamptonshire Joint Core Strategy monitoring triggers

- 3.13 Table 9 of the JCS sets out an additional monitoring tool to gauge each local authorities land supply position if a 25% buffer is applied. This is a local buffer which is in excess of national requirements but has been included to provide an early warning to Local Authorities when a housing land supply shortfall could be imminent and corrective/ preventative action is required (for example, working with developers/ landowners to develop viable and suitable schemes).

3.14 Table 19 sets out the five year position with a 25% buffer added.

Table 19 - Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer

Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer	
(a) Five Year Requirement	2,882
(b) Requirement + 25% buffer	3,603
(c) Supply of Deliverable sites	4,354
(d) Supply of Deliverable sites (excluding windfall)	4,080
(e) No. of Years Deliverable Housing Land Supply 2019-2024 with a 25% buffer	6.04
(f) No. of Years Deliverable Housing Land Supply 2019-2024 with a 25% buffer (excluding windfall)	5.66

3.15 Table 19 demonstrates that even with a 25% buffer the Council is able to demonstrate in excess of five years housing supply for the period 2019 to 2024.

Section 4 – Smaller site requirement

- 4.1 Paragraph 68 of the NPPF requires that local planning authorities 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.
- 4.2 The SSP2 will only allocated land to meet the remaining requirement after completions 2011-2019 and commitments at 31st March 2019 have been taken into account. The SSP2 will allocate land to accommodate 1000 dwellings. The table below demonstrates that more that 10% of the housing requirement to be met through allocations in the SSP2 is on sites of no larger than 1 hectare.
- 4.3 As set out in table 6, the SSP2 will allocate land to provide 1,000 dwellings. Therefore 100 of these would need to be on sites of 1 hectare or less to meet the requirement for 10% to be located on sites of this size. The table below details the sites within the SSP2 which 1 hectare or less. A total of 187 dwellings as shown on in Table 20 have been allocated on sites of 1ha or less, which exceeds this requirement and therefore is conformity with paragraph 68 of the NPPF.

Table 20 - Allocation of sites 1 hectare or less

Site Reference	Site Name	Site Area (ha)	Yield
KE/001	Scott Road Garages, Scott Road, Kettering	0.43	22
KE/007	Kettering Fire Station, Headlands, Kettering	0.59	13
KE/151	Glendon Ironworks, Sackville Street, Kettering	0.35	33
KE/152	Ise Garden Centre, Warkton Lane, Kettering	0.42	15
KE/153	Factory adjacent to 52 Lawson Street, Kettering	0.65	25
BL/038	Land adjacent to the Bungalow, Higham Road, Burton Latimer	0.46	7
RA/128	Top Orchard, Griffin Road, Braybrooke	0.54	3
RA/170	South of New Stone House, Duck End, Cranford	0.17	6
RA/173	Land east of the corner of Duck End and Thrapston Road, Cranford	0.58	10
RA/107	Geddington Sawmill, Grafton Road, Geddington	0.92	10

RA/110	Old Nursery Site, Grafton Road, Geddington	0.79	10
RA/146	Land north of Loddington Road, Cransley	0.43	15
RA/117	Two fields on the outskirts of Pytchley, Isham Road, Pytchley	0.5	8
RA/136	Home Farm, Valley Road, Weston by Welland	0.72	10
Total			187

Appendix 1 – Site Schedule

Location	App. No.	Proposal	Location	SYHLS Site	Comments	No. of Plots with Outline P.P. March 2018	No. of Plots with Detailed P.P. March 2018	Under construction March 2018	Allocations/ Emergin g allocations/ Brownfilled land	2011/12	2012/13	2013/14	2014/15	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/3031	2018-31	Justification for inclusion
Burton Latimer	2013/0750 & 2016/0883	Residential development for up to 69 no. dwellings with access	Bosworths	Y			69													15	30	24								69	Reserved matters approved 8th June 2018. Site has detailed planning permission, therefore considered deliverable until permission expires. Commencing on pre-commencement conditions. Start on site expected second quarter of 2020 with the access and infrastructure going in during that first phase with construction of dwellings beginning in 2021. Clear evidence site will be delivered within five years.
Burton Latimer	2017/0625	2 no. dwellings and associated access	Pintail Close (land off)	Y			2											2												2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Burton Latimer	2012/0511	21 no. dwellings	51 Finedon Road	Y				2										2												2	Site under construction, deliverable within 5 years
Burton Latimer	2013/0763	Residential developmnet of upto 110 no. Dwellings with access	Higham Road (Land off)	Y			21	9										30												30	Site under construction, deliverable within 5 years
Burton Latimer	2015/0833	Single storey dwelling	58 Finedon Road (land to rear of)	Y				1										1												1	Site under construction, deliverable within 5 years
Burton Latimer	2016/0119	Change of use from staff accommodation and part of restaurant to 4 no. dwellings, single storey rear extension and physical alterations to external elevations	28 High Street	Y			4											4												4	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Burton Latimer	2018/0649	Change of use from mixed retail and single residential to mixed use retail and four dwellings	117 High Street	Y			3											3												3	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Burton Latimer	2018/0362	Construction of 7 bungalows	23 Regent Road	Y				3										3												3	Site under construction, deliverable within 5 years
Burton Latimer	2013/0714, 2015/0586, 2017/0926, 2018/0216	Residential development of up to 199 no. dwellings with access	Higham Road (land off)	Y	Total increased to 203		45	9										50	4											54	Site under construction, deliverable within 5 years
Burton Latimer	2014/0335	S73A: 1 no. dwelling	5 Cranford Road	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Desborough	2011/0235	Residential development	Desborough North	Y		700																								700	Outline application. Clear evidence that the site is progressing and delivery will begin within, and continue beyond, the five year period. Reserved matters for an initial length of access road approved. The developer has advised that they anticipate that there will be 3 Developers on site in total, the first of which should make a start on site early 2020. Developer provided a delivery schedule, however this has been put back a year in the trajectory to allow adequate time for reserved matters to be submitted. First housebuilder plans to make reserved matters applications for Phases 1 & 3 and spine road. Reserved matters expected September 2019. First completions expected October 2020. The Council is working with the developer on a Planning Performance Agreement.
Desborough	2017/0585	2 no. dwellings with access only considered	120 Federation Avenue (land adj)	Y			2												2											2	Not major development and therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five years.
Desborough	2018/0395	3 no. dwellings	44 Rushton Road (land adj)	Y			3												3											3	Not major development and therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five years.
Desborough	2018/0757	1 no. dwelling and detached garage with access off Woodwell Road and vehicular access	89-91 Federation Avenue	Y			1												1											1	Not major development and therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five years.

Location	App. No.	Proposal	Location	5YHLS Site	Comments	No. of Plots with Outline P.P. March 2018	No. of Plots with Detailed P.P. March 2018	Under construction March 2018	Allocations/Emerging allocations/Brownfield land	2011/12	2012/13	2013/14	2014/15	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2018-31	Justification for inclusion
Desborough	2016/0044	Residential development of up to 304 dwellings with associated access, infrastructure, public open space, nature areas and surface water management measures	Desborough (land to the south of)	Y		304													32	60	60	60								304	Outline permission. KBC is part landowner of the site, Pre-reserved matters conditions going through process of being discharged. Reserved matters expected September, with start on site early 2020. Delivery schedule provided by developer but put back a year to allow time for submission of reserved matters and start on site. Clear evidence site is progressing through the application process and that dwellings will be delivered on the site within five years. Due to the scale of the site, development will build beyond the five year period.
Desborough	2016/0420	Retail unit and 2 no. two bedroom and 4 no. one bedroom flats above	Station Road (land between 25 and 29), Desborough	Y				6										6												6	Site under construction, deliverable within 5 years
Desborough	2017/0742	Two pairs of semi-detached dwellings and alterations to access	67.69 and 71 Braybrooke Road (land to rear)	Y			4											4												4	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Desborough	2018/0313	2 no. dwellings	21-23 Church View Road	Y			2											2												2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Desborough	2018/0666	Barn Conversion to granny annex	Fruit Barn, Wycombe House, Rothwell Road, Desborough	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Desborough	2018/0698	1 no. dwelling	67 Breakleys Road (land adj)	Y			1												1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Desborough	2016/0704	1 no. detached dwelling	3 Loatland Street (land adj)	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Desborough	2003/1019	Erection of 13 no. three storey and 1 no. two storey	Talbot Court, High Street, Desborough	Y			14												7	7										14	Site has detailed planning permission, therefore considered deliverable until permission expires. No evidence to suggest the homes will not be delivered in five years
Desborough	2016/0690	Conversion of existing building to 8 no. apartments	60 Queen Street	Y				8										8												8	Site under construction, deliverable within 5 years
Desborough	2016/0854, 2018/0290	Construction of 4 no. dwellings with associated parking	Pioneer Avenue (land between 99 and 131)	Y				4										4												4	Site under construction, deliverable within 5 years
Desborough	2017/0406	1 no. two bedroom detached dormer bungalow	6 Station Road (land adj)	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Desborough	2017/0663	1 no. dwelling	Ise View Road (land between 16 & 20)	Y				1										1												1	Site under construction, deliverable within 5 years
Desborough	2017/0978	1 no. dwelling	42 Gladstone Street (land adj)	Y				1										1												1	Site under construction, deliverable within 5 years
Desborough	2017/0903	7 No. dwellings with associated parking and creation of vehicular access to serve No.52 Rushton Road	50-52 Rushton Road	Y			7											7												7	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Kettering	2015/0220 2018/0257	Redevelopment for up to 9 no. dwellings	Rockingham Dene, Rockingham Road, Kettering	Y			5	4										9												9	Site under construction, deliverable within 5 years
Kettering	2014/0593 & 2016/091	Construction of up to 40 dwellings with access	Thurston Drive	Y			14	12										26												26	Site under construction, deliverable within 5 years
Kettering	2016/0088	2 no. three bedroom dwelling houses.	Bath Road (land between 104 and 110)	Y		2													2											2	Not major development and therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five years. Reserved matters application pending (KET/2019/0179)
Kettering	2016/0237 & 2017/020	1 no dwelling	5 Westleigh Road	Y				1										1												1	Site under construction, deliverable within 5 years

Location	App. No.	Proposal	Location	5YHLS Site	Comments	No. of Plots with Outline P.P. March 2018	No. of Plots with Detailed P.P. March 2018	Under construction March 2018	Allocations/Emerging allocations/Brownfield land	2011/12	2012/13	2013/14	2014/15	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2018-31	Justification for inclusion
Kettering	2016/0303	17 no. dwellings with associated access, open space and landscaping	Maplefields School Beatrice Road	Y		17														17										17	Reserved matters application submitted, ref KET/2019/0480. Clear evidence the site is progressing through the application process, given progress with reserved matters and scale of development it is clear this is deliverable within five years.
Kettering	2015/0551	Residential development of up to 350 dwellings with associated access	Gipsy Lane (land west)	Y		350													25	50	50	50								350	Outline planning permission. Reserved matters anticipated early 2020. Build out rate of 50 dwellings a year based on 1 outlet. Time allowed in schedule for submission of reserved matters and start on site. Clear evidence that the site will be delivered within five years.
Kettering	KET/2017/0137 (KE/0081)	81 dwellings	Land north of Gipsy Lane, Kettering	Y			75												10	25	25	15								75	Site has detailed planning permission (KET/2018/0958), therefore considered deliverable until permission expires. Developer is Morris Homes Eastern Ltd. Development has commenced (June 2019). Build out rate provided by the developer.
Kettering	2018/0687	2no. Dwellings with access only considered	62 Headlands (land to rear)	Y		2														2										2	Not major development and therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five years.
Kettering	2015/0244	Conversion of former factory at front into 9 no. apartments. Demolition of rear extensions to factory and construction of 5 no. dwellings (including access and layout)	25 Durban Road	Y		14													9	5										14	Developer is progressing with reserved matters application. Clear evidence site is progressing through the application process, given the progress with reserved matters and scale of development it is clear this is deliverable within five years.
Kettering	2019/0077	1 no. dwelling	2 Cowper Street (land adjacent)	Y	Site clearance		1												1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Kettering	2014/0051	Conversion of Nos. 10 and 12 West Street into 6 no. dwellings. Erection of 4 no. dwellings	Lamb & Holmes Solicitors, West Street	Y	Commenced		10												6	4										10	Detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2017/0839	Erection of 4 no. dwellings and conversion of factory into 5 no. apartments	81 Stamford Road	Y			4												4											4	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2015/0176	Demolition of garages. Construction of 7 no. dwellings	Garages & Yard, Howard Street	Y			3												3											3	Site under construction, deliverable within 5 years
Kettering	2014/0591	68 no. dwellings comprising 10 no. conversions from listed buildings, 56 new build and 2 no. refurbishments.	Convent of Our Lady, Hall Lane	Y			52												11	20	21									52	Site under construction, deliverable within 5 years
Kettering	2015/0580	Erection of 1 no A1/A2 retail unit and 7 no. apartments	Prince of Wales, Jobs Yard (land adj)	Y			7												7											7	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2015/0654	Change of use from public house to B1 (offices) or A2 (financial and professional services) on ground floor (part) and 4 no. flats on ground (part), first and second floors. Erection of fire escape and balcony.	The Swan, 44 Montagu Street	Y			4												4											4	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2018/0982	Conversion of office to 5no. Flats	42 Headlands	Y			5												5											5	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2015/0757	Demolition of existing dwelling and erection of 3. no dwellings with associated works.	33 Warkton lane	Y			2												2											2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2016/0322	1 no. dwelling	24 Durban Road (land adj)	Y			1												1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.

Location	App. No.	Proposal	Location	5YHLS Site	Comments	No. of Plots with Outline P.P. March 2018	No. of Plots with Detailed P.P. March 2018	Under construction March 2018	Allocations/Emerging allocations/Brownfield land	2011/12	2012/13	2013/14	2014/15	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2018-31	Justification for inclusion
Kettering	2017/0984	Conversion from ground floor office to 1 bed flat, demolition of outbuilding, extension to north elevation to create 1 no. bedroom flat, relocate external staircase to first floor unit, install window to stairwell and increase height of rear boundary to 2.4m	51 Club Street	Y			2											2												2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years
Kettering	2016/0412	To convert the building to house a mix of apartments and studios totalling 14 dwellings. One car parking space allocated to each dwelling (14 in total)	Sheerness House, 41 Meadow Road, Kettering	Y			14																							0	Not included in five year land supply - site is being delivered for an alternative use.
Kettering	2016/0526	Conversion of extension to 1 no. apartment	30 Garfield Street	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2016/0545	Conversion of ground floor to create 1 no. one bedroom flat with single storey extension to side.	112 London Road	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2016/0618	2 no. dwellings	17 Durban Road	Y			2											2												2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2016/0679	Re-configuration of 11 no. three bedroomed flats to provide 16 no. one bedroom flats and 2 no. two bedroom flats. Construction of 3 no. stairwell pods to rear, single storey plant room, boundary wall to front and south and enclosed bin store. Replacement windows and external wall insulation to upper floors	Block B, Hampden Crescent	Y			7											7												7	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2016/0898	Conversion of (part) ground floor studio flat with single storey rear extension. Insertion of door to side elevation for entrance to existing flat and replacement first floor window to east elevation.	47/47A Bath Road	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2016/0872	Re-development of side to create 9 no. residential units	25 Harcourt Street, Kettering	Y			9											9												9	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2016/0776	Change of use from residential to 7 no. bedroom HMO (for a maximum of 9 occupants)	80 Rockingham Road	Y			1											0												0	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2017/0090	Change of use from public house and residential to 3 no. flats and 1 no. dwelling with associated second floor side extension	The Melton Arms, 33 Melton Street	Y			4											3												3	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2017/0149	1 no. dwelling	245 London Road	Y				1										1												1	Site under construction, deliverable within 5 years
Kettering	2017/0306	Demolition of bungalow and double garage and construction of 4 no. dwellings	163 Beatrice Road	Y			4											3												3	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2016/0804	Change of use from care home (C2) into 4 no. flats	12 Neale Avenue	Y			4											4												4	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2017/0256	8 no. town houses with associated roads, sewers and parking	Hill Street	Y			8											8												8	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.

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Kettering	2017/0431	1 no. bungalow	151 Warkton Lane	Y			1											1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Kettering	2017/0550	Change of use of (B1) 2nd floor office to residential flat	1C Headlands	Y			1											1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Kettering	2017/0538	Demolition of existing workshop and erection of 6 flats	49 Grafton Street	Y			6											6											6	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years	
Kettering	2017/0558	Demolition of existing dwelling and erection of 2 no. dwellings, including associated access	27 Warkton Lane	Y				2										2											2	Site under construction, deliverable within 5 years	
Kettering	2017/0745	Change of use from storage (B8) to studio flat	62A Windmill Avenue	Y			1											1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Kettering	2017/0935	Change of use of first and second floors to 2 no. residential units	10A Silver Street	Y			2											2											2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Kettering	2017/0237	Conversion of club into 10 no. apartments	25 Montagu Street	Y			10											10											10	Site has detailed planning permission, therefore considered deliverable until permission expires. No evidence to suggest the homes will not be delivered in five years.	
Kettering	2017/1033	Conversion of hall to create 7 no. dwellings	Carey Memorial Baptist Church Hall, Nelson Street	Y			7											7											7	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Kettering	2016/0413	COU from office to residential use	55 Headlands	Y			7											7											7	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Kettering	2014/0064 2015/0182 2016/0607	Appearance, layout and scale in respect of KET/2006/0541, for residential development, district centre, school and public open space	Westhill (land at)	Y			200	25										26	114	41	44								225	Site is currently being build out. Site has detailed planning permission, therefore considered deliverable until permission expires. Housing trajectory provided by developer.	
Kettering	2015/485	3 no. dwellings to first and second floor	9 Silver Street	Y				3										3											3	Site under construction, deliverable within 5 years	
Kettering	2017/0922	COU from residential to beauty saloon	9 Bignal Court, Lake Avenue	Y			-1											-1											-1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the proposal will not be delivered within 5 years.	
Kettering	2018/0023	Conversion of dwelling into 2 no. flats	16 Upper Street	Y			2											2											2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes will not be delivered within 5 years.	
Kettering	2018/0132	Change of use to first and second floors to accommodate an increase in the number of children from 55 to 75 including alteration of first floor window on South East elevation	113 London Road	Y			-1											-1											-1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the site will not be delivered within 5 years.	
Kettering	2018/0278	1 no. bungalow	160 Pytchley Road	Y			1											1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	

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2018/0288	Change of use to 1 no. dwelling	5 Market Street Mews, Market Street	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
2018/0293	Demolition of existing buildings and erection of 5 no. one bedroom bungalows with modified vehicle access	198 Havelock Street	Y			5												5											5	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes will not be delivered within 5 years.
2018/0432	Detached dwelling with new garage for No.50	50 Beatrice Road	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
2018/0439	Change of use from office to residential with first floor extension and insertion of 1 no. window to ground floor to create 3 no. flats	35 Bath Road	Y			3											3												3	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes will not be delivered within 5 years.
2018/0522	Demolition of existing garage and construction of 1 no. one bedroom flat and 1 no. studio flat	49 St Michaels Road (land adj)	Y			2											2												2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes will not be delivered within 5 years.
2018/0573	Change of use from dwelling to residential care home for 5 young adults with learning disabilities	1 Lindsay Street	Y			-1												-1											-1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the proposal will not be delivered within 5 years.
2018/0319	Change of use of 1st floor from offices to residential	Bungahigh, 3A Station Road	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
2018/0657	Change of use of retail unit to ground floor residential unit	77 Avondale Road	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
2018/0436	Change of use to 2no. Dwellings	12 Stamford Road	Y			2											2												2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes will not be delivered within 5 years.
2018/0554 2018/0669	COU from shop to mixed use of shop (A1) and up to 2 flats (C3) Conversion of part of the ground floor and first floor to create 3 no. flats	3 meeting lane	Y			3											3												3	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes will not be delivered within 5 years.
2018/0684	Demolition of builders yard and construction of 1 no. dwelling	1 Gladstone Street (land adj)	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
2018/0286 2018/0749	Replacement dwelling	84 Warkton Lane	Y			1												0											0	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
2018/0027	Partial demolition and redevelopment of the site to provide 29 no. residential units and A3 restaurant with parking, landscaping, and associated works	Naseby Hotel, Sheep Street	Y			29												29											29	Site has detailed planning permission, therefore considered deliverable until permission expires. No evidence to suggest the homes will not be delivered in five years.
2018/0799	22 no. dwellings with access road and associated works	Scott Road (land north-east of)	Y			22											18	4											22	Site has detailed planning permission, therefore considered deliverable until permission expires. Council led development. Deliverable within five years.
2018/0856	Conversion of dwelling into 2 no. flats	98 Lower Street, Kettering	Y			2											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.

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Kettering	2018/0804	Redevelopment of site to create 6 no. semi-detached bungalows including car parking and associated works	Albert Street Garages, Albert Street, Kettering	Y			6												6												Site has detailed planning permission, therefore considered deliverable until permission expires. Council led development. Deliverable within five years.
Kettering	2018/0886	Conversion of dwellings into 2 no. flats	5 King Street, Kettering	Y			2												1												Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Kettering	2018/0889	Change of use from office space to 5no. Dwellings. Third floor extension	34-38 Gold Street, Kettering	Y			5											5													Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes will not be delivered within 5 years.
Kettering	2018/0736	Conversion of first and second floors to 6 no. apartments	Dalketh House, Dalketh Place	Y			6											6													Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes will not be delivered within 5 years.
Kettering	2018/0335	Conversion of bedsits 88B and 88C to create a one bedroom flat, loft conversion to bedsit 88F to create a one bedroom flat and installation of railings to the front, rear and side	88 Montagu Street	Y			-1											-1													Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes will not be delivered within 5 years.
Kettering	2018/0948	Convert first floor from 1 no. to 2 no. flats	87 Rockingham Road	Y			2											1													Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes will not be delivered within 5 years.
Kettering	2018/0038	Redevelopment of site to provide a 42 bedroom dementia care home, a 77 bedroom nursing home and conversion of Victorian villa to provide 8 No. assisted living apartments, together with associated parking, landscaping and amenity space	Satra House, Rockingham Road	Y			127												83												Site under construction, deliverable within 5 years. Apartments counted as 8. 119 care beds - Proportion of number included to reflect the number of homes likely to become available.
Kettering	KET/2016/0688	First floor extension to lounge, second floor extension to create 12 no. bedrooms, cladding to exterior walls, green roof system and re-configuration of car park to provide 4 no. additional spaces	Ashley Court Residential Home, Reservoir Road	Y			8												8												Site has detailed planning permission, therefore considered deliverable until permission expires. No evidence to suggest the homes will not be delivered in five years. 12 bed - Proportion of number included to reflect number of homes likely to become available. Proposal includes individual rooms and communal facilities.
Kettering	KET/2017/0612	Extension to care home to provide 63 beds, increase car parking, creation of vehicular access, reduction of the lift overrun from 2150mm to 850mm	Ashley Court Residential Home, Reservoir Road	Y			11												11												Site has detailed planning permission, therefore considered deliverable until permission expires. No evidence to suggest the homes will not be delivered in five years. 18 bed. Proportion of number included to reflect number of homes likely to become available. Proposal includes individual rooms and communal facilities.
Rothwell	2016/0300	1 no dwelling	2 Nunnery Avenue (land adj)	Y			1												1												Not major development and therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five years.
Rothwell	2007/0461	700 dwellings, 2.88 hectares of employment land (Classes B1 and B2), a local centre (Classes A1-A5, B1a, C3 and D1), open space and green infrastructure and land for education adjacent to Montsaye Academy's playing fields. Pedestrian and cycle routes, associated roads and other infrastructure, including sustainable drainage measures. Vehicular access junctions into the site from the A6 and B576, all other matters are reserved	Rothwell North	Y			700												50	100	100	100	100	100	50	50	50				Outline application granted 15/11/2018. Going through the process of discharging conditions. Reserved matters submitted: KET/2018/0960 - Utility compound in relation to KET/2007/0461, KET/2018/0950 - Appearance, landscaping, layout and scale in relation to Phase 1 of KET/2007/0461 for 227 dwellings, public open space, and associated infrastructure, KET/2018/0961 - Reserved matters in connection with the strategic link road between the A6 and B576. Developer has advised that the first completions will be 6 months after starting on site and that the build out rate will be 100 dwellings a year. Clear evidence that the site is progressing through the application process and that homes will be delivered on the site within five years.

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Rothwell	2015/0029	Demolition of bungalow. Erection of 2 no. two storey detached dwellings	16 Greening Road	Y			1											1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Rothwell	2018/0050	Bungalow with off-road parking	34 Underwood Road	Y				1										1											1	Site under construction, deliverable within 5 years.	
Rothwell	2018/009	1 no. dwelling	74 Glendon Road	Y			1												1										1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Rothwell	2018/0189	Second floor extension and loft conversion to create 1 no. dwelling	23 High Street	Y			1												1										1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Rothwell	2018/0570	Change of use of first and second floor and the annex building from B1 (a) Offices to one C3 (dwelling house) accommodation associated with with the retained B1 (a) Office basement and ground floor use or change of use of the basements and ground floor to A2 (Financial and professional services)	Manor House, Squires Hill	Y			1												1										1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Rothwell	2017/0653	1 no. dwelling	62-66 Stanley Street	Y			1											1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Rothwell	2017/0601	Redevelopment of factory to provide 26 apartments; to include part demolition and associated parking	6 Rushton Road	Y			26												26										26	Site has detailed planning permission, therefore considered deliverable until permission expires. No evidence to suggest the homes will not be delivered in five years.	
Barton Seagrave	2016/0048	Residential development with associated infrastructure and open space. Access created by demolition of 44 Cranford Road with all other matters reserved	Cranford Road (land to rear of 30-50)	Y		60														30	30								60	Outline application. Reserved matters anticipated shortly. Delivery timescale provided by agent. Allowance made for time to gain reserve matters approval and to start on site. Clear evidence that the site could be delivered within five years.	
Barton Seagrave	2017/0638	1 no. bungalow and detached garage	Cranford View, 135B Barton Road, Barton Seagrave	Y		1													1										1	Not major development and therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five years.	
Barton Seagrave	2016/0115, 2017/0553	Construction of 5 no dwellings, garages, parking spaces and private road	254 Barton Road (land to the rear) (previously - Yateley Drive (land adj))	Y				4										4											4	Site under construction, deliverable within 5 years.	
Barton Seagrave	2016/0382	1 no dwelling to rear	2 Polwell Lane, Barton Seagrave	Y			1											1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Barton Seagrave	2016/0901	Change of use of paddock to residential garden. Demolition of bungalow and garages. Erection of 3 no dwellings	2 Cranford Road	Y			1											1											1	Site under construction, deliverable within 5 years.	
Barton Seagrave	2014/0762 2018/0294	2 no. detached dwellings	159 Barton Road (land south of)	Y			2											2											2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Geddington	2018/0045	1 No. dwelling	Sherwood Lodge, 36 Queen Eleanor Road (land adj)	Y		1													1										1	Not major development and therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five years.	
Brampton Ash	2018/0788	Conversion of outbuildings to 1 no. Dwelling	14 Hermitage Road	Y			1												1										1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Broughton	2015/0013 & 2018/0008	1 no. dwelling	35 Wellingborough Road (land adj)	Y			1											1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	

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Broughton	2018/0255	4 no. bungalows and renovation of existing bungalow	5 Church Street	Y			4												4											4	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Broughton	2016/0462	1 no. dwelling	Bentham Close & High Street (corner of)	Y				1										1												1	Site under construction, deliverable within 5 years.
Cranford	2016/0372	2 no. dwellings	Mill Barn, High Street, Cranford	Y			2											2												2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Cranford	2018/0779	Change of use from agricultural to 2 no. dwellings	The Barn, Glebe Farm	Y			2												2											2	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Cransley	2016/0630	1 no. dwelling	Whitehill Farm (land adj), Loddington Road	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Cransley	2018/0890	Conversion of outbuilding to dwelling	The Three Cranes, 1 Loddington Road, Cransley	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Cransley	2018/0885	Conversion of agricultural building to single dwelling with associated garage, workshop, and car parking	The Old Chicken Farm, Broughton Hill, Cransley	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Dingley	2018/0127	Change of use from hotel to dwelling	Dingley Lodge, Harborough Road, Dingley	Y			1												1											1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Dingley	2016/0732	Conversion of barn to dwelling	Harborough Road (land off)	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Dingley	2018/0025	1 no. dwelling with garaging and associated works	Braybrooke Road (land off)	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.
Dingley	2017/0082	Change of use and refurbishment of dwelling and outbuildings to guest house. Construction of detached garage, new driveway and parking area	Warren Lodge Farm, Harborough Road	Y				-1										-1												-1	Site under construction, deliverable within 5 years.
Geddington	2016/0200 & 2017/0628	Conversion of day nursery to dwelling to include demolition of rear and side extensions and swimming pool enclosure. Construction of 2 no. dwellings with new vehicular access and double garage	28-30 Grange Road	Y				3										3												3	Site under construction, deliverable within 5 years.
Geddington	2017/0998 2018/0942	Change of use and extension of former offices to provide 2 no. dwellings, demolition of commercial building and construction of 1 no. detached dwelling, associated parking and amenity space	26 Queen Street	Y			1											1												1	Site under construction, 2 complete, deliverable within 5 years.
Geddington	2018/0558	1 no. dwelling to include division of land to create 2 plots	4-10 Newton Road	Y				1										1												1	Site under construction, deliverable within 5 years.
Geddington	2017/0636	Dwelling and alterations to existing garage	35 Stamford Road (land adjacent)	Y				1										1												1	Site under construction, deliverable within 5 years.
Little Oakley	2018/0944	Conversion of dwelling	St Peters Church, Corby Road	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.

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Loddington	2016/0272	Demolition of office building and erection of 4 dwellings	1 Sterling Court	Y			4											4												4	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Mawsley	2018/0492	Conversion of part of agricultural building to residential	Mawsley Wood Farm	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Stoke Albany	2017/0536	Demolition of garage and erection of 1 no. dwelling	8 Middle Lane (Lane Adjacent to)	Y				1										1												1	Site under construction, deliverable within 5 years.	
Weekley	2016/0461 & 2017/0702	1 no. dwelling with attached garage	The Abbots (land west of)	Y				1										1												1	Site under construction, deliverable within 5 years.	
Wilbarston	2016/0081 2018/0029	Barn conversion to create 1 no. dwelling with two storey site and rear extension	1 School Lane (land rear of)	Y				1										1												1	Site under construction, deliverable within 5 years.	
Wilbarston	2018/0859	1 no. dwelling and associated access drive	43 Rushton Road (land adjacent to), Wilbarston	Y			1											1												1	Not major development and has detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the home will not be delivered within 5 years.	
Weston-by-Welland	2017/0273	Partial demolition of stables and conversion to bungalow with rear extension and associated parking and landscaping works	Welland House, 1 The Green (stables adj to)	Y				1										1													1	Site under construction, deliverable within 5 years.
Pytchley	2013/0006	KET/2009/0646 (Demolition of 3 no. agricultural sheds and 1 no. single storey farm shop and associated storage. Construction of 8 no. dwellings and conversion of existing barn to 1 no. dwelling)	Home Farm, Butchers Lane, Pytchley	Y			9												4	5										9	Not major development and detailed permission, therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five years.	
	TCAAP - Allocation	39 dwellings	SHOPPING QUARTER: Wadcroft/ Newlands Phase 1 (SHQ1 and SHQ3), Kettering	N				39																39						39	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	120 dwellings	RESIDENTIAL QUARTER: Land north and east of Trafalgar Road (NRQ4), Kettering	N				120															34	36	50					120	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	14 dwellings	RESIDENTIAL QUARTER: National Grid site north, Jutland Way (NRQ6), Kettering	N				14															14							14	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged. Part of the site has planning permission.	
Kettering TCAAP	TCAAP - Allocation	14 dwellings	RESIDENTIAL QUARTER: National Grid site south, Jutland Way (NRQ7), Kettering	N				14																	14					14	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged. Part of the site has planning permission.	
Kettering TCAAP	TCAAP - Allocation	18 dwellings	RESIDENTIAL QUARTER: Northampton Road/ Northfield Avenue (NRQ11), Kettering	N				18																	18					18	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	47 dwellings	RESIDENTIAL QUARTER: Stagecoach Site, Northampton Road (NRQ12), Kettering	N				47																		47				47	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	94 dwellings	RESIDENTIAL QUARTER: Meadow Road Recreation Ground (CAT 1 GF) (NRQ10) (721)*, Kettering	N				94																						0	KBC owned site, improvements taking place to the recreation ground. Not included in the site schedule.	
Kettering TCAAP	TCAAP - Allocation	18 dwellings	SHOPPING QUARTER: Morrison's Staff Car Park, Trafalgar Road (SHQ2)*, Kettering	N				18																	18					18	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	28 dwellings	YARDS QUARTER: Soans Yard (Y2)*, Kettering	Y				28																						28	Allocated site. The site is identified in the Kettering Town Centre Delivery Plan. Council led development. Initial survey and design work being undertaken to enable submission of a planning application early 2020. Site is available and deliverable within the five year period.	

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Kettering TCAAP	TCAAP - Allocation	30 dwellings	YARDS QUARTER: Job's Yard North (Y1), Kettering	N					30																					30	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	15 dwellings	STATION QUARTER: Land Opposite Station Square (SHLAA 930) (STQ4)*	N					15														15							15	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	22 dwellings	RESIDENTIAL QUARTER: Former Lidl store site, north of Trafalgar Road (SHLAA: 714) (NRQ2)	N					22														11	11						22	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	53 dwellings	RESIDENTIAL QUARTER: B&Q & Comet site, Meadow Road / Jutland Way (SHLAA 717+718) (NRQ5)	N					53																25	28				53	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	67 dwellings	RESIDENTIAL QUARTER: Land at Lidl store site, west of Trafalgar Road (SHLAA 711) NRQ1	N					67														30	37						67	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	62 dwellings	SILVER STREET QUARTER: Queen Street / Horsemarket north (SSQ4)	N					62																32	30				62	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	48 dwellings	RESIDENTIAL QUARTER: Temporary car park, land west of Trafalgar Road (715) (NRQ3)	N					48															28	20					48	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	5 dwellings	RESIDENTIAL QUARTER: Hazelwood Lane (NRQ13)	Y					5																					5	Allocated site. Pending planning application on the site for 5 dwellings, KET/2019/0440. Small site which is available and deliverable within five years.	
Kettering TCAAP	TCAAP - Allocation	33 dwellings	SHOPPING QUARTER: South of Northall St (Tanners Gate 1) (SHQ5)	N					33																10	23				33	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	11 dwellings	SILVER STREET QUARTER: Montagu Street / Tordoff Place (SSQ1)	N					11														11							11	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	19 dwellings	SILVER STREET QUARTER: Carrington Street / Victoria Street (SSQ2)	N					19															19						19	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	8 dwellings	SILVER STREET QUARTER: Queen Street east (SSQ3)	N					8														8							8	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	9 dwellings	SHOPPING QUARTER: South of Northall St (Iceland car park) (SHQ4)	N					9															9							9	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.
Kettering TCAAP	TCAAP - Allocation	24 dwellings	SHOPPING QUARTER: South of Northall St (Tanners Gate 2) (SHQ6)	N					24															12	12					24	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	
Kettering TCAAP	TCAAP - Allocation	18 dwellings	RESIDENTIAL QUARTER: Meadow Road / Cromwell Road backland (NRQ8)	N					18															9	9					18	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.	

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Kettering TCAAP	TCAAP - Allocation	20 dwellings	RESIDENTIAL QUARTER: Commercial Road car park (NRQ9)	N					20																10	10			20	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.				
Kettering TCAAP	TCAAP - Allocation	8 dwellings	RQ1 - Market Place North	N					8																				8	Site is allocated in the Kettering Town Centre Area Action Plan. It is therefore a suitable location for housing development which could be viably delivered at the point of time envisaged.				
Kettering TCAAP	TCAAP - Allocation	Development of 36 no. retirement apartments including communal facilities and parking, with ground floor retail units for A1 or A3 with all matters reserved	SSQ5 - Queen Street/ Horsemarket South	Y					36											36									36	Identified in the Town centre Delivery Plan as a short term project. Application KE17/2018/0525 resolution to grant subject to conditions and S106. Clear evidence that the site will be delivered within five years.				
Site Specific Part 2 Local Plan Emerging Allocations																																		
Kettering	KE/003	49 dwellings	Former Kettering Football Club Ground	Y					49										25	24									49	This site is identified on the Council's Brownfield register. It is also an emerging plan allocation with a pending full planning application (KET/2018/0519), the application has a resolution to grant planning permission subject to S106. Demolition and site clearance undertaken. Agent has advised that start on site is expected April 2020 with completion 18-24 months after start. Site is considered deliverable as there is clear evidence, through progress with the application, that housing completions will begin within five years.				
Kettering	KE/007	17 dwellings	Kettering Fire Station, Headlands	N					13															13					13	This site has been assessed as a suitable location for development, development requires the relocation of the fire station. Site could be developed viably at the point of time envisaged. Information provided by the site promoter has informed the site schedule.				
Kettering	KE/151	33 dwellings	Glendon Iron Works	Y					33											33									33	Emerging plan allocation. Site is available, the previous use has moved to a new location. Through the allocation process the Council has been in discussion with site promoters regarding the availability and deliverability of sites, this has informed the assumptions made in the site schedule regarding timescale for delivery of the site.				
Kettering	KE/152	15 dwellings	Ise Garden Centre, Warkton Lane	N					15															15					15	The site in an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged. Information provided by the site promoter has been used to inform the site schedule.				
Kettering	KE/153	25 dwellings	Factory adjacent to 52 Lawson Street	N					25													13	12						25	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged.				
Kettering	KE/184a	186-217 dwellings	McAlpine's Yard, Pychley Lodge Road (including KE/184)	N					217															30	50	50	50	37	217	Further information required in relation to flood risk, however subject to this the site is identified as an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged.				
Kettering	KE/033a	30-35 dwellings	Land at Wickstead Park	N					35															17	18				35	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged.				
Burton Latimer	BL/044	22 dwellings	Land to the west of Kettering Road	N					22														12	10					22	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged. Information provided by the site promoter has been used to inform the site schedule.				

Location	App. No.	Proposal	Location	5YHLS Site	Comments	No. of Plots with Outline P.P. March 2018	No. of Plots with Detailed P.P. March 2018	Under construction March 2018	Allocations/ Emerg allocations/ Brownfield land	2011/12	2012/13	2013/14	2014/15	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2018-31	Justification for inclusion
Burton Latimer	BL/038	7 dwellings	Land adjacent to the Bungalow, Higham Road	N					7																					7	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged.
Desborough	DE/212	135 dwellings	Land off Buxton Drive and Eyam Close	Y					135									40	50	45										135	Emerging allocation with Outline Planning Application for 135 dwellings pending with a resolution to grant subject to S106. Agent anticipates that a reserved matters application will be submitted in Autumn 2019 with building starting in Summer 2020. Build out rates provided by the agent.
Rothwell	RO/088a	300 dwellings	Rothwell North/ Land to the west of Rothwell	N					300														50	100	100	50				300	This site will be accessed through the Rothwell North development so will be delivered later in the plan period. The site is an emerging allocation in the SSP2 so is a suitable location for housing development and could be viably developed at the point envisaged. Information provided by the site promoter has informed the site schedule.
Rural - Braybrooke	RA/128	3 dwellings	Top Orchard (The Old Rectory), Braybrooke	N					3																					3	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged. Information provided by the site promoter has been used to inform the site schedule.
Rural - Geddington	RA/107	10 dwellings	Geddington Sawmill, Geddington	N					10														5	5						10	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged. Information provided by the site promoter has been used to inform the site schedule.
Rural - Geddington	RA/110	8-10 dwellings	Old Nursery Site at Grafton Road, Geddington	N					10														5	5						10	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged. Information provided by the site promoter has been used to inform the site schedule.
Rural - Great Cransley	RA/146	10-15 dwellings	Land to the north of Loddington Road, Great Cransley	N					15														5	5	5					15	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged. Information provided by the site promoter has been used to inform the site schedule.
Rural - Pytchley	RA/117	8 dwellings	2 fields on outskirts of Pytchley	N					8														4	4						8	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged. Information provided by the site promoter has been used to inform the site schedule.
Rural - Weston by Welland	RA/136	10 dwellings	Home Farm, Weston by Welland	Y					10																					10	Emerging allocation with pending planning application KET/2018/0767. Full Application scheduled to be determined August 2019. Clear evidence that site is available and deliverable within five years.
Rural - Geddington	RA/109	10 dwellings	Geddington South East	N					11														5	6						11	The site has been assessed as a suitable location for development. Site could be viably developed at the point of time envisaged.
Rural - Cranford	RA/170	5-6 dwellings	South of New Stone House, Duck End, Cranford	N					6														6							6	Further information required on flood risk, subject to this the site has been assessed as a suitable location for development for the proposed use. Site could be viably developed at the point of time envisaged.
Rural - Cranford	RA/173	8-10 dwellings	Land east of the corner of Duck End and Thrapston Road, Cranford	N					10																					10	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for the type of development proposed. Site could be viably developed at the point of time envisaged. Information provided by the site promoter has been used to inform the site schedule.

Location	App. No.	Proposal	Location	5YHLS Site	Comments	No. of Plots with Outline P.P. March 2018	No. of Plots with Detailed P.P. March 2018	Under construction March 2018	Allocations/Emerging allocations/Brownfield land	2011/12	2012/13	2013/14	2014/15	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2018-31	Justification for inclusion	
Rural - Stoke Albany	RA/221	16 dwellings	Land to the south of Harborough Road, Stoke Albany	N					16																					16	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for the type of development proposed. Site could be viably developed at the point of time envisaged. Information provided by the site promoter has been used to inform the site schedule.	
Rural - Mawsley	RA/174	50 dwellings	Land to the west of Mawsley	N					50																					50	The site is an emerging allocation in the SSP2 so has been assessed as a suitable location for the type of development proposed. Site could be viably developed at the point of time envisaged. Information provided by the site promoter has been used to inform the site schedule.	
Broughton NDO	NDO	7 dwellings	BT Exchange, Church Street, Broughton			7																								7	Timescale based on the requirements of the NDO	
Rural Windfall allowance				Y																											84	Windfall allowance is based on analysis of past trends and expected future trends.
Urban Windfall allowance				Y																											399	Windfall allowance is based on analysis of past trends and expected future trends.
Kettering East		347 dwellings	Parcels R7, R9 & R10	Y			15	47										62													62	Site under construction, site will be complete within the five year period.
Kettering East		243 dwellings	Parcels R23 & R26	Y			284	58										90	100	100	52										342	Site under construction. Developer has advised there will be approximately 10 units per month with first completions by the end June 2019. Build out rates provided by the developer.
Kettering East		167 dwellings	Parcel R19	Y			167												8	54	46	59									167	Infrastructure ground work currently underway. Housebuilders anticipates start on site November 2019 with superstructures around June 2020 and showhome opening around October 2020. Build out rates provided by the developer.
Kettering East		497 dwellings	Parcels R8, R11, R12, R13 & R14	Y		497													39	76	76	80	72	20							363	Housebuilder has now acquired these parcels and reserved matters applications are expected in the next couple of months. Build out rates provided by the developer.
Kettering East		168 dwellings	Parcel R20	Y		168													70	70	28										168	Reserved matters expected January/ February 2020, start on site expected April/ May 2020, build out rates provided by Hanwood Park.
Kettering East		250 dwellings	Parcel R21	Y		250													50	60	70	70									250	Reserved matters expected January 2020, start on site expected August 2020, build out rates provided by Hanwood Park.
Kettering East		361 dwellings	Parcel R22	Y		361														60	85	85	95	36							361	Reserved matters expected January 2020, start on site expected April 2021, build out rates provided by Hanwood Park.
Kettering East		75 dwellings	Parcel 24	Y		75													70	5											75	Reserved matters expected January 2020, start on site expected April 2020, build out rates provided by Hanwood Park.
Kettering East	Whole Site		Remaining parcels	N		3,293																									1737	Remainder will be delivered beyond the plan period.
										Past Completions (NET)										8960												
										Completions										8960												
										Cumulative Totals:										8960												
										JCS Annual										8960												
										JCS Cumulative										8960												
										MONITOR - No. dwellings above or below cumulative allocations										8960												
										MANAGE - Annual requirement taking account of past projects completions										8960												

Appendix 2 – Completions and Commitments

Figure 1 - Completions 2011- 2019

Monitoring Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Kettering & Barton Seagrave	128	151	175	84	185	391	287	501	1,902
Burton Latimer	120	156	277	125	95	111	117	109	1,110
Desborough	39	6	46	0	156	98	18	10	373
Rothwell	8	21	34	63	81	43	67	3	320
Rural	18	17	8	10	30	63	6	21	173
Total	313	351	540	282	547	706	495	644	3,878

Figure 2 - Commitments at end March 2019

Settlement	Outline Planning Permissions	Detailed Planning Permissions	Under Construction	Remaining Detailed Permissions	KTCAAP Allocations/ NDO's	Total Commitments
Kettering (Including Barton Seagrave)	3,400	424	157	697	786	5,464
Burton Latimer	0	75	24	70	0	169
Desborough	1,010	31	20	0	0	1,061
Rothwell	701	30	1	1	0	733
Rural	1	23	9	10	7	50
Total	5,112	583	211	778	793	7,477

Appendix 3 - Site Specific Part 2 Plan Allocations

Kettering

Site Reference	Site Name	Site Area	Yield
KE/001	Scott Road Garages	0.43ha	Already included as a commitment
KE/003	Former Kettering Town Football Club, Rockingham Road	1.62ha	49 (Resolution to grant planning permission subject to S106)
KE/007	Kettering Fire Station	0.44ha	13
KE/011	Land west of Kettering	16.9ha	Already included as a commitment
KE/151	Glendon Ironworks, Sackville Street	0.35ha	33
KE/152	Ise Garden Centre, Warkton Lane	0.43ha	15
KE/153	Factory adjacent to 52 Lawson Street	0.65ha	25
KE/154	Land to the rear of Cranford Road	2.59ha	Already included as a commitment
KE/184	Land adjacent to Abbots Way	1.5ha	Included within KE/184a
KET/184a	McAlpine's Yard, Pytchley Lodge Road (including KE/184)	11.2ha	217
KE/033a	Land at Wicksteed Park	1.07ha	35
Total			387

Burton Latimer

Site Reference	Site Name	Site Area	Yield
BL/044	Land to the west of Kettering Road	1.66ha	22
BL/038	Land adjacent to The Bungalow, Higham Road	0.45ha	7
BL/057	Bosworth Nurseries and Garden Centre, Finedon Road	2.79	Already included as a commitment
Total			29

Desborough

Site Reference	Site Name	Site Area	Yield
DE/212	Land off Buxton Drive and Eyam Close	3.1ha	135 (Resolution to grant planning permission subject to S106)
DE/210	Land to the south of Desborough	12.8ha	Already included as a commitment
Total			135

Rothwell

Site Reference	Site Name	Site Area	Yield
RO/088a	Rothwell North/ Land to the west of Rothwell	8.8ha	300
Total			300

Rural Area

Site Reference	Site Name	Site Area	Yield
RA/128	Top Orchard, Braybrooke	0.54ha	3
RA/170	South of New Stone House, Duck End, Cranford	0.17	6
RA/173	Land east of the corner of Duck End and Thrapston Road, Cranford	0.59ha	10
RA/107	Geddington Sawmill, Grafton Road, Geddington	0.6ha	10
RA/109	Geddington South East, Geddington	1.35ha	11
RA/110	Old Nursery Site, Grafton Road, Geddington	0.8ha	10
RA/146	Land to the north of Loddington Road, Great Cransley	0.43ha	15
RA/174	Land to the West of Mawsley	2.83ha	50
RA/117	Two fields on the outskirts of Pytchley	0.5ha	8
RA/221	Land south of Harborough Road, Stoke Albany	1.5ha	16
RA/136	Home Farm, Weston by Welland	0.72ha	10
Total			149

Appendix 4a – Urban Windfall Allowance

Background Paper

Urban Windfall Allowance

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Section 1 - Introduction

1.1 The purpose of this paper is to provide a justification for the inclusion of a windfall allowance within the Council's housing site schedule. The paper considers past trends, expected future trends and market conditions and concludes on the level of windfall allowance within the urban area.

1.2 The National Planning Policy Framework (NPPF) defines windfall sites as:

'Sites not specifically identified in the development plan'

1.3 The NPPF allows local authorities to make an allowance for windfall as part of anticipated supply, paragraph 70 of the NPPF states that:

'Where an allowance is to be made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall deliver rates and expected future trends.'

Section 2 - Past Trends

2.1 Table 1 provides historic windfall delivery rates in the urban area. Table 1 shows that windfall completions have consistently contributed to completions in the urban area. This table provides compelling evidence for the inclusion of a windfall allowance in the rural area.

Table 1: Past Windfall Trends (Urban)			
Year	Total Urban Housing Completions	Number of completions on allocated sites	Total windfall site completions
2008/09	268	40 (The Grange)	228
2009/10	297	82 (The Grange) 19 (Jubilee Street)	196
2010/11	430	n/a	n/a
2011/12	295	35 (The Grange) 12 (Towells Land) 6 (Jubilee Street)	242
2012/13	334	21 (Jubilee Street)	313
2013/14	532	19 (Jubilee Street)	513
2014/15	272	21 (Jubilee Street)	251
2015/16	517	38 (Jubilee Street)	479
2016/17	643	1 (Jubilee Street) 9 (Eden Street)	633
2017/18	489	0	489
Total	4077	303	3344
Annual average	407.7	33.6	371.5

2.2 Although this table provides a justification for the inclusion of a windfall allowance, a more detailed analysis is required to determine the level of windfall development which would be expected to take place in the future. The NPPF requires consideration to be given to expected future trends.

Section 3 - Expected Future Trends

3.1 Table 2 breaks down the windfall completions in to three categories; major greenfield development on the edge of settlements, major development within settlements and minor windfall. Major development is development of 10 dwellings or more.

Table 2: Breakdown of Windfall Completions			
Year	Major greenfield windfall site completions on the edge of settlements	Major windfall site completions within settlements	Minor windfall completions
2008/09	0	187	41
2009/10	0	122	74
2010/11	n/a	n/a	n/a
2011/12	109	58	75
2012/13	152	107	54
2013/14	318	126	69
2014/15	210	16	25
2015/16	398	29	52
2016/17	454	102	77
2017/18	356	88	45
Total	1997	835	512
Annual average	221.9	92.8	56.9

3.2 Table 2 demonstrates that during the period April 2008 to March 2018, 1997 dwellings were delivered on major greenfield sites. These were greenfield sites located on the edge of settlements, some of these are located within the 1995 Local Plan settlement boundaries, for example sites at Cranford Road and Higham Road, Burton Latimer. However the settlement boundaries included within the Site Specific Part 2 Local Plan will be tightly drawn. Therefore it is not expected that this type of scheme would continue to come forward in the future, therefore these figures are excluded from future windfall trends.

3.3 Table 2 shows that there were a significant number of completions from major windfall sites located within existing settlements, these include redevelopment of sites used for other purposes and under used land within the settlement, on average this source delivered 92.9 dwellings per year. The remainder of

windfall completions were made up of smaller sites of up to 9 dwellings. These delivered on average 56.9 dwellings per year. Over the 10 year period from 2008 to 2018, an average of 149.7 dwellings per year were delivered from these sources of windfall.

- 3.4 Given the scale of Kettering, and the market towns it is considered that both major and minor windfall opportunities will continue to come forward throughout the plan period. Although there is recognition that the number of major windfall opportunities may reduce as potential opportunities for these reduce. Over the last five years the average number delivered from major and minor windfall sites is 125.8 dwellings per year and over the last three years the average was 131.7 dwellings per year.
- 3.5 It is clear from the analysis of past trends that windfall development has made a significant contribution towards the delivery of housing in the urban area. While there are fluctuations in the number of windfall completions, evidence suggests that opportunities for windfall development have continued to come forward and there is no evidence to suggest the sources have diminished.

Section 4 - Market Conditions

- 4.1 The analysis of past windfall trends included in tables 1 and 2 included a period of significant economic downturn. Therefore the yearly averages calculated can be considered conservative as they include a period of time when levels of development, including windfall development, dipped.

Section 5 - Application of the windfall allowance for the remaining years of the plan.

- 5.1 To avoid double counting between existing commitments and windfall allowance, the windfall allowance will not be included within the five year period. Although the windfall allowance could only be removed from the first three years of the supply, this is not in accordance with Paragraph 67(a) which states that the supply identified in years one to five of the plan period should be made up of specific, deliverable sites. Therefore, by definition these should be included within the supply for the five year period.

Section 6 - Conclusion

- 6.1 This paper has provided an analysis of historic windfall in the urban area and provided a justification for including an allowance for urban windfall in the Council's housing trajectory. It is considered appropriate to remove large scale greenfield windfall sites from the calculation. Therefore the analysis shows that over the past 10 years urban windfall sites have delivered on average 149.7 dwellings per year, using more recent figures the average of

windfall completions has varied from 125.8 to 131.7 dwellings per year. It is therefore considered the use of an urban windfall allowance of 125 dwellings per year is reasonable.

6.2 Within the first two years of the windfall period there are several major brownfield sites which the Council is aware of, which are not included in the site schedule, which will contribute to the windfall allowance and which are not allocated for development. Therefore in these two years it is expected that the windfall allowance set out will be achieved in these years. However, the Site Specific Part 2 Local Plan will allocate some sites which would otherwise have fallen into the major windfall development category, for example, site KE/153 and KE/152, the site schedule also includes Kettering Town Centre Area Action Plan allocations which would also have fallen within the major windfall development category. Therefore, in the remaining years of the plan period it is considered appropriate to only include a windfall allowance for minor windfall development to avoid double counting of brownfield sites which are allocated in the plan. Over the past 10 year, the average number of windfall completions on minor developments is 56.9 dwellings, over the past 3 years the average is 58 dwellings. Therefore from 2024/25 onwards an allowance of 57 dwellings a year will be included in the urban area.

6.3 Therefore the following windfall will be included for the urban area:

Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Windfall allowance	0	0	0	0	0	57	57	57	57	57	57	57

Appendix 4b – Rural Windfall Allowance

Background Paper

Rural Windfall Allowance

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Section 1 - Introduction

1.1 The purpose of this paper is to provide a justification for the inclusion of a windfall allowance within the Council's housing site schedule. The paper considers past trends, expected future trends and market conditions and concludes on the level of windfall allowance within the rural area.

1.2 The National Planning Policy Framework (NPPF) defines windfall sites as:

'Sites not specifically identified in the development plan'

1.3 The NPPF allows local authorities to make an allowance for windfall as part of anticipated supply, paragraph 70 of the NPPF states that:

'Where an allowance is to be made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall deliver rates and expected future trends.'

Section 2 - Past Trends

2.1 Table 1 provides historic windfall delivery rates in the rural area. Historic windfall figures were used as background evidence which supported work on rural housing requirements in the preparation of the North Northamptonshire Joint Core Strategy.

2.2 Table 1 shows that windfall completions have consistently contributed to completions in the rural area. This table provides compelling evidence for the inclusion of a windfall allowance in the rural area.

Year	Total Rural Housing Completions	Number of completions on allocated sites	Total windfall site completions
2008/09	154	89 (Mawsley)	65
2009/10	98	90 (Mawsley)	8
2010/11	43	31	12
2011/12	18	12 (Mawsley)	6
2012/13	17	9 (Mawsley)	8
2013/14	8	0	8
2014/15	10	0	10
2015/16	30	0	30

2016/17	63	0	63
2017/18	6	0	6
Total	447	231 (51.7%)	216 (48.3%)
Annual average	44.7	23.1	21.6

2.3 Although this table provides a justification for the inclusion of a windfall allowance, a more detailed analysis is required to determine the level of windfall development which would be expected to take place in the future. The NPPF requires consideration to be given to expected future trends.

Section 3 - Expected Future Trends

3.1 Table 2 breaks down the windfall completions in to three categories; major greenfield development, major brownfield development and minor windfall. Major development is development of 10 dwellings or more.

Year	Major greenfield windfall site completions	Major windfall site completions within settlements	Minor windfall completions
2008/09			65
2009/10			8
2010/11			12
2011/12			6
2012/13			8
2013/14			8
2014/15			10
2015/16	23 (Cransley Hill, Broughton)		7
2016/17	37 (Cransley Hill, Broughton)	14 (Braybrooke School)	12
2017/18	0	0	6
Total	60	14	142
Annual average	6	1.4	14.2

3.2 Table 2 demonstrates that during the period April 2008 to March 2018 60 dwellings were delivered on major greenfield sites. This was at one site located at Cransley Hill, Broughton. This site was located outside the settlement boundary. Given existing policy, it is not expected that this type of scheme would continue to come forward in the future, therefore these figures are excluded from future trends.

3.3 Table 2 shows that there was 1 major brownfield site completed within this period. This was a school site which became available in Braybrooke. The

remainder of the windfall completions were made up of smaller sites of up to 9 dwellings. The minor windfall and major brownfield windfall over the 10 year period from 2008-2018 delivered an average of 15.6 dwellings a year.

- 3.4 While some sources of windfall in the villages have already been delivered, opportunities still exist within villages for windfall development. These include opportunities for infilling between existing properties, development of garden land and development of brownfield sites, e.g. garage sites. It is reasonable to consider that windfall development will continue to come forward but at a more reduced rate than that shown in the earlier part of the plan period. Over the last 5 years, the average number of windfall dwellings completed was 11.4 dwellings per year, over the last 4 years the average was 12.2 dwellings per year and over the last 3 years the average was 13 dwellings per year.
- 3.5 It is clear from the analysis of past trends that windfall development has made a significant contribution towards the delivery of housing in the rural area. Whilst there are fluctuations in the number of windfall completions, evidence suggests that opportunities for windfall development have continued to come forward and there is no evidence to suggest the sources have diminished.

Section 4 - Market Conditions

- 4.1 The analysis of past windfall trends included in tables 1 and 2 included a period of significant economic downturn. Therefore the yearly averages calculated can be considered conservative as they include a period of time when levels of development, including windfall development, dipped.

Section 5 - Application of the windfall allowance for the remaining years of the plan.

- 5.1 To avoid double counting between existing commitments and windfall allowance, the windfall allowance will not be included within the five year period. Although the windfall allowance could only be removed from the first three years old the supply, this is not in accordance with Paragraph 67(a) which states that the supply identified in years one to five of the plan period should be made up of specific, deliverable sites. Therefore, by definition these should be included within the supply for the five year period.

Section 6 - Conclusion

- 6.1 This paper has provided an analysis of historic windfall in the rural area and provided a justification for including an allowance for a rural windfall in the Council's housing trajectory. It is considered appropriate to remove large scale greenfield windfall sites from the calculation. Therefore the analysis shows that over the past 10 years rural windfall sites have delivered on average 15.6 dwellings per year, using more recent figures the average number of windfall completions has varied from 11.4 to 13 dwellings per year.

It is therefore considered the use of a windfall allowance of 12 dwellings per year is reasonable.

6.2 Therefore the following windfall allowance will be included for the rural area:

Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/09	2029/30	2030/31
Windfall allowance	0	0	0	0	0	12	12	12	12	12	12	12

Appendix 5 – Residential Institutions Calculations

Residential Institution Calculations (C2 Uses)

Paragraph: 035 Reference ID: 68-035-20190722 of the NPPG advises that Local Planning Authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. The NPPG advises that this contribution is based on the amount of accommodation released into the housing market.

Paragraph 016a Ref Id 63-016a-20190626 states that *for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data.* This recognises that an individual bed-space may not necessarily replace an individual unit of C3 accommodation.

The table below sets out the number of adults in households in the borough by age group.

Age of householder representative Person	Total	1 adult	2 adults	3 adults	4 adults	5 adults	6 adults	7 adults	8 adults	9 adults	10 adults	11 adults	12 adults	13 adults	14 adults	15 adults
16 or over total	39696	13969 (35.2%)	21171 (53.3)	3393 (8.5%)	958 (2.4%)	162 (0.4%)	37 (0.1%)	2 (0%)	2 (0%)	1 (0%)	0	0	0	0	0	1 (0%)
16 to 24	1276	674 (52.8%)	527 (41.3%)	50 (3.9%)	25 (2%)	0	0	0	0	0	0	0	0	0	0	0
25 to 34	5524	1945 (35.2%)	3351 (60.7%)	160 (2.9%)	53 (0.1%)	13 (0.2%)	2 (0%)	0	0	0	0	0	0	0	0	0
35 to 44	8161	2623 (32.1%)	4931 (60.4%)	481 (5.9%)	96 (1.2%)	26 (0.3%)	3 (0%)	1 (0%)	0	0	0	0	0	0	0	0
45 to 54	7901	2101 (26.6%)	3907 (49.4%)	1328 (16.8%)	471 (6%)	71 (0.9%)	22 (0.3%)	0	1 (0%)	0	0	0	0	0	0	0
55 to 64	7007	2060 (29.4%)	3704 (52.9%)	929 (13.3%)	259 (3.9%)	42 (0.6%)	9 (0.1%)	1 (0%)	1 (0%)	1 (0%)	0	0	0	0	0	1 (0%)
65 to 74	4925	1749 (35.5%)	2813 (57.1%)	312 (6.3%)	42 (0.6%)	8 (0.2%)	1 (0%)	0	0	0	0	0	0	0	0	0
75 or over	4902	2817 (57.5%)	1938 (39.5%)	133 (2.7%)	12 (0%)	0	0	0	0	0	0	0	0	0	0	0
65 or over	9828	4566 (46.5%)	4751 (48.3%)	445 (4.5%)	54 (0.6%)	8 (0.1%)	1 (0%)	0	0	0	0	0	0	0	0	0

To calculate the average number of adults per household the total number of adults needs to be divided by the total number of households.

Number of households over 65 = 9828, number of adults living within those households = 15,665.

$15665/9828 = 1.59$ adults per household.

Therefore, to calculate how much provision is counted for C2 uses the total number of rooms provided is divided by 1.59.

For example, in a care home which provides 50 rooms, 31 would be counted towards the housing requirement.

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**SITE SPECIFIC
PART 2 LOCAL PLAN (SSP2)**

**SELF-BUILD AND CUSTOM BUILD
HOUSING BACKGROUND PAPER**

August 2019

Kettering
Borough Council

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Appendix 1 – Three Dragons Custom and Self-Build Demand Assessment Framework December 2018

1. Introduction

- 1.1 The purpose of this paper is to provide an overview of Self-Build and Custom Housing in Kettering Borough, using various sources of data, including the Self-Build and Custom Housebuilding Register to gauge the level of demand and need for this type of housing in the local area. This document will set out the level of demand which is primarily obtained through the register and how these findings along with other secondary data will inform the relevant policies in the Kettering Borough Local Plan Part 2 (SSP2).
- 1.2 The data collected from the register will provide a basis on which the content within the SSP2 is based and provides an indication of the preferred locations and size of plots that are required.

2. Self-Build and Custom Build Housing

- 2.1 National Planning Practice Guidance defines Self-build and Custom housebuilding as being:
'Where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals'

- 2.2 The National Custom and Self-Build Association (NaCSBA) have clearly set out definitions which set out the difference between both self and custom build housebuilding:

Self-build – When someone gets involved in, or manages, the construction of their new home (with or without the help of subcontractors).

Custom build – When people commission the construction of their home from a developer/enabler, builder/contractor or package company. With 'custom build' the occupants usually don't do any of the physical construction work but still make the key decisions.

3. National Context

- 3.1 The Self-Build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016 requires local authorities to meet the demand for custom and self-build and custom build housing. As part of this, local authorities are required to:
 - Prepare, publicise and maintain a register of individuals and associations of individuals 'who are seeking to acquire serviced plots of land';
 - Have regards to the register 'when carrying out their planning, housing, land disposal and regeneration functions'; and
 - Give suitable development permission for enough serviced plots of land to meet the demand for custom and self-build housing in their area on a rolling, three year basis'
- 3.2 All relevant authorities are required to maintain a register of individuals and associations who wish to obtain serviced plots of land in the local authority's area to enable them to build properties to occupy.

3.3 In order to be placed on the register individuals or organisations must meet the following criteria:

- Be aged 18 or over;
- Be a British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland;
- Be seeking (either alone or with others) to acquire a serviced plot of land in the relevant authority's area for their own Self-Build and Custom-Build housing project; and
- Have paid any fee required by the relevant authority and complied with any financial solvency test, if introduced.

3.4 The Housing and Planning Act 2016, requires Kettering Borough Council to grant planning permission to meet the demand within each base period. The base periods start on 31st October every year and ends on the 30th October in the following year. This is apart from the first base period which began on the day on which the register was published and ended on 30th October 2016. The Council is then required to grant planning permissions which meet the number of entries on the Register received within each base period inside 3 years.

4. Local Context

4.1 The Self-Build Register was published on the Kettering Borough Council website in March 2016, in accordance with the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). This register will inform the Council of the level of demand for serviced building plots in Kettering Borough and help the Council carry out the duties, as mentioned above, including decisions on planning applications and bringing forward new housing and planning policies to support the kind of projects that people on the Register want to build. In order to obtain this information, the following questions are included on the Kettering Borough Council Self-Build Register.

- Personal Details
- Are you registering on behalf of a group or as individual?
- Do you have a local connection to Kettering Borough?
- Are you 18 or over?
- What is your current tenure?
- How many adults are there in your household?
- How many children under 18 are in your household?
- Are you on Keyways?
- Is your household income under £60,000?
- Are you a British Citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland?
- Will the scheme be your sole/main residence?
- Preferred location of proposed scheme/plot
- Type of scheme
- Type of house
- Type of tenure
- How many bedrooms do you require?

- How many parking spaces do you require for your new property?
- What size of plot do you require?
- How long would it take you to progress a scheme?
- Overall budget
- What is the maximum anticipated amount you can afford to acquire your plot of land?
- Can you confirm that you meet the sufficient resources to purchase land for self-build and custom housebuilding?

5. Plan Policies

5.1 Policy 30 of the North Northamptonshire Joint Core Strategy states that:
'Housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities'

5.2 There is more specific reference to self and Custom Build housing in this policy, where it is stated that:

Proposals for individual and community Custom-Build developments that are in line with the spatial strategy will be supported. SUEs and other strategic developments should make available serviced building plots to facilitate the sector of this market'.

5.3 There is also a recognition of the benefits of self and custom build housing as well as identification of the potential for Part 2 Local Plans and Neighbourhood Plans to identify sites to *'enable custom build housing to play a greater role in the delivery of housing in North Northamptonshire'*. Although it is important to emphasise that this should be based on evidence of local demand.

5.4 The Draft version of Site Specific Part 2 Local Plan (SSP2) which was subject to consultation between 22nd June 2018 and 3rd August 2018, stated *'it is the intention of the Council to include a policy in the Pre-submission version of the plan, which would encourage the delivery of serviced plots for self and custom build housing. However further work is required to determine the size of site the requirement would be placed on as well as the percentage of plots, on each site, that would be required for self and custom build housing'*. In addition to this, as part of the Plan it was also stated that the potential of a policy which would allow single plot exception sites in the rural would be explored.

6. Local Demand

6.1 The Council's self-build register is the key source of data for assessing local demand but that where necessary this can be supported by additional data from secondary sources, and that this section of the report begins by analysing the data provided on the register and is then followed by reporting the findings of secondary sources. The analysis of the register can be found below.

6.2 The table (Figure 1) below shows the number of entries onto the register per base period, since the publication of the register in March 2016, until March 2019, which represents exactly 3 years of the register being in place.

Figure 1: No. of entries received on the Self –Build Register and no. of permissions for self-build housing received

Base Period	No. of entries received on the register	No. of permissions specifically for self and custom build housing
March 2016 – 30 th October 2016	7	0
31 st October 2016 – 30 th October 2017	6	0
31 st October 2017 – 30 th October 2018	13	0
31 st October 2018 – March 2019	5	0
Total	31	0
Average (per base period) *	9.1	0
Average (per annum)	10.3	0

*The first and current base periods do not represent full years – Measured Oct to March for the fourth base period (0.42 of the full base period Oct-Oct)

- 6.3 At present (March 2019), there are 31 individuals on the Self-Build Register, as shown in Figure 1. All of these entries are individuals and there are no groups or associations on the register. One of the questions included on the online form, is for the applicant to confirm whether a new property would be their sole/main residence, all of those of the register have done so.
- 6.4 The information gathered by the register provides details on the predilection of applicants, including identifying key preferences for the types of self and custom build plots. However, there is not a duty on local authorities to directly provide plots for self and custom build housing themselves or to allocate plots to those on the register. In addition to this, government guidance *‘there is no duty to permission land which specifically meets the requirements expressed by those on the register’* (NPPG – Paragraph 028 Reference ID: 57-028-201760728 28/07/19). Furthermore, this guidance also advises local authorities to use the *‘preferences expressed by those on the register to guide its decisions when looking at how to meet its duty to grant planning permission’*. (NPPG – Paragraph 028 Reference ID: 57-028-201760728 28/07/2019)
- 6.5 In order to obtain an overview of the demand obtained by the register, the answers to a number of key questions asked as part of the application process have been analysed, this is shown below.

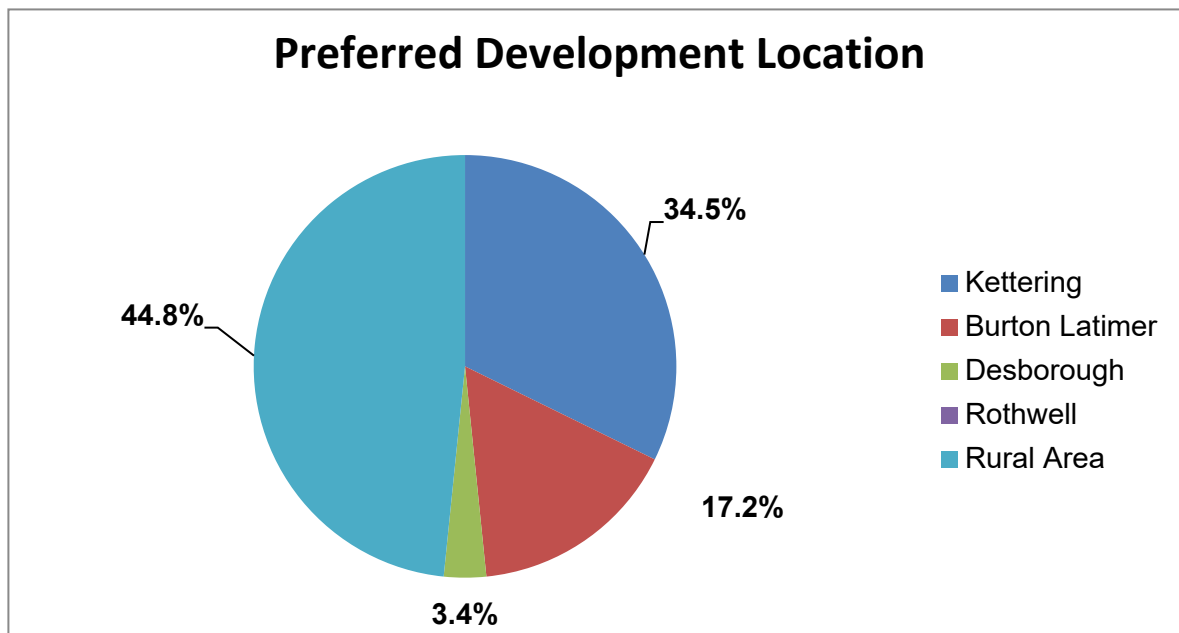
7. Analysis of the Register

Preferred Development Location

7.1 As part of the online form which is used to obtain data from applicants, one key question asked was to indicate a preference for the location of self-build plots within Kettering Borough.

Figure 2: Preferred Development Location

a)



b)

7.2

Preferred Development Location		
Settlement	No.	Percentage
Kettering	10	32.3
Burton Latimer	5	16.1
Desborough	1	3.2
Rothwell	0	0.0
Rural Area	15	48.4

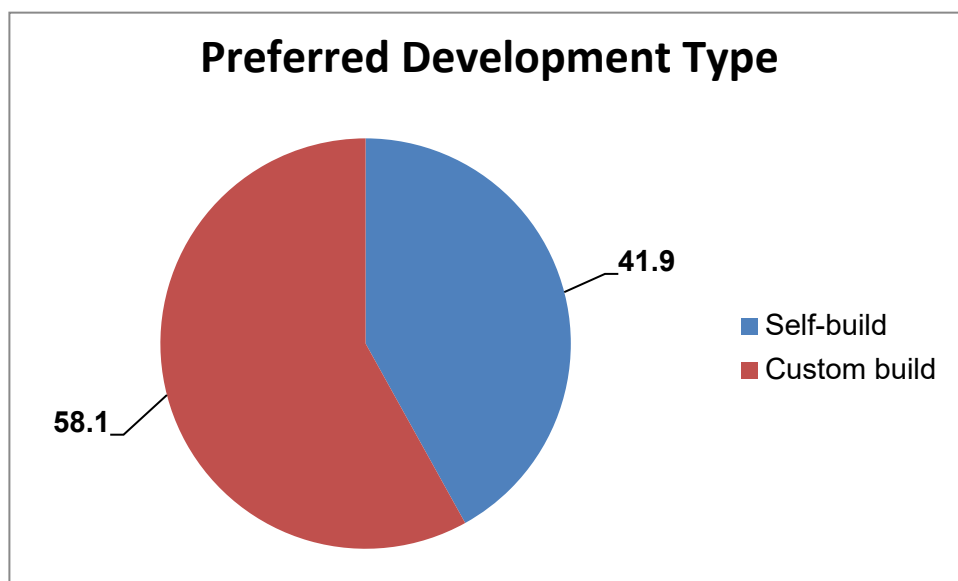
Figure 2 shows that approximately half on those current on the register have indicated a preference for an urban location for their plots, with Kettering the strongest preference above, Burton Latimer and Desborough. There are no applicants who have expressed an interest for a plot in Rothwell. The remaining 48.4% have indicated a preference for a plot in the rural area and therefore on the whole the urban-rural split is 52%-48%.

Preferred Development Type

7.3 To order to understand the type of project that applicants would be interested in, a question was asked as to whether they would wish to progress a scheme through self-build or custom build. The results of this question can be found in Figure 3 below.

Figure 3: Preferred Development Type

a)



b)

Preferred Development type		
Development type	No.	Percentage
Self-build	13	41.9
Custom build	18	58.1

7.4 This shows a relatively even split between a preference for self and custom build housing in Kettering Borough, despite a majority preferring the self-build route.

8. Summary of Analysis

8.1 All applications were found to be come from individuals, with no associations currently on the register in Kettering Borough. A significant proportion of applicants to the register were found to currently reside within Kettering Borough, which to some extent suggests that Kettering is a popular district for a self-build or custom build housing project.

8.2 In addition to this, the preferred plot location of each applicant was analysed. The most popular area of the Borough for a plot was the Rural Area, closely followed by Kettering town, which accounted for 48.4% and 32.3% of those on the register, respectively. This suggests that although 52.6% of applicants wish to obtain a plot in an urban location, a significant number prefer a plot in less sustainable locations.

8.3 The most popular project type was found to be custom build, and although not shown in the above analysis, the majority of applicants were interested in building a detached house with at least 3 bedrooms and 2 parking spaces.

- 8.4 With regards to plot size, there was fairly equal distribution between the given options for this particular question, with applicants indicating a preference for sites between 151m² and 400m².
- 8.5 It is evident that there is a significant disparity between applicants on the register with regards to the cost of plots, which range from £30,000 and over £250,000. In comparison the disparity increases when looking at the overall budget, including the build cost, of those on the register, which ranges from £50,000 to £500,000. There is no clear correlation between the amount of finance available and the preferred location for a plot.

9. Three Dragons Demand Assessment Report

- 9.1 Planning Practice Guidance advises local planning authorities to use data obtained from the register, but this should be *'supported as necessary by additional data from secondary sources'* (Paragraph: 011 Reference ID: 57-011-20160401 1/4/16).
- 9.2 To supplement the data obtained by the Self-Build Register, Three Dragons were commissioned in April 2018 to undertake a demand assessment for self and custom build housing by the North Northamptonshire Joint Planning and Delivery Unit for all four North Northamptonshire authorities. The report is available to view at Appendix 1.
- 9.3 The primary aim of this report was to understand whether the register was a true reflection of the demand for self and custom build housing. A model was created in partnership with the Right to Build Task Force, which measures the potential for households in an area to develop their own home using the national profile of potential custom and self-builders to identify and comparing this with the profile of the local population, including data from the existing Kettering Borough Council Self-Build register. Although, the model recognises that only a proportion of households are likely to take up self and custom build housing and there are other limiting factors such as local costs and values as well as the availability of finance.

10. Notional Supply

- 10.1 It is recognised by the Three Dragons report that there are two measures of notional supply of self and custom build housing currently taking place.
- 10.2 The first measure is the number of single dwelling plots that have been developed, where a reasonable assumption is made as to the involvement of the purchasers have had in designing the new property. Although this is not a wholly accurate measure it does provide an initial indication of supply. As shown in Figure 1 the number of permissions that have been granted specifically for self and custom build housing is 0 and therefore this initial measure of demand does show to some extent that some of those individuals who wish to build their home are delivering these schemes.
- 10.3 The table below, included in the Demand Assessment Report, shows the number of permissions and completions of single dwelling schemes in Kettering Borough between April 2015 and March 2018.

Figure 4 – Single dwelling permissions and completions

Kettering Borough Council	Single dwelling schemes (total dwellings – permissions and completions)			
	2015/16	2016/17	2017/18	3 year average
Permissions	12	12	16	13
Completions	10	6	10	9

10.4 It is evident that when Figure 1 and Figure 2 are compared, that the demand obtained by the register is sufficiently being met by the granting of permissions of single dwelling schemes on an annual basis (April-March).

Figure 5 - No. of entries received on the Self –Build Register and no. of permissions on single dwelling schemes

Base Period		No. of entries received on the register	No. of permissions granted on single dwelling schemes
1	March 2016 – 30 th October 2016	7	5
2	31 st October 2016 – 30 th October 2017	6	15
3	31 st October 2017 – 30 th October 2018	13	17
4	31 st October 2018 – March 2019	5	9
Average (per base period) *		9.1	13.5
Average (per annum) **		10.3	11.5
Total		31	46

* Base period 4 does not represent a complete base period, a figure of (3.42) base periods have been used accordingly.

10.5 Figure 5 shows that the number of dwellings granted permission on single dwelling schemes exceeds the number of applicants currently on the register (March 2019). When the base period averages are compared, it is evident that the difference between demand and supply is greater than that when the averages per year are compared. Although these fall below the potential demand indicated by the modelling, this is discussed below.

Figure 6 – Completions on single dwelling schemes 2015-2018

Monitoring Year	No. of completions on single dwelling schemes
2015/16	10
2016/17	6
2017/18	10

3 year average	9
----------------	---

10.6 In comparison Figure 6 shows that the over the last 3 years an average of 9 dwellings have been completed on single dwelling schemes. This is lower than both the number of entries that are placed on the register on average over the last 3 years as well as the number of permissions granted on single dwelling schemes over the same period. Although it recognised that the delivery of self-build plots, in this case more on a notional basis, is important, the Self-Build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016 only requires local authorities to *'give suitable development permission for enough serviced plots of land'*. However, the approach, as discussed further in this paper, the Council recognises the importance of the delivery of self and custom build housing and will be positive in delivering such housing through to the longer term.

10.7 However, in order to understand the longer term demand for self and custom build housing, further analysis of this data is required to assist the delivery of self and custom build housing through positive action. This will be in the form of the inclusion of relevant policies in the Part 2 Local Plan for Kettering Borough with the aim to provide a diverse and accessible housing market.

11. Demand Estimates

11.1 The model created by Three Dragons looks to identify underlying demand that is not captured by the Council's register. The results of which can be used to inform the creation of planning policies and other strategies to deliver self and custom build housing over the longer term. This is compared to the figures shown above in Figure 2 which only represents an indicative short term measure of demand.

11.2 The headline results of Demand Assessment report are shown in Figure 7 below.

Figure 7 – Modelled demand for self and custom build housing

	Demand for CSB - units per year (yrs 1-5)	Demand for CSB - units per year (yrs 6-15)	Demand for intermediate sale units per year (yrs 1 – 5)
Kettering Borough Council	66	72	7

11.3 This shows that the potential demand as determined by the Three Dragons model is significantly higher than that shown by the current register and the number of single dwellings being consented and built out. The difference is approximately 56 dwellings, during years 1 to 5. These findings assume that potential self-build and custom build households take up to 3 years to proceed and therefore the potential demand increases beyond the initial 5 year period to 72 units per year which would require the supply of 62 units per year in years 6 to 15.

11.4 This shortfall indicates that action is required by the Council to facilitate the growth and acceleration of self and custom building house building in the area.

12. Implications

Figure 8 – Summary of findings on self and custom build housing

Supply			Demand				
Single dwelling schemes (total dwellings – completions) ⁴¹			Demand identified from CSB register ⁴²			Demand identified from CSB modelling	
2015/16	2016/17	2017/18	2015/16	2016/17	2017/18 (part year ⁴³)	Per year (yrs 1-5)	Per year (yrs 6-10)
10	6	10	7	6	10	66	72

12.1 As shown in Figure 8, the Demand Assessment report indicates that the potential demand for self and custom build housing may exceed that identified by the register.

12.2 The modelling indicates an initial shortfall of 56 plots per annum over the next five years, with a subsequent increase to 62 plots over the following five years.

12.3 It also estimates that *‘approximately half of the plots would be expected to come forward as self-build housing, with the other half as custom build developments.*

12.4 This to some extent reflects the register of which 13 applicants indicated a preference for self-build development, whereas 18 applicants indicated a preference for custom build housing.

12.5 It is also important to consider the various household types that will be required to meet the diverse range of needs, based on both the Register and the modelling as undertaken by the Three Dragons, which indicates a guide to the mix of plot types as follows:

Figure 9 – Estimated split of plot types

Plot Type	Plot Size (sqm)	Percentage (%)
Low cost/small plots/ terrace style developments	100-120	15
Suitable for 3 bed semi/detached homes	300	45
Suitable for 4 or 5 bed detached homes	300	40

12.6 These figures will not be used as target for the provision of self and custom build housing; however, it provides an overarching perspective and guide to assist in the provision of future self and custom build housing.

13. Affordable Housing/Rural Exceptions

- 13.1 The Three Dragons report has indicated that 10% of future self and custom build housing should be affordable housing. This is based on data obtained through the 2015 North Northamptonshire Joint Planning Unit SHMAA Housing Requirement Update. It is recognised that there are various affordable housing tenues, such as intermediate sale and affordable rented schemes, both of which can be used to deliver affordable self and custom build housing.
- 13.2 Further to this, of the self and custom build affordable housing that is delivered the Three Dragons report sets out that 75% of this should be smaller units with the remaining 25% for larger families.
- 13.3 However it is considered that these estimates to meet the need of those looking for affordable self and custom build schemes are a guide and should not be used as a definitive target but does give an indication of the likely scale and type of demand for this type of housing in Kettering Borough.
- 13.4 The SSP2 Draft Plan stated that ‘the option to include a policy which would allow single plot exception sites in the rural area’ would be considered in the Pre-submission version of the Plan.
- 13.5 It has been considered that a single plot exception site policy would provide an additional option for those whose needs aren’t being meet by the market to build their own affordable home in the rural area. Therefore, a policy is included within the pre-submission plan. In addition to this, this mechanism would offer an alternative offer to the more mainstream tenures. This type of scheme can be delivered through registered providers, self-build groups or community trusts. At present Policy 13 of the JCS, allows the provision of housing which meets locally identified need, located adjacent to settlement boundaries in the rural area. The proposed policy and further detail can be found in Section 15.

14. Potential Supply – Historic and Future Delivery

- 14.1 In order to include a policy requirement based on robust evidence, both from the Self-build register as well as the Three Dragons, it is important to use historic housing delivery information to justify the requirements of a policy and to ensure the delivery of self and custom build housing to meet the demand determined by both primary and secondary sources.
- 14.2 The emerging SSP2 forecasts a total of 8499 net dwellings to be delivered between 1st April 2019 and 31st March 2031, equating to an approximate average of 708 dwellings.
- 14.3 The Kettering Borough Council Site Specific Part 2 Local Plan includes a section on self-build and custom housing. The analysis of those currently on the Self-Build Register and the Three Dragons Demand Assessment Framework, as undertaken in this background paper has allowed an assessment of the demand of self-build and custom build housing in the Borough.

14.4 This assessment has subsequently informed the self-build and custom housing, Policy SB01, that is included the Pre-submission version of Kettering Borough Council Site Specific Part 2 Local Plan.

14.5 Where there is an established demand for self and custom build housing an effective approach to deliver a consistent supply of plots is to require a proportion of larger housing developments. To determine a suitable threshold, sites of above 25 and 50 dwellings were considered.

Figure 10 – Potential completions of self and custom building housing 2011-2018

Year	Total Completions	No. completions on sites of 25 dwellings or more	% completions on sites of 25 dwellings or more	No. of plots if 5% achieved for self-build	No. of completions on sites of 50 dwellings or more	% completions on sites of 50 dwellings or more	No. of plots if 5% achieved for self-build
2017/18	495	333	67	17	333	67	17
2016/17	706	587	83	28	567	80	28
2015/16	547	456	83	23	454	79	23
2014/15	282	247	88	12	226	80	11
2013/14	540	341	63	17	323	60	16
2012/13	351	233	66	12	170	48	9
2011/12	313	174	56	9	156	50	8
Total	3234	2371	-	118	2229	-	112
Average	462	339	72	17	318	66	16
Last 3 years	1748	1376	79	68	1354	77	68

14.6 As shown above, over the last three years (17/18 as most recent) there have been 1376 dwellings completed on sites of 25 dwellings or more, this accounts for 79% of all completions, during this period. However, taking into account more historic delivery data to 2011/12, up to 17/18, 3234 dwellings have been completed, 2371 of which have been on sites of 25 or more, accounting for 72% of all completions.

14.7 When calculated, a 5% requirement on these sites would have provided 68 plots over the last three years at an average of 23 per year and 118 over the extended period between 2011 and 2018 at an average of 17 plots per year.

14.8 In comparison, on sites of over 50 dwellings, there have been 1354 dwellings have been completed, accounting for 77 % of all completions over the last three years. Over a longer period between 2011 and 2018, 66% of completions have been on sites of 50 dwellings or more.

- 14.9 If a 5% requirement was placed on all these sites, 68 plots, at an average of 23 per year would have been provided over the last three years, the same as if the requirement was for sites over 25 dwellings. However, over an extended period, between 2011 and 2018, 112 plots would have been delivered with this requirement in place, at an average of 16 plots per year.
- 14.10 When considering both of these options it is evident that the differences between the threshold of 25 dwellings or 50 dwellings or more would be fairly small. Figure 9 shows that, when based on previous delivery between 2011 and 2018, the 5% requirement would have resulted in 118 and 112 plots respectively, although over the last 3 years this figure is the same, 68. This exceeds the level of demand which although represents 3 full years, shows 31 entries between March 2016 and March 2019.
- 14.11 In relation to projected delivery of housing in Kettering Borough, the latest available site schedule from the 2017/18 monitoring year has been used to calculate the levels of potential future delivery of self-build delivery using both thresholds. This is to show the extent to which this policy has the potential to deliver in comparison to the demand estimates provided in the Three Dragons report.
- 14.12 The indicative measure of supply as shown in Figure 6 shows that on average 9 single dwellings completed per annum over the last 3 years. However, the figures used as part of the Three Dragons report this has been rounded to 10, therefore leaving a residual figure of 56 dwellings in the short term, years 1 to 5, and increasing to 62 in years 6 to 15.
- 14.13 When applying the 5% requirement on the next 5 years projected housing delivery, it is anticipated that 185 plots would be delivered between 2019 and 2024, averaging 37 plots, on sites of 25 dwellings or more. In comparison, when the same requirement is placed on sites of 50 or more this would decrease the future supply of plots to 170, averaging 34 plots, over the same period.
- 14.14 To achieve the estimated levels of provision as set out the Three Dragons report of 56 units in years 1 to 5 (2019-2024), a requirement of 7.59% in the policy on sites of 25 dwellings or more would be required to provide 280 plots (5x56). In comparison to achieve the same level of supply on sites of 50 dwellings or more over the same period (2019-2024), a requirement of 8.24% would be required in order to achieve the same level of supply.
- 14.15 The Three Dragons report estimated provision figures as mentioned previously go up to year 15, however the current site schedule does not project beyond 2031, given that this the plan period for the adopted North Northamptonshire Joint Core Strategy and the emerging Part 2 Local Plan for Kettering Borough. Despite this, the omission of 3 years is unlikely to affect the figures used to project the likely supply of self and custom build when using the 2017/18 site schedule for Kettering Borough.
- 14.16 In comparison to the analysis undertaken for the period, 2019-2024, that undertaken for the period 2024-2031 shows that the requirement for sites of 25 or more dwellings would be 12.5% and for sites of 50 dwellings or more would be 13.36% during the same period.
- 14.17 However, when calculating provision between 2019 and 2031, the requirement for sites of 25 or more would be 9.97% and for sites of 50 dwellings or more at 10.74%. Over this period, if

the threshold was set at 25 or more dwellings, 358 plots would be delivered, in comparison if it was 50 dwellings or more 332 plots would be delivered. These figures are significantly less than the modelled demand for this period, which has been calculated at 714 plots.

14.18 Therefore it is evident that, in order to achieve the estimated levels of demand up to 2031, the percentage requirement on sites of both 25 and more, or 50 or more exceed the proposed percentage of 5%. A summary of this can be found in the tables below, in Figures (11-13)

14.19 It is considered that using a significantly higher percentage of approximately 10% is likely to affect the viability and deliverability of larger sites. This is because there is already a requirement for sites of 11 or more to provide 30% of the dwellings as affordable housing in the Growth Towns and Markets Towns and increasing to 40% the rural areas as set out in Policy 30 of the North Northamptonshire Joint Core Strategy.

14.20 Therefore, the proposed approach when taking into account the evidence provided above, is to require 5% on sites on 50 dwellings or more, this is in favour of sites of 25 or more. On sites of 25 dwellings, 5% which would be 1.25 dwellings required to be self-build, this could impact on viability.

14.21 It is important to recognise some of the sites within the site schedule have planning permission and therefore will not deliver self-build plots, these sites are shown in Figure 14. Therefore, the findings included within Figures 12-14 are theoretical not an actual representation of future delivery. The only sites that could potentially deliver self-build plots within the plan period are sites allocated for housing, shown in Figure 15, totalling between 60 and 62 dwellings as well as those sites again allocated for housing in the Kettering Town Centre Area Action Plan which do not benefit from planning permission at present.

14.22 There are some sites which are included within Figure 1 which do only have Outline planning permission, including Hanwood Park which is yet to receive reserved matters applications on a number of its parcels. Therefore, through the approval of reserved matters process there is the potential that these sites could deliver self-build plots, which could increase supply of this type of housing, given that including the remaining 4644 units yet to obtain full planning permission on Hanwood Park, total 6208 dwellings currently with outline planning permission. If the 5% requirement in the proposed policy were to be implemented on all these sites this is likely to result in the delivery of approximately 310 self-build plots. This is a significant proportion of the 9,476 dwellings that are projected to be complete between 2019 and 2031, a difference of 3,268.

Figure 11 – Projected housing delivery 2019-2024

Year	Projected Completions	Completions on sites of		Potential demand		Projected Supply		% required to meet potential demand	
		25 or more	50 or more	25 or more	50 or more	25 or more	50 or more	25 or more	50 or more
2019/20	566	375	355	56		19	18	14.93	15.77
2020/21	849	722	651			36	33	7.76	8.60
2021/22	1027	926	819			46	41	6.05	6.84
2022/23	1016	920	827			46	41	6.09	6.77

2023/24	833	747	747		37	37	7.50	7.50
Total	4889	3690	3399	280	185	170	7.59	8.24
Average	815	738	680	56	37	34		

Figure 12 – Projected housing delivery 2024-2031

Year	Projected Completions	Completions on sites of		Potential demand		Projected Supply		% required to meet potential demand	
		25 or more	50 or more	25 or more	50 or more	25 or more	50 or more	25 or more	50 or more
2024/25	787	643	630	62		32	32	9.64	9.84
2025/26	851	723	683			36	34	8.58	9.08
2026/27	905	577	508			29	25	10.75	12.20
2027/28	701	533	510			27	26	11.63	12.16
2028/29	621	435	358			22	18	14.25	17.32
2029/30	356	280	280			14	14	22.14	22.14
2030/31	356	280	280			14	14	22.14	22.14
Total	4577	3471	3249	434		174	162	12.50	13.36
Average	915	496	464	62		25	23		

Figure 13 – Projected delivery 2019-2031

Year(s)	Projected Completions	Completions on sites of		Potential demand		Projected Supply		% required to meet potential demand	
		25 or more	50 or more	25 or more	50 or more	25 or more	50 or more	25 or more	50 or more
2019-2031	9466	7161	6648	714		358	332	9.97	10.74

Figure 14 – Sites with planning permission or with current planning applications

Sites of 50 dwellings or more	Self-build plots secured
Bosworth's Higham Road	None of these sites will deliver any self-build or custom build plots
Higham Road (north of Grace Homes)	
Desborough (land to the south of)	
Desborough North	
East of Kettering	
Gipsy Lane (land west)	
Rothwell Road (land off)	
East of Kettering (R19)	
Westhill (land at)	

East of Kettering (R7, R9, R10)	
Convent of Our Lady, Hall Lane	
Westhill (land at)	
Westhill (land at) – Phase 2	
Rothwell Town Football Club, Cecil Street	
Cranford Road (land to the rear of 30-50)	
Polwell Lane (land at) – Phase 1	
Polwell Lane (land west of) – Phase 3	
Polwell Lane (land at) – Phase 4	
Rothwell North	
Total	

Figure 15 – Sites allocated in the Plan

Sites of 50 dwellings or more	Potential self-build plots
Land adjacent A14 opposite crematorium	4
Former Kettering Town Football Club, Rockingham Road	4
Land west of Kettering	18
McAlpine's Yard, Pytchley Lodge Road	9-11
Land off Buxton Drive and Eyam Close	7
Land to the west of Rothwell (Rothwell North)	15
Land to the west of Mawsley	3
Total	60-62

14.23 It is considered that the policy approach to self-build and custom housing is supported by evidence of need and will be effective in assisting the delivery of plots to meet this need through both allocated sites and on windfall sites.

14.24 Taking into account the historic delivery over the last 3 years on windfall sites as well as the allocated sites, Policy SB01 would meet the needs of those on the register as well as those identified by the Three Dragons as part of their demand estimates.

15. Proposed Policies

15.1 It is considered that a 50 dwelling site size provides a reasonable threshold for requiring 5% of plots on the site to be provided self-build or custom build housing. In addition to this, a site size threshold of 1.6ha is included within the policy. Sites of this size and above, will be required to provide a proportion of self-build plots. This is based on a density of 30 dwellings per hectare on a 50 dwelling scheme. This figure has been informed by the density of the proposed housing allocations. The information can be found within the Housing Land Supply Background Paper.

15.2 In order to ensure that these plots are not left vacant, it is the intention of the relevant section of the Part 2 Plan to include a requirement to allow the developer of the site on which these plots are located to build out these plots. This will only be once they have been marketed at a prevailing market value for 6 months, this is shown below.

Policy HOU2

Housing developments of 50 or more dwellings or with a site area of 1.6ha or more, should provide 5% of plots to be made available as self-build or custom build serviced plots.

The provision will take account of:

- Evidence of local need
- The nature of the development proposed; and
- The viability of the development

Serviced building plots which have been appropriately marketed at a prevailing market value and which have not been sold after 6 months can be built out by the developer.

To ensure that Policy HOU3 meets local need as set out in Policy 13, applicants need to have a strong local connection and the property will need to remain affordable in perpetuity. Permitted development rights will be removed to ensure that any future proposals to extend the property are regulated through the planning application process. Beyond this, the future sale of these properties will be restricted by a planning obligation to restrict the resale to only those with a local connection. The future resale value of the property will be capped at a percentage of the open market value.

Applicants for single affordable plot exceptions sites should use the Council's pre-application advice service. Before applying for planning permission applicants must ensure that they must meet the requirements as set out in Policy HOU3 below and be the person intending to occupy the dwelling as their principal residence. Speculative development will be resisted. Further details on how this policy will operate, will be provided in a Supplementary Planning Document.

Policy HOU3

Single plot affordable exception sites will be supported for self-build housing in the rural area, where the proposal is in accordance with Policy 13 of the Joint Core Strategy and:

16

- The applicant is the prospective owner of the proposed affordable dwelling
- The applicant can demonstrate a strong local connection to the village
- The applicant has a need that is not met by the market
- The property is built to the minimum nationally described space standards

A planning obligation will be used to ensure that the property remains affordable for the local community in perpetuity. Permitted development rights will also be removed.

Potential further work to assist self-build delivery

16.1 To ensure that the demand for self and custom build housing is met, a number of alternative approaches should be considered in addition to the policies included with the Part 2 Local Plan. This is likely to provide diversity and choice for those wishing to progress a self-build or custom build housing scheme in Kettering Borough and ensure that the right products are delivered, especially on smaller sites, which Policy SB01 is unlikely to assist with.

- Working with and encouraging SME builders to provide small sites either to sell as self-build plots or on to provide custom build homes
- Require larger developers to deliver part of a site through a specialist provider
- Marketing on plots on a council owned site.
- Focus decision-making on ways which might enable larger individual self-build plots
- Further engagement with community led housing organisations such as EMCLH (East Midlands Community-Led Housing) to engage with the local community, affordable housing providers and land owners.

17. Conclusions

17.1 As shown by the evidence presented as part of this document, the level of demand obtained by the register, the primary source of data of which the Council relies on to measure its supply of self and custom build plots against, is unlikely to be representing the true level of demand for this type of housing in Kettering Borough. This is because it is unlikely that all interested parties with regards to this type of housing are on the register at present. It is also recognised that the level of demand shown by the self-build register reflects the approach taken to promoting self and custom build housing locally, rather than a true reflection of demand.

17.2 For this reason, the Three Dragons report has provided an additional, useful source of evidence, although secondary, to inform planning policies in relation to self and custom build housing in the Part 2 Local Plan, supplementing the evidence of demand obtained by the register, as mentioned above.

17.3 The level of modelled demand in the Three Dragons report represents an aspiration for the Council with regards to the delivery of self and custom build housing in Kettering Borough, but it should not be considered as a strict target or represent the primary source in determining the demand, as this is not purpose of the report.

17.4 However, it is considered that the proposed policies for self-build and custom build housing in the Part 2 Local Plan are capable of delivering diverse developments whilst meeting the evidenced level of need above that obtained by the register with the likelihood that delivery via the policies in the Part 2 Plan will exceed the need on the register. It is evident that the likely demand exceeds that on the register and therefore it is considered through the inclusion of policies in the Part 2 Plan, positive action is being taken towards the delivery of self-build and custom build housing in the long term both for both open market and affordable self-build housing.

17.5 Although as mentioned above, alternative approaches to delivering self and custom build housing, in addition to the policies within the Part 2 Local Plan should be explored in order provide choice for those interested in this type of housing in Kettering Borough.

Appendix 1 – Three Dragons Custom and Self-Build Demand Assessment Framework December 2018

Kettering

Custom and Self Build

Demand Assessment Framework

December 2018

Three Dragons

Final Report



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EXECUTIVE SUMMARY

1. Self-Build housing has been part of the UK housing market for many years, traditionally meeting the aspirations of a niche market where future home owners are involved in the design and delivery of their dream home. Over time, self-build has gradually diversified through a range of models from the self- builder doing everything, through to a full ‘design & build’ approach with the self-builder commissioning contractors to build their homes for them. ‘Custom build’ models are now also entering the housing market enabling the consumer to buy a shell or part finished home to complete the fit-out themselves.

2. This report has been prepared for Kettering Borough Council as part of a larger study for the local planning authorities of Corby Borough Council; East Northamptonshire Council; Kettering Borough Council; Borough Council of Wellingborough which together make up the North Northamptonshire Joint Planning and Delivery Unit (NNJPDU) and are referred to in the report as the North Northamptonshire Councils. There are separate reports for each council. This report provides information to assist the Kettering Borough Council in planning for custom and self-build housing, responding to national legislation, policy and guidance, in the context of local demand. The report is divided into three parts
 - Part A –The national position

- Part B – The local context
- Part C – Demand estimate

Part A – The national position

3. The key requirements of the legislation are set out in two acts of Parliament, The Self-Build and Custom Housebuilding Act 2015¹ as amended by the Housing and Planning Act 2016, with guidance given by two main statutory instruments². The Acts introduced three duties for local authorities to meet demand for custom and selfbuild housing (collectively known as “the Right to Build”), requiring them to:

- prepare, publicise and maintain a register of individuals and associations of individuals “*who are seeking to acquire serviced plots of land*”;
- have regard to the register “*when carrying out their planning, housing, land disposal and regeneration functions*”; and
- give suitable development permission for enough serviced plots of land to meet the demand for custom and self-build housing in their area on a rolling, three-year, basis.

Part B – The local context

4. The Joint Core Strategy for North Northamptonshire 2011 – 2031, (adopted July 2016)³ supports Custom & Self-build (CSB) delivery and includes specific policies (Policy 30) to encourage development across the 4 authorities.

5. Kettering Borough Council’s emerging Site Specific Part 2 Local Plan – Consultation Draft ⁴ states

“In order to meet the demand that has been determined through the Self-Build Register, it is the intention of the Council to include a policy in the Pre-submission version of the plan, which would encourage the delivery of serviced plots for self and custom build housing. However further work is required to determine the size of site the requirement would be placed on as well as the percentage of plots, on each site, that would be required for self and custom building housing⁵”

6. A simple comparison between demand for CSB (as measured by the register) and notional supply (as measured by single dwelling completions) indicates that most of the apparent demand is being met through small site developments. For Kettering, we have identified a demand from the register for 10 plots a year and a current supply of the same figure.

7. The above analysis relies on the register as an accurate measure of underlying demand and assumes there are no larger scale CSB developments. The scale of demand shown by registers can be as much a reflection of the approach taken to

¹ <http://www.legislation.gov.uk/ukpga/2015/17/contents>

² <http://www.legislation.gov.uk/uksi/2016/950/made> SI 950 (2016) and <http://www.legislation.gov.uk/uksi/2016/1027/made> SI 1027 (2016)

³ <http://www.njpu.org.uk/publications/docdetail.asp?docid=1573>

⁴ http://kettering.limehouse.co.uk/portal/draft_ssp2?pointId=2373732

promoting CSB locally as a pattern of local demand. Whilst it can be a useful indicator of demand it is not useful as a long term planning tool.

Part C – Demand estimate

8. In order to understand whether the registers provide a true reflection of demand, Three Dragons, with the support of the Right to Build Task Force, has developed an alternative model for determining underlying longer-term demand for CSB at local level. The model measures the potential for households in an area (on their own or by working with others in a group or ‘association’) to develop their own home – as custom or self-build. It compares the national profile of potential custom and selfbuilders with the profile of the local population. The model recognises that only a proportion of households which fit the characteristics are likely to go on to take up CSB and that local costs and values as well as availability of finance will have an impact on this.
9. Headline results from the modelling are shown in the table below.

5

Table 1: Modelled demand for CSB plots

	Demand for CSB - units per year (yrs 1-5)	Demand for CSB - units per year (yrs 6-15)	Demand for intermediate sale units per year (yrs 1 – 5)
Kettering Borough Council	66	72	7

Implications

10. The demand assessment model indicates that potential demand for CSB development is greater than the CSB register would suggest.
11. Limited CSB development is already occurring through single plots. The current rates of supply fall below the potential demand indicated by the modelling. This implies that positive action is required by the council to enable faster rates of CSB development in the area.
12. As a guideline and taking account of current levels of supply, we recommend the following levels of provision for CSB to be facilitated through the local plan process

for Kettering Borough Council. The figure is on an annual basis. For the next 5 year period

CSB estimated annual demand for plots = 56 plots

Rising to 62 plots per annum for years 5-10

13. The above figures should not be viewed as maximum. There may be particular circumstances which would support provision of a greater number of CSB plots.
14. Of the requirements set out above, approximately half would be expected to come forward as self-build housing and half as custom build developments. Of the selfbuild units, only a small number are likely to come forward as single plots delivered through traditional planning routes unless the council is able to do more to encourage such provision.
15. Demand for CSB plots is from a mix of household types and planning policies will need to encourage a diverse range of plots to meet the need. In framing future policies and dealing with planning applications, the following is put forward as a guide to the mix of plot types likely to be required:
15% - low cost/small plots/terrace style developments;
45% - suitable for 3 bed semi/detached homes; 40% - suitable for 4 or 5 bed detached homes.
16. About 10% of future CSB development should be as affordable housing. It is anticipated that this will be focused on intermediate sale products, but suitable Affordable Rented schemes should also be welcomed. National data indicates that take up of (non CSB) shared ownership housing tends to be from younger and smaller households. Therefore we would suggest that 75% of the affordable CSB plots should be smaller units aimed at this market and the remaining 25% for larger families.
17. There is an opportunity for KBC to use the information in this report as evidence base for policies in its emerging Local Plan and to encourage, through the Local Plan process, greater provision of CSB plots across the authority. Plan policies should take account of and reference all demand information.
18. This report has made best use of the available data. However, it is acknowledged that the growth in CSB in the area needs to be carefully monitored in line with the Government's Planning Practice Guidance to identify trends in demand and delivery against the duties under the legislation. The data collected can inform future reviews of plan policies and action to support this form of house building.
19. The Framework has been produced by Three Dragons and its contents are the responsibility of Three Dragons. The Right to Build Task Force⁵ has supported its development and continues to work with Three Dragons on its application.

⁵ The Task Force was established by the National Custom and Self Build Association and is supported by a range of organisations including the Royal Town Planning Institute, Royal Institution of Chartered Surveyors and the Local Government Association. More details about the Task Force are available at www.righttobuildtoolkit.org.uk

1 INTRODUCTION

Purpose of the Demand Assessment Framework

1.1 Self-Build housing has been part of the UK housing market for many years, traditionally meeting the aspirations of a niche market where future home owners are involved in the design and delivery of their dream home. Over time, self-build has gradually diversified through a range of models from the self-builder doing everything, through to a full 'design & build' approach with the self-builder commissioning contractors to build their homes for them. 'Custom Build' models are now also entering the housing market enabling the consumer to buy a shell or part finished home to complete the fit-out themselves.

1.2 There is no doubt that custom and self-build homes can help provide a diverse mix of local housing and widen the potential for home ownership as well as providing new affordable housing options. Custom and self-build can also help encourage small and medium sized builders to diversify their businesses and take advantage of a wider range of customers.

1.3 The Government has recognised these benefits and has steadily introduced measures to support the growth of Custom and Self-Build (CSB) housing.

The Framework Report

1.4 This report has been prepared for Kettering Borough Council (KBC) as part of a suite of reports for the 4 authorities that make up the partnership North Northamptonshire Joint Planning & Delivery Unit (NNJPDU): Corby Borough Council; East Northamptonshire Council; Kettering Borough Council; Borough Council of Wellingborough (referred to in the report as the North Northamptonshire Councils - NNCs). The report provides information to assist the authority in planning for custom and self build housing, responding to national legislation, policy and guidance in the context of local demand. The report is divided into three parts:

Part A –The National Position:

1.5 A summary of the relevant legislation and guidance and other actions the Government is taking to support CSB housing. Part A includes definitions of custom and self-build;

Part B – The Local Context

1.6 A review of relevant local authority policies (including its local plan and other guidance e.g. SPD⁶), current estimates of demand (including from the Custom and Self-Build Register as well as from the authority's SHMA⁷) and progress in meeting demand for CSB housing;

⁶ Supplementary Planning Document

⁷ Strategic Housing Market Assessment

Part C – Demand Assessment

1.7 An assessment of future demand for CSB – for the next 5 years in detail, with broad estimates for the following 10 years. Estimates of the make-up of the demand (e.g. size of dwellings, affordable housing) are also provided.

1.8 The Framework has been produced by Three Dragons and its contents are the responsibility of Three Dragons. The Right to Build Task Force⁸ has supported its development and continues to work with Three Dragons on its application.

⁸ The Task Force was established by the National Custom and Self Build Association and is supported by a range of organisations including the Royal Town Planning Institute, Royal Institution of Chartered Surveyors and the Local Government Association. More details about the Task Force are available at www.righttobuildtoolkit.org.uk

2 NATIONAL CONTEXT

What is custom and self-build housebuilding

2.1 The Self-build and Custom Housebuilding Act 2015 (as amended by Section 9 Housing and Planning Act 2016) sets out a statutory definition of Self-build and Custom housebuilding as:

“(A1) In this Act “self-build and custom housebuilding” means the building or completion by—
 individuals,
 associations of individuals, or
 persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.
 (A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.”

2.2 National Planning Practice Guidance interprets the definition of Self-build and Custom housebuilding as being:

“.....where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.”⁹

2.3 In simple terms, CSB is generally recognised as a form of housebuilding where the purchaser buys a building plot and funds their own build. This early acquisition gives them scope to influence the design and build of their home, either on their own or by working with others in a group or ‘association’.

2.4 The legislation does not distinguish between self-build and custom housebuilding and, in practice, there is a spectrum of options between the two. One definition of the difference was put forward by the former Minister for Housing and Planning, Brandon Lewis, in the House of Commons on 24 October 2014, where he said:

“[the] definition of ‘Self Build’ covers someone who directly organises the design and construction of their new home, while ‘Custom Build’ covers someone who commissions a specialist developer to help to deliver their own home.”

2.5 The National Custom and Self Build Association (NaCSBA) has provided a more detailed description of the differences between self-build and custom housebuilding:

Self-build is when someone gets involved in, or manages, the construction of their new home (with or without the help of subcontractors).

Custom build is when people commission the construction of their home from a developer/enabler, builder/contractor or package company. With ‘custom build’ the occupants usually don't do any of the physical construction work but still make the key design decisions.

⁹ Planning Practice Guidance Paragraph: 016 Reference ID: 57-016-20170728

2.6 Both of the above forms of housebuilding provide routes into home ownership for individuals and groups or associations of individuals who want to play a role in developing their own homes. Clearly there is a blurring in the distinction between the two forms of housing but, in terms of how they are treated for planning purposes, regulation, exemptions and outcome are the same whatever route the self-builder takes. However each build route will require different types of plot to be made available.

2.7 CSB housing is not, of itself, Affordable Housing as set out in the National Planning Policy Framework (NPPF) (July 2018) although CSB housing can produce cost savings compared to market housing. Models of CSB housebuilding are emerging which more directly fall within the NPPF definition of Affordable Housing, for example, as intermediate sale products such as shared ownership and discount market sale. There are also a small number of schemes of CSB housing which are developed as Affordable Rent.

2.8 The delivery of self-build and custom housing through affordable housing policies is now starting to be found in local plans¹⁰.

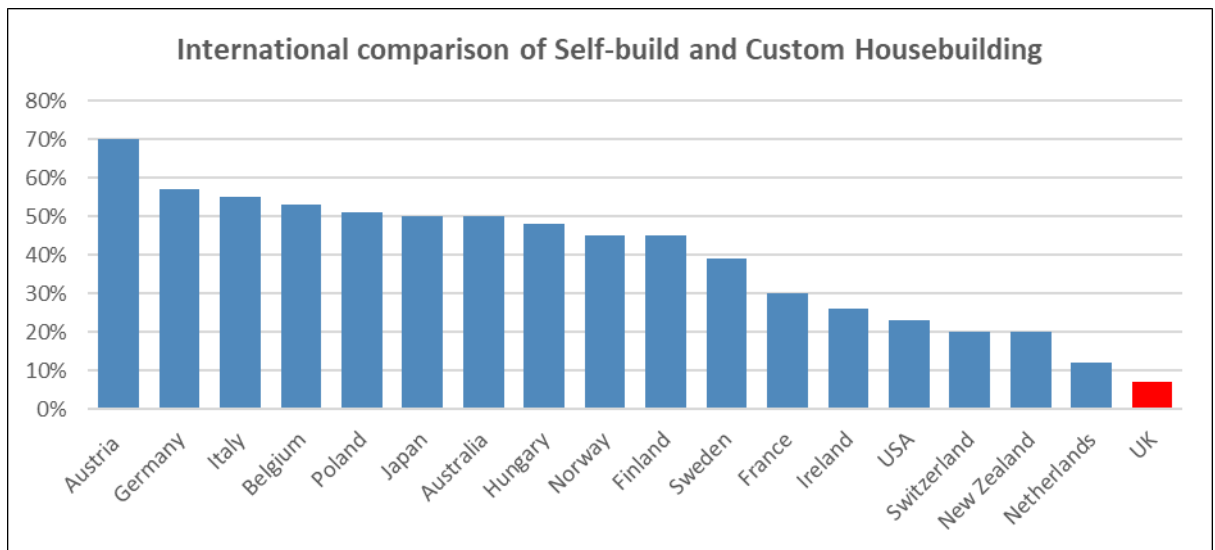
2.9 CSB homes can be undertaken by local community groups. The groups can be organised in different ways, for example as co-operatives or co-ownerships or through community land trusts. Community groups may have a common purpose and wider community objectives or may simply provide a means for individuals to build/commission their own home. Housing associations, local authority housing companies and specialist organisations such as the Community Self Build Agency can also bring forward affordable CSB housing schemes.

Custom & self-build Housing Delivery Rates

2.10 The CSB sector currently completes about 13,000 homes each year in the UK. At this rate, the UK lags well behind other European countries and those elsewhere in the world in terms of the contribution from Self-build and Custom housing development to overall housing numbers (see below).

¹⁰ For example, see a) Consultation on Preferred Scale and Distribution of Development – Shropshire Local Plan Review para 6.27 <https://www.shropshire.gov.uk/get-involved/local-plan-review-preferred-scale-and-distribution-of-development/> (and <https://www.shropshire.gov.uk/media/8588/build-your-own-affordablehome-information-pack.pdf>) b) Cornwall Local Plan adopted Nov 2016 para 2.29 <http://www.cornwall.gov.uk/localplancornwall> and c) Torbay Local Plan adopted Dec 2015 policy H3 <http://www.torbay.gov.uk/council/policies/planning-policies/local-plan/new-local-plan/>

Figure 2.1 International comparison of Self-build & Custom Housebuilding



Source: NaCSBA (2016, unpublished)

2.11 There is no single explanation to account for the scale of difference in incidence of self-building between similar countries but various hypotheses have been put forward. A study by the University of York suggests that important factors may be *“historic developments within housing and planning systems, the propensity of the government to provide housing, and the emergence of large volume housebuilders and/or local commitments to the ethos of homeownership¹¹”*. A recent parliamentary research paper suggests that the level of local authority support for community projects is greater in countries with higher rates of self-building¹².

2.12 The Government stated in the White Paper *‘Fixing our broken housing market’* that it wants to support the growth of custom and self-build housing to help drive the diversification of the housing market in England, boost housing supply and give more people more choice over the design of their own home. Alongside two Acts of Parliament and associated regulations (see below), the Government supported the establishment of an industry-led Right to Build Task Force to support delivery, as recognised in the White Paper.

Key requirements of the legislation

2.13 Two acts of Parliament set out the responsibilities of local authorities to help promote CSB housing. The Self-Build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016 introduced three duties for local authorities to meet demand for custom and self-build housing (collectively known as “the Right to Build”). This legislation requires local authorities to:

- prepare, publicise and maintain a register of individuals and associations of individuals *“who are seeking to acquire serviced plots of land”*;

¹¹ Build it Yourself? University of York Spring 2013 p16 – based on previous research ‘Self-provided housing in developed societies’ Dol et al 2012

¹² Parliamentary Research Paper 06784 Self-build & Custom Build Housing (England) March 2017 see p5 – example given of how municipality of Belin actively seeks to help self-builders (quoting a speech by Richard Bacon MP)

- have regard to the register “when carrying out their planning, housing, land disposal and regeneration functions”; and
- give suitable development permission for enough serviced plots of land to meet the demand for custom and self-build housing in their area on a rolling, threeyear, basis.

Preparing and managing the Register

2.14 As of 1 April 2016 all relevant authorities in England (including all local planning authorities) are required to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority’s area in order to build houses for them to occupy as homes. According to NaCSBA, all relevant authorities have now established their Self-build and Custom Housebuilding Register.

2.15 For an individual or organisation to be eligible to join the register they must:

- be aged 18 or over;
- be a British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland;
- be seeking (either alone or with others) to acquire a serviced plot of land in the relevant authority’s area for their own Self-build and Custom housing project; and
- have paid any fee required by the relevant authority and complied with any financial solvency test, if introduced (see below).

2.16 Authorities cannot preclude anyone who wishes to join the register and who fulfils the above criteria. However, authorities can separate the register into two parts (Part 1 and Part 2) if they introduce a local connection test, with those people who meet such a test being placed on Part 1 of the register. Those who meet all of the eligibility criteria except for the local connection test must be entered onto part 2 of the register. This does not apply to members of the armed forces.

2.17 Conditions for a local connection are very broadly defined in legislation and it is largely left to the authority to decide the criteria they want to use “*as the authority reasonably considers demonstrate that the individual has sufficient connection with the authority’s area.*”, provided such a test is justified, proportionate and introduced in response to a recognised local issue. Government guidance also says such tests should be reviewed periodically to ensure they remain appropriate and are still achieving their desired effect.

2.18 The effect of this in practice is that the requirement to give suitable development permission for enough serviced plots of land to meet the demand on the register only applies to the number of households entered on Part 1 of the register (although it does not have to be those same households who apply for permission to develop custom or self-build housing).

- 2.19 Authorities can also introduce an optional eligibility test, the financial solvency test, which can be used to assess whether an applicant can afford (ie. has sufficient resources) to purchase the plot of land they are seeking.
- 2.20 Once on a register, there are only two ways in which an individual (or association of individuals) can be removed. The first is if the individual or association of individuals request it. The second is if the local authority considers the individual or association of individuals to no longer be eligible, or to have already acquired land to build their home or where they fail to pay any fee required.
- 2.21 The legislation does not require authorities to check whether those on the register remain interested in obtaining a serviced plot to build their own home.
- 2.22 Further details on preparing and maintaining a register are found in the Self-Build and Custom Housebuilding Regulations 2016¹³ and The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016¹⁴.

Assessing the number of serviced plots to be provided

2.23 The Housing and Planning Act 2016 places a duty on local authorities in England to *“give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority’s area.....”* This includes land which has ‘permission in principle’¹⁵. The duty came into force on 31 October 2016.

2.24 Authorities have a rolling three-year deadline in which to respond to the level of demand established in their registers each year, ending 30th October. Where an authority has two parts to its register, it does not need to make provision for the demand identified in Part 2 but the level of interest across both parts of the register is a measure of the strength of demand for custom and self-build plots and must be taken into account by the authority in undertaking its planning, housing, regeneration and land disposal functions.

2.25 The regulations define a series of ‘base periods’ used to determine the number of serviced plots to be provided. The first base period ended 30 October 2016 (all names on that register as of 30 October 2016 must be taken into account for purposes of the duty to provide plots). Subsequent base periods run 31/10-30/10 each year, on a rolling basis (i.e. the second base period ended 30/10/17, the third base period will end 30/10/18 and so on. Once accepted onto the register, the local authority must count individuals on the register for the base year on which they were accepted.

¹³ <http://www.legislation.gov.uk/ukSI/2016/950/made> SI 950 (2016)

¹⁴ <http://www.legislation.gov.uk/ukSI/2016/1027/made> SI 1027 (2016)

¹⁵ Section 10 of the Self-build & Custom Housebuilding Act 2016 allows for land allocated on part 2 of a brownfield register to be considered towards Custom and Self Build provision even though the site must receive a grant of technical details consent before development can actually proceed; from June 2018 it will also be possible to apply for PIP.

2.26 Local authorities must provide plots to meet demand for each base period within the three years after the end of the base period. This is illustrated in the following example for Local Authority A:

In base period one – to 30/10/16 – 50 names were added to the register – the authority has until 30/10/19 to make provision for 50 serviced plots.

Then in base period two - 31/10/16 and 30/10/17 – 100 names were added to the register – the authority has until 30/10/20 to make provision for another 100 serviced plots.

Then in base period three - 31/10/17-30/10/18 – 30 names are added to the register - the LA has until 30/10/21 to provide a further 30 plots, and so on.

2.27 Authorities need to be aware that the legislation does not allow for a reduction in the requirement for ‘suitable development permission’ if names on the register at the **end of a base period** are subsequently withdrawn by the individual or removed by the authority (because they are no longer eligible). Authorities therefore need to be very careful to ensure names entered onto the register are eligible and still interested in obtaining a plot at the **end of the base period**. Authorities can ask people to re-register if optional eligibility tests have been introduced and/or to check if people who are registered will wish to remain on the register. This provides the ability to remove people from the register if they are no longer deemed to be eligible¹⁶. However, this **will not affect** the established demand for previous base periods described above.

2.28 Local authorities may apply for an exemption from the requirement to provide serviced plots to meet the numbers on their register if, for any base period, the number is greater than 20% of the land identified by the authority as being available for future housing¹⁸. In this case, the number of plots required is capped at 20% of available land. The exemption applies only to the relevant base period(s).

2.29 This does not affect the duty of local authorities to have regard to their register when carrying out their planning, housing, land disposal and regeneration functions.

2.30 Government guidance provides more detail on how the exemption works in practice, including the process for applying for an exemption.

Providing serviced plots

2.31 The duty placed on local authorities is to give suitable development permissions for enough serviced plots of land to meet the demand for self-build and custom housebuilding in their area. This is not a duty on authorities to directly provide the serviced plots themselves or to ensure that plots are allocated to those households on the register.

¹⁶ If an applicant fails to meet eligibility on the grounds of local connection alone (but wishes to remain on the register) they can only be removed from pt1 – they must remain on pt2, which is the part of the register that is not counted towards the requirement for serviced plots¹⁸

<http://www.legislation.gov.uk/uksi/2016/950/made>

Neither is it a duty to match (i.e. specifically meet) the requirements expressed by those on the register. Government guidance instead advises that local authorities should use the preferences expressed by those on their register to guide decisions when discharging their duties under the legislation.

2.32 A serviced plot is one with access to a public highway and has connections for electricity, water and waste water or, if this is not immediately available, can be provided in specified circumstances and within a specified period. This allows infill development on land alongside a road frontage to be considered as serviced. There is no specific expectation that services must be physically connected to the plot of land at the time of grant of planning permission.

2.33 Local authorities can meet their obligations in a variety of ways including, for example:

- direct provision of serviced plots on their own land (or in partnership with another landowner - a public body or a private landowner);
- through a plan policy that requires new development to make provision for a proportion of plots as part of the development; the plots are then secured at the time of a planning permission through a section 106 agreement;
- by seeking to encourage and permit applications, either as windfall or as part of a larger, allocated site.

2.34 Depending on the form of CSB housing, there may be implications for the viability of the development. This requires careful assessment alongside other community benefits such as affordable housing, both when preparing local plans and in decisions about individual applications.

The Community Infrastructure Levy

2.35 Custom and self-build housebuilding is exempt from paying the Community Infrastructure Levy. The exemption applies to anybody who is building their own home or has commissioned a home from a contractor, house builder or subcontractor. Individuals claiming the exemption must own the property and occupy it as their principal residence for a minimum of 3 years after the work is completed.¹⁷

Wider duties of local planning authorities

2.36 The NPPF asks local planning authorities to assess the demand for CSB housebuilding and use their local plans to meet such demand¹⁸.

2.37 In terms of assessing demand, the most up to date Government guidance¹⁹ sets out that local authorities should use the information from their registers, supported as

¹⁷ For more details of the operation of the exemption see Planning practice Guidance - 135 Reference ID: 25135-20140612 through to 153 Reference ID: 25-153-20140612 see also CIL reg 54a which defines self-build housing as 'a dwelling built by P (including where built following a commission by P) and occupied by P as P's sole or main residence' (where P is a 'Person')

¹⁸ Para 61 NPPF July 2018

¹⁹ PPG ref 57-011-20160401 (1/4/16)

necessary by data from other sources, when preparing their Strategic Housing Market Assessment (SHMA) to understand and consider future need for such housing locally.

2.38 In terms of plan-making, the Government’s intentions were highlighted in a letter from the Minister for Housing and Planning to all English local authorities on 5 March 2015. This made it clear that plans risk being found unsound if they fail to provide

sufficient evidence to demonstrate that they have taken the demand for people who want to build their own homes into consideration.

2.39 In the Government’s 2017 consultation on a proposed new approach to assessing housing need its stated objective was to, “.....*make it easier for local planning authorities to identify the need for other types and tenures in their area...*” “*These include, but are not limited to... Self-build and custom-build development*”²⁰.

2.40 The revised NPPF (July 2018) does not introduce any radical change to the way CSB is defined or delivered. However, there are several paragraphs that could impact on the way local authorities plan for CSB, including those discussed in the following paragraphs.

2.41 The first is a policy from which CSB is to be excluded. This is a requirement that, “*Where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership.*” As CSB readily lends itself to providing affordable home ownership as its contribution to affordable housing, this could be unhelpful – leaving CSB to rely more heavily on Affordable and Intermediate Rent to make up any required percentage of affordable housing. This possible consequence of the revised NPPF may not have been foreseen (see para 64).

2.42 In addition the NPPF includes an obligation on planning authorities to identify, “*land to accommodate at least 10% of their housing requirement on sites no larger than one hectare*”. If this leads to an increase in the number of small sites allocated in plans, this could be a useful way of extending the range and type of sites suitable and available for CSB (see para 68).

2.43 Also with possible implications for CSB is where planning authorities are asked to support proposals for, “*..the development of entry level exception sites, suitable for first time buyers (or those looking to rent their first home)*”. Similar to rural exception sites, these sites would be, “*... on land which is not already allocated for housing*” and “*adjacent to existing settlements*”. Such sites could add opportunities for CSB, especially for smaller and more affordable CSB products, on sites not already allocated (see para 71).

3 LOCAL CONTEXT

Current and emerging planning policy

3.1 Planning policy for provision of CSB is currently set out in the NNJPDU and KBC’s adopted and emerging local plans. We summarise these policies in the table on the next page.

²⁰ DCLG, Planning for the right homes in the right places: consultation proposals, September 2017

Table 3.1: Local plan policies

Authority	Document	CSB policy
North Northamptonshire Joint Planning & Delivery Unit	i) North Northamptonshire Joint Core Strategy 2011 – 2031, (adopted July 2016) ²¹	<p>i) Policy 30 – Housing mix and tenure sets out the overarching requirement that “[h]ousing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities”</p> <p>In relation to CSB housing in particular, the policy states that “[p]roposals for individual and community Custom-Build developments that are in line with the spatial strategy will be supported. SUEs and other strategic developments should make available serviced building plots to facilitate this sector of the market”, though no specific targets are set.</p> <p>Para 9.47 – 9.49: sets out a recognition of the benefits of CSB housing alongside a brief summary of the relevant legislation at the national level.</p> <p>Para 9.50: allows that Part 2 Local Plans and Neighbourhood Plans “may identify specific sites to enable custom built housing to play a greater role in the delivery of housing in North Northamptonshire” and that this should be based on “evidence of local demand”.</p>
Kettering Borough Council	<p>1995 Local Plan</p> <p>Saved Policies (adopted 30 January 1995)²⁴</p> <p>Site Specific Part 2 Local Plan - Draft</p>	<p>1995 Local Plan Saved Policies do not make reference to CSB Housing</p> <p>The emerging Local Plan, currently at consultation (22nd June 2018 to 3rd August 2018), considers the CSB housing in Para 4.24 – 4.28.</p> <p>Para 4.28 indicates that “[i]n order to meet the demand that has been determined through the Self-Build Register, it is the intention of the Council to include a policy in the Presubmission</p>

²¹ <http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1573> ²⁴

https://www.kettering.gov.uk/downloads/file/317/saved_policies

	Plan (emerging) ²²	<i>version of the plan, which would encourage the delivery of serviced plots for self</i>
		<p><i>and custom build housing. However further work is required to determine the size of site the requirement would be placed on as well as the percentage of plots, on each site, that would be required for self and custom building housing.”</i></p> <p>Para 4.28 adds that “[t]his additional work, will also look at the option to include a policy which would allow single plot exception sites in the rural area, which would seek to meet the need for affordable housing, through an additional mechanism to that provided by Policy 13 of the Joint Core Strategy (Rural Exceptions).”</p>

²² http://kettering.limehouse.co.uk/portal/draft_ssp2?pointId=2373732

3.2 Current local plan policies will reflect the time when they were prepared and adopted, hence the lack of reference to CSB. The preparation of the draft part 2 Local Plan provides the council with the opportunity to develop a pro-active approach to CSB and to reflect longer terms patterns of demand in their policies, taking account of a range of evidences of demand.

Evidence of demand for CSB

From the Self build register

3.3 The Council holds a self build register and collects information about the number of households registering in each 'base period'. As discussed in chapter 2, each authority has to give suitable development permission for enough serviced plots of land to meet the demand for custom and self-build housing in their area on a rolling, three-year, basis.

3.4 Information provided by Kettering Borough Council shows the numbers registering across the authority as the table below sets out.

Table 3.2: Numbers joining the self-build register by base period²³²⁴

	Base period to 30/10/16	Base period to 30/10/17	Base period 31/10/2017 to 1/7/18	3 year average (assuming final period projected to full year)
Kettering Borough Council	7	6	10 ²⁷	9

3.5 The evidence from the register suggests that there has been a slow initial demand for plots. There is only partial data for the current year but nonetheless there has been a rise in demand.

SHMA and other local evidence of demand

3.6 The Strategic Housing Market Assessment²⁵ for the North Northamptonshire housing market area covers all 4 North Northamptonshire planning authorities. Its preparation predates the Right to Build legislation and therefore does not provide any specific evidence of demand for CSB. However, use is made of the SHMA later in this report, in estimating the level of potential demand for intermediate sale CSB.

Notional supply

3.7 There are two available measures of the notional supply of CSB housing that is already taking place (but noting that increasingly authorities are monitoring CSB delivery in its own right).

3.8 The first measure is the number of single dwelling schemes being developed and where it is reasonable to assume that the purchasers will have significant input into the

²³ Information supplied by KBC 20th July 2018

²⁴ when projected to full year – (10/8 x 12 = 15)

²⁵ SHMA 2012 and update 2015 <http://www.nnjpdu.org.uk/publications/?q=SHMA>

design and layout of their new home. This is not an absolute measure of current CSB supply as some single dwellings will be developed on a speculative basis but it is

an indication of the level of supply. We have therefore looked at planning permissions and completions for the last 3 years²⁶.

3.9 Thus the figures in the next table should be treated as an indication of the current level of CSB activity rather than an absolute measure.

Table 3.3: Indicative measures of current supply of CSB dwellings²⁷

Kettering Borough Council	Single dwelling schemes (total dwellings – permissions and completions)			
	2015/16	2016/17	2017/18	3 year average
Permissions	12	12	16	13
Completions	10	6	10	9

3.10 In addition there has been an average of 2 double plots permissions in the same period.

3.11 A simple comparison between demand for CSB (as measured by the register) and notional supply (as measured by single dwelling completions) indicates that most of the apparent demand is being met through small site developments. A very rough assessment of the pattern for the authority is:

- Demand (as measured by the register) – about 10 households pa;
- Notional supply about 10 pa.

3.12 Of course, the above analysis relies on the register as an accurate measure of underlying demand and assumes there are no larger scale CSB developments. Registers for different authorities can produce very different numbers, implying that the scale of demand shown by registers may be as much a reflection of the local approach taken to promoting CSB as differences in patterns of demand. In the next chapter we address this issue by providing an alternative measure of underlying longer term demand for CSB.

4 DEMAND ANALYSIS

Approach to measuring demand

4.1 With the support of the Right to Build Task Force, Three Dragons has developed a bespoke model for measuring demand for CSB at the local level. The model measures the potential for households in an area to develop their own home (on their own or by working with others in a group or ‘association’) – as custom or selfbuild. The model compares the national profile of potential custom and self-builders (using data provided by NaCSBA for

²⁶ Had they been available we would also have utilised CIL exemptions

²⁷ Information supplied by the local authority

this exercise²⁸) with a profile of the local population. The model recognises that only a proportion of households which fit the characteristics are likely to go on to take up CSB and that local costs and values²⁹ as well as availability of finance will have an impact on this.

4.2 The model also takes into account that the custom and self-builders identified will not all be ready to build on day-one. Our research shows that from being ready to purchase land to project completion takes on average 2-3 years³⁰. This is reflected in the demand modelling which gives results on an annual basis³¹. It can also be assumed that in future years demand for CSB will grow or contract dependent upon future growth in the population.

4.3 The diagram below illustrates the process of modelling demand for CSB.

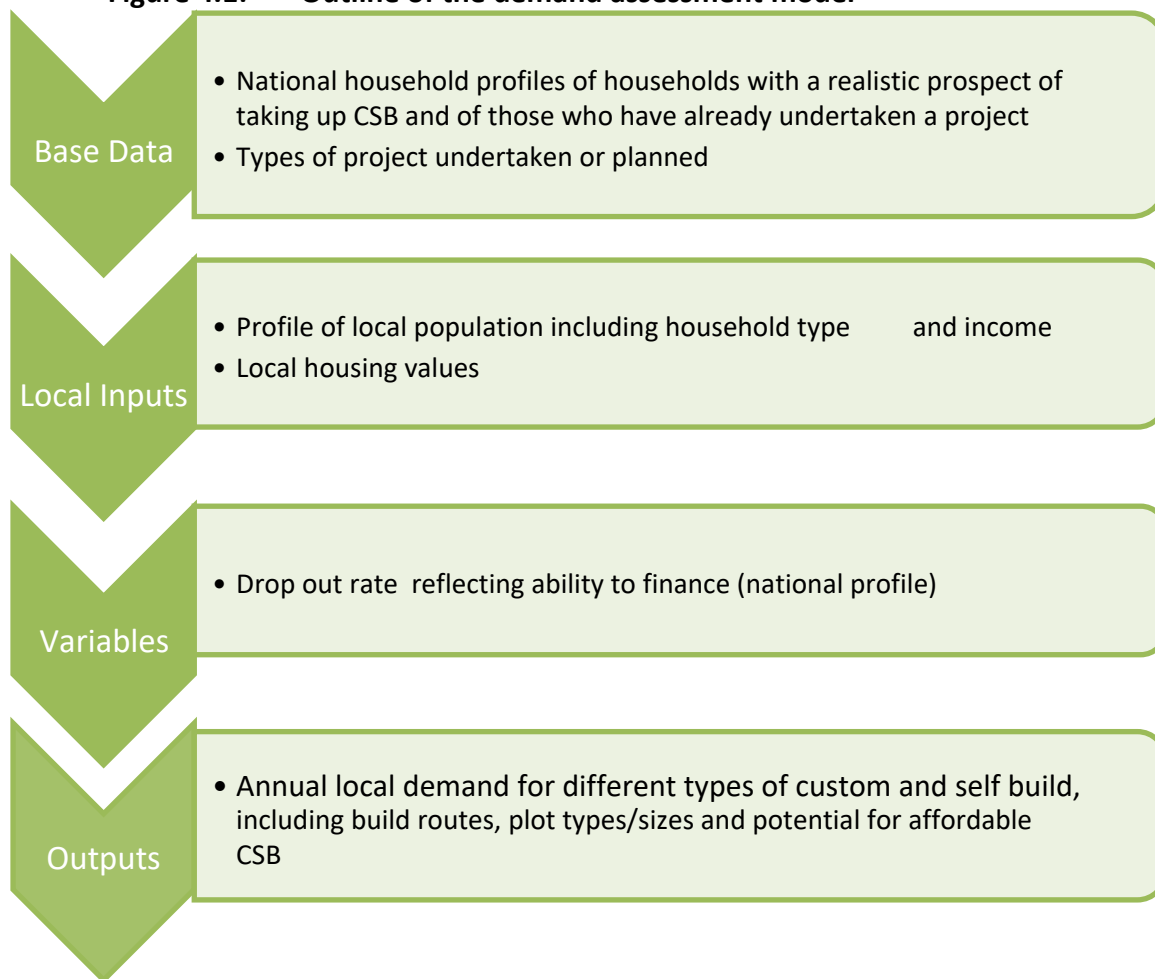
²⁸ Raw data profile provided by NaCSBA from 4 years wide ranging survey on, inter-alia, propensity to CSB (IPSOS MORI unpublished) alongside profile of households who have completed a project (NaCSBA unpublished)

²⁹ Local costs and values based upon i) for income *Regional gross disposable household income by local authority per head* ONS May 2018 (for 2016) and ii) for values *House Price Statistics for Small Areas (HPSSAs)* ONS 2017 (median prices). The datasets are based on current values which could be subject to future change e.g. if new housing schemes tend to be at generally lower or higher values than the current stock.

³⁰ Profile of households who have completed a project (NaCSBA 2017 unpublished)

³¹ We have modelled demand using a 3 year basis as we consider this the most likely timescale for project completion at present; a 2 year timescale would show an increased demand level which may be unrealistic

Figure 4.1: Outline of the demand assessment model



4.4 Data used in the model is set out in the annex along with a more detailed description of the modelling process.

Demand estimates from the model

Headline results

4.5 The results of the modelling exercise are shown in the table below. The results assume that potential households taking up CSB take three years to proceed.

Table 4.1: Headline results showing demand for CSB housing - assuming 3 years lead in time

	Demand for CSB - units per year (yrs 1-5)	Demand for CSB - units per year (yrs 6-15)	Demand for intermediate sale units per year (yrs 1 – 5)
Kettering Borough Council	66	72	7

4.6 The potential demand for CSB across the KBC district is 66 units per annum over the next 5 years, rising to 72 pa in years 6 to 15.

4.7 No distinction is made in the modelling between individual households and groups taking up CSB. It should be assumed that demand from any group taking up CSB will be from within the numbers shown in the table above.

Comparison with CSB Register and notional supply

4.8 The levels of demand modelled are higher than implied by the earlier analysis of the Custom and Self Build Register. The comparison is set out in the following table. This draws on the analysis at para 3.11 which was recognised as being a series of best estimates. The table also shows the estimated notional supply already achieved – again noting that the figures are estimates based on partial data. The data in the table is for years 1 – 5.

Table 4.2: Demand for CSB housing Years 1 – 5 - assuming 3 years lead in time

	Modelled demand for CSB - units per year	Demand for CSB – based on the Register ³²	Estimated current levels of supply of CSB
Kettering Borough Council	66	10	10

4.9 Modelled demand is significantly higher than that shown by the analysis of the registers. Current levels of supply (as estimated for this exercise) are well short of the modelled demand. This difference equates to about 56 dwellings per annum.

CSB - Affordable housing

4.10 Demand for relatively small numbers of intermediate affordable housing CSB units has been identified –around 7 units per annum. It has been assumed that affordable units will be delivered as intermediate sale housing (most likely as shared ownership or shared equity). However, this is not to preclude CSB Affordable Rent if that were to come forward. Data from the SHMA was used to generate the estimates of demand for intermediate CSB plots³³.

4.11 There is a limited amount of data available on households purchasing shared ownership or shared equity housing as a section of the total population, making it difficult to predict in any other way, who is likely to require intermediate sale CSB. What we do know from CORE³⁴ is that shared owners tend to be younger and are likely to be in couple or single person households³⁵. In shared ownership provided by a registered provider, just under 75% of households are under 40 and just over

³² Ref para 3.11

³³ Based on_NNJPU SHMA Housing Requirement Update January 2015 Table 9.3: intermediate housing as a percentage of market + intermediate housing requirement

³⁴ The COntinuous REcording (CORE) data collection run by MHCLG

³⁵ MHCLG statistical datasets - live tables on social housing sales – table 695 (age of purchaser PRPs only) and table 696 (household composition of social housing buyers PRPs only) using average of last 3 years to 2016/17

75% are singles or couples. Based on this we would suggest that of the 35 units required over the next 5 years as affordable CSB, 75% should be smaller units for younger, potentially 1 or 2 person, households and 25% should be for families with children.

Build route

4.12 The available data does not allow for a comprehensive analysis of demand by type at the local authority level. However, national data indicates the following:

- Between 50-70% of those taking up CSB will be self-builders - half on single plots and half as part of larger site;
- 30-50% will be Custom Builders.

Given the growth in the market and increasing interest amongst younger households – a reasonable starting point for planning purposes would be 50% self-build / 50% custom build.

4.13 These proportions are based on current experience and will likely be influenced by the supply of plots and types of build route that are available. Over time, as the potential for custom build develops, especially if promoted on larger sites, it is reasonable to expect that the balance between self and custom build demand will change

Plot types

4.14 Guidance on the type (size) of plots that are needed can be inferred from the demand profile for CSB. The data collected on the profile of custom and self-builders over the past 5 years indicates that whilst the traditional pattern of wealthy middleaged couples building their own home remains part of the picture, younger households on lower incomes are also entrants to the market, attracted by elements including affordability, quality of design and eco-sustainability³⁶.

4.15 The chart below shows the profile of potential CSB households in the Kettering district in terms of their age and household type. Similar to the national average for CSB households but with a slightly greater proportion of families³⁷, 36% of households are families with children and 36% are couples. Of the remainder 23% are single persons and 5% are other household types including non-related adults and extended families.

³⁶ Raw data profile provided by NaCSBA from 4 years wide ranging survey on, inter-alia, propensity to CSB (IPSOS MORI unpublished)

³⁷ Nationally, based on raw data from NaCSBA (ibid) nearly 40% of those likely to custom/self-build are couples and nearly 30% are families with children

Figure 4.2a: Potential demand for custom & self-build in Kettering by household type

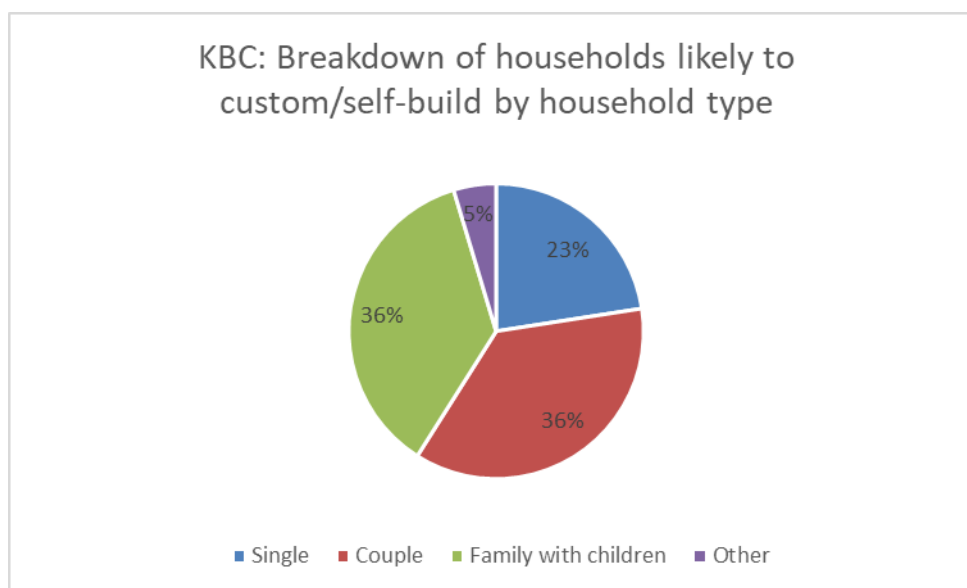
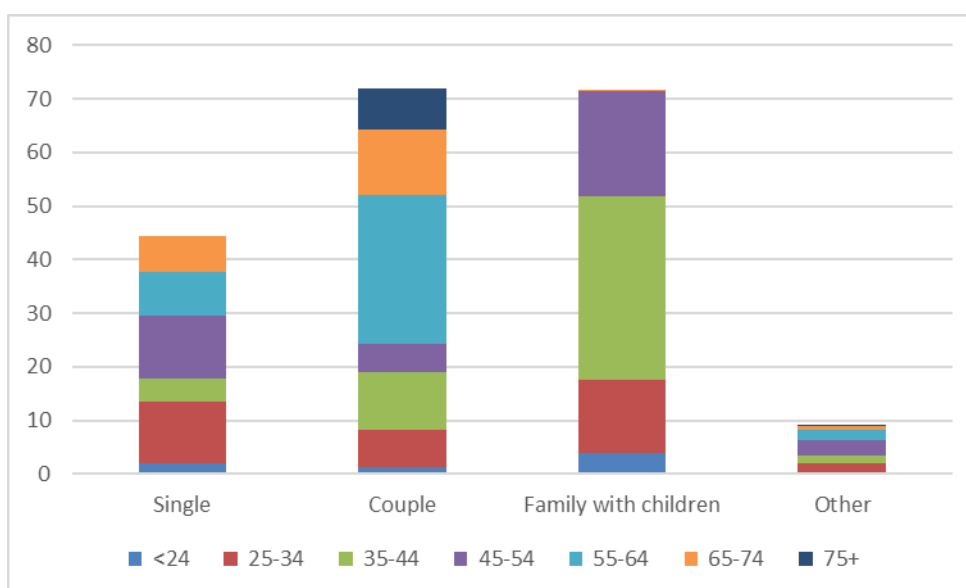


Figure 4.2b: Potential demand for custom & self-build in Kettering by age and household type



4.16 The chart also shows that a high proportion of the potential CSB households in Kettering are 55 years or older (33%) – most of whom are couples. However a larger group (45% of all the households) are younger households aged 35 to 54 years – and nearly 60% of these are families with children. The remaining 21% is made up of households under 35 years and are a mix of single, couple and family households.

4.17 The available evidence indicates that there will be a need for a range of plot sizes. It is likely that some (probably younger and smaller) households may consider lower price terrace style accommodation provided through a custom build route using strong design principles.

4.18 As a guide to the mix of plot types required, we suggest planning on the basis of:

- 15% - low cost/small plots/terrace style developments;
- 45% - suitable for 3 bed semi/detached homes;
- 40% - suitable for 4 or 5 bed detached homes.

As this is largely a demand-led rather than need-led market, we have assumed that most households will be looking for a property which is bigger than their immediate household requirements.

5. IMPLICATIONS

5.1 The demand assessment model indicates that potential demand for CSB development is greater than the CSB register would suggest.

5.2 Limited CSB development is already occurring through development of single plots. The current rates of supply fall below the potential demand indicated by the modelling. This implies that positive action is required by the council to enable faster rates of CSB development in the area.

5.3 As a guideline and taking account of current levels of supply of around 10 plots pa, we recommend the following levels of provision for CSB to be facilitated through the local plan process for Kettering Borough Council. The figure is on an annual basis.
For years 1-5

Estimated provision through the Local Plan = 56 plots per annum

Rising to 62 plots per annum for years 5-10

5.4 The requirements for CSB set out above include any community groups that come forward with schemes to be developed through, for example, a co-ownership or cooperative model.

5.5 The above figures should not be viewed as maximum. There may be particular circumstances which would support provision of a greater number of CSB plots than the figures in 5.3 suggest.

5.6 Of the requirements set out above, approximately half would be expected to come forward as self-build housing and half as custom build developments. Of the selfbuild units, only a small number are likely to come forward as single plots delivered through traditional planning routes. That is, unless the council is able to do more to encourage such provision.

5.7 Demand for CSB plots is from a mix of household types and planning policies will need to encourage a diverse range of plots to meet the need. In framing future policies and dealing with planning applications, the following is put forward as a guide to the mix of plot types likely to be required:

- 15% - low cost/small plots/terrace style developments (say at about 100-120 sqm per plot);
- 45% - suitable for 3 bed semi/detached homes (say at about 300 sq m per plot);
- 40% - suitable for 4 or 5 bed detached homes (say at over 300 sq m per plot)

5.8 About 10% of future CSB development should be as affordable housing. It is anticipated that this will be focused on intermediate sale products, but suitable Affordable Rented schemes should also be welcomed. National data indicates that take up of (non CSB) shared ownership housing tends to be from younger and smaller households. Therefore we would suggest that 75% of the affordable CSB plots

should be smaller units aimed at this market and the remaining 25% for larger families. The affordable element of CSB housing could be delivered by affordable

housing providers, custom build developers or enablers, as well as community groups.

5.9 There is an opportunity for KBC to use the information in this report as evidence base for policies in its emerging Local Plan and to encourage, through the Local Plan process, greater provision of CSB plots across the authority. Plan policies should take account of and reference all demand information.

5.10 This report has made best use of the available data. However, it is acknowledged that the growth in CSB in the area needs to be carefully monitored in line with the Government's Planning Practice Guidance to identify trends in demand and delivery against the duties under the legislation. The data collected can inform future reviews of plan policies and action to support this form of house building.

5.11 A summary of findings is presented in the table below **Table**

5.1: Summary of findings on custom & self-build for KBC

Supply			Demand				
Single dwelling schemes (total dwellings – completions) ³⁸			Demand identified from CSB register ³⁹⁴⁰			Demand identified from CSB modelling	
2015/16	2016/17	2017/18	2015/16	2016/17	2017/18 (part year ⁴³)	Per year (yrs 1-5)	Per year (yrs 6-10)
10	6	10	7	6	10	66	72

ANNEX I – THE MODEL

Modelling process and data sources

Steps	Modelling	Data source
1	National profile of households (by age and type) with realistic prospect of becoming CSB demand.	2013-2016 data from an Ipsos Mori survey for NaCSBA (available from the NaCSBA on request)

³⁸ Years – April - March

³⁹ Years 31st October – 30th October

⁴⁰ /10/17 – March 2018

<p>2</p>	<p>Compare with local profile of households by age and type Provide a base figure of all households with potential to take up CSB</p>	<p>2014 based household projections - DCLG https://www.gov.uk/government/statistical-datasets/2014-based-household-projections-detaileddata-for-modelling-and-analytical-purposes</p>
<p>3</p>	<p>Calculate a ratio of local house prices to incomes and compare with the national average. Increase/decrease base figure to reflect whether CSB is likely to be 'more affordable' in the local area than nationally.</p>	<p>Gross Disposable Household Income per head – ONS May 2018 (2017 data) House Price Statistics for Small Areas (HPSSAs) - Dataset 9. Median price paid for administrative geographies – ONS (2017 data)</p>
<p>4</p>	<p>Assume a 'drop out' rate – based on likelihood of completing project taking into account ability to obtain loan finance or to finance directly as well as other general circumstances that may prevent a project being completed (e.g. family issues, loss of interest etc).</p>	<p>Data on how many households can be expected to complete a CSB project if plots were available - data provided by BuildStore, other CSB financiers, and sense checked with a number of small CSB developers affiliated to NaCSBA.</p>
<p>5</p>	<p>Assume a timetable for development of 3 years - starts from 1st steps towards CSB project through to completion. Data indicates that this is a reasonable approach as no other data is systematically collected on this</p>	<p>Data on 500 households who have completed a CSB project - Self & Custom Build Market Report (Homebuilding and Renovating, 2017)</p>
<p>6</p>	<p>Estimated demand for CSB in years 1-5</p>	<p>Model output</p>
<p>7</p>	<p>Demand for CSB allocated by whether will be for traditional self-build (single plots and larger schemes) or custom build</p>	<p>2013-2016 data from an Ipsos Mori survey for NaCSBA (available from the NaCSBA on request) Sense checked against data on households who have completed a project (Self & Custom Build Market Report (Homebuilding and Renovating, 2017) and local data from registers where available.</p>
<p>8</p>	<p>Demand for intermediate sale housing as a % of the total CSB demand</p>	<p>Based on_NNJPU SHMA Housing Requirement Update January 2015 Table 9.3: intermediate housing as a percentage of market + intermediate housing requirement</p>

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Assessment of Potential to deliver a Medium Sized Food Store – The Old Dairy Site, Desborough

Comment No 246 to the Site Specific Part 2 Local Plan – Draft Plan consultation suggested that the Old Dairy Site, Desborough, could be redeveloped as a medium sized food store. At the 22nd January 2019 Planning Policy Committee, it was agreed that officers would assess and investigate the Old Dairy site, Desborough, to establish whether it has potential to deliver a medium sized food store. The conclusions of this assessment are provided below.

The Old Dairy Site (also referred to as the car park adjacent 77 High Street, Desborough) has a site area of 2156m² (excluding the pharmacy and access road) or 2285m² (including the pharmacy but excluding the access road). Policy 12 (JCS) identified a need for a medium-sized food store (approximately 2000m² net) to serve the Rothwell / Desborough area. The area of land required to facilitate the delivery of a store of this size would appear larger than that which could be accommodated at the Old Dairy site when taking into account similar proposals¹ in the area which allow for loading bays, optional bakery, back-up storage, toilets and domestic areas.

The access road serving the indoor bowls club is private, but presumably belongs to the dairy site owner based on information contained within planning application KE/03/1019. This can be confirmed through further enquiries. Assuming this is the case, it may be possible to accommodate loading access to the rear of the site. Further feasibility work would need to be undertaken.

If the pharmacy were to be re-located or incorporated within the supermarket use, then there may be scope to deliver a supermarket with a reduced floor space of approximately 1500m² (a reduction of 25%). However, this does not allow for any additional vehicular circulation space or on-site parking provision. Whilst the site is located within the town centre boundary, most recent health checks (March 2016) highlighted that the location of car parks in the town was poor, and that the majority of trips to Desborough were undertaken by private car. This trend may continue without a significant modal shift, and whilst congestion/lack of parking were not key issues for disliking the town, the lack of parking provision on site for a medium sized food store will be an issue affecting the local area, particularly as the supermarket is planned to serve the Rothwell area also, which will attract inward commuting.

On balance, it is considered that this site would be insufficient in size to deliver a food store of the size identified within the JCS, and that a smaller supermarket would fail to address parking provisions needed or address the quantum of retail floor space needed.

¹ Planning application KET/2010/0826 for a supermarket and PFS proposed an A1 retail area of 3409m² and a net tradeable area of 1993m² (excluding the PFS floor area); KET/2010/0743 for a supermarket on the Lawrence's site proposed an A1 retail area of 2387m² with a net area of 1660m².

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Site Specific Part 2 (SSP2) Local Plan

Background Paper: Provision of Category 3 Housing and General Housing for Older Persons

October 2019

Kettering
Borough Council

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1. Introduction

1.1 This background paper considers the need for an additional local policy on housing for Older Persons and Category 3 (wheelchair) housing to meet local needs. This is in response to representations received to the draft Site Specific Part 2 Local Plan (SSP2) consultation. The purpose of this paper is to:

- I. Gather evidence to justify the inclusion of a policy requiring a percentage of Category 3 (wheelchair) homes and;
- II. Carry out additional work to determine whether developments above a certain threshold should make provision for older persons housing.

1.1 This background paper is set out as follows:

- Section's two and three outline the planning policy context;
- Section four provides an assessment of the recent studies undertaken to understand the demand for older persons housing and wheelchair housing; and
- Section five summarises the findings of the assessment above and sets out Kettering Borough Councils policy approach to specialist housing for older persons and Category 3 housing.

Definitions of Specialist Housing

1.2 There are varying types of specialist housing and this background paper provides an assessment of housing for older people and Category 3 (wheelchair) users housing to meet local demand in Kettering. It does not provide guidance or assess specialist housing need for other vulnerable groups.

1.3 Paragraph 10 of the PPG defines housing for older people into the following categories:

1. Age restricted / age exclusive independent accommodation – usually restricted to people above 55 years of age with no additional facilities or services.
2. Specialist Housing for older people:
 - i. Retirement housing – housing for older people with some additional facilities
 - ii. Supported housing – housing for older people with a greater range of facilities and with support and care available
 - iii. Retirement villages – larger scale clusters of accommodation with a central hub providing a large range of facilities – i.e. Extra Care Housing
3. Residential and nursing homes – these are not considered specialist housing but provide care and/or nursing.

The above list should not be seen to be definitive, any single development may contain a range of different types of specialist housing.

1.4 Paragraph 12 of the PPG requires plan-makers to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish to.

2. National Policy Context

National Planning Policy Framework (NPPF), 2019

2.1 A new NPPF was published in February 2019 and subsequently revised PPG has been published in relation to specialist housing. The most recent changes to the PPG were published on 26 June 2019.

Older Persons Housing

2.2 Section 5 of the NPPF sets out the key aims of the Government to significantly boost the supply of housing.

2.3 Paragraph 59 of the NPPF expects that the needs of groups with specific housing requirements are addressed and Paragraph 61 of the NPPF goes on to explain *'within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).'*

2.4 With respect to older persons, the NPPF¹ defines this group as: *"People over or approaching retirement age, including the active, newly retired through to the very frail elderly: and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with support or care needs"*.

National Planning Practice Guidance (PPG)

2.5 The PPG goes into further detail on the planning matters related to older persons housing. Paragraph 001 cites the need to make provision for older people as being critical due to people living longer lives and the proportion of older people in the population increasing. By offering older people, a better choice of accommodation to suit their changing needs, this can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.

2.6 Paragraph 004 of the PPG identifies sources of data to assess requirements of older people and points to evidence drawn from census data on population and forecasting from the Office of National Statistics (ONS) and the Joint Strategic Needs Assessments (JSNA) undertaken by local authorities and health and well-being boards.

2.7 Paragraph 007 expects LPAs to set out how they intend to demonstrate the need for requirement M4(2) and M4(3) of the Building Regulations based on their housing needs assessment and other available datasets.

Accessible and Adaptable Housing

2.8 The Housing White Paper² makes references to accessible housing highlighting the need to:

¹ Annex 2: NPPF glossary

² Fixing our broken housing market, 2019

- Strengthen national policy so that local planning authorities are expected to have clear policies for addressing the housing requirements of groups with particular needs such as older and disabled people;
- Ensure a more consistent delivery of accessible housing, including a new statutory duty to produce guidance for local planning authorities on how their local development documents should meet the housing needs of older and disabled people; and
- Set a clear expectation that all planning authorities should devise policies using the Optional Building Regulations (Part M (4) Cat 2 and 3 to bring an adequate supply of accessible housing to meet local need.

Housing for Disabled People

2.9 Paragraph 002 of the PPG highlights the importance of making provision for people with disabilities in helping them to live safe and independent lives in recognition that an ageing population will give rise to increasing numbers of disabled people.

2.10 Paragraph 005 provides guidance on forecasting housing need for disabled people and identifies the multiplicity of sources of information needed to be considered in relation to disabled people who require adaptations in their homes, either now or in the future.

Category 3 (Wheelchair) Housing

2.11 Paragraph 008 of the PPG identifies the benefits of accessible and adaptable housing to enable older persons to live more independently by building accessible housing from the outset rather than have to make adaptations at a later stage, from both a cost perspective and having regard to people being able to remain safe and independent in their homes for longer.

2.12 Paragraph 009 goes onto to say where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 46 of the National Planning Policy Framework) to help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:

- M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement)
- M4(2) Category 2: Accessible and adaptable dwellings
- M4(3) Category 3: Wheelchair user dwellings

2.13 The PPG goes onto stress that the new optional national technical standards³ should only be required through new local plan policies if they address a clearly evidenced need, and where their impact on viability has been considered.

³ MHCLG Housing: Optional technical standards 2015.

Document M Building Regulations, 2010 (2015 edition, incorporating 2016 amendments)

2.14 Since October 2015⁴ the building regulations have offered the means to specify adaptable and accessible design standards for new homes. Of the three standards of accessibility, only one is mandatory. All new-build housing or housing development to which Part M of the building regulations applies must be built to Category 1, as the minimum mandatory standard.

2.15 This obligation only changes when local plan policies set requirements for Category 2 or Category 3 standards to be met and specific planning conditions are placed on planning permissions accordingly. This change is reflected in the emerging Kettering Site Specific Part 2 Local Plan (SSP2) and is discussed further in this paper.

3. Local Policy Context

North Northamptonshire Joint Core Strategy (NNJCS)

3.1 The North Northamptonshire Joint Core Strategy identifies a requirement of 35,000 new homes from 2011-2031 to meet the needs of North Northamptonshire's growing population. Kettering Borough Council is expected to provide an additional 10,400 dwellings over the plan period up to 2031. Accommodation for older people will be a key and integral part of both this regeneration and of the development of new communities. Policy 30 of the JCS encourages the provision of market and affordable housing to meet the specialist housing needs of older households.

3.2 JCS Policy 30 "Housing Mix and Tenure" of the NNJCS states that all new dwellings must meet category 2 of the National Accessibility Standards as a minimum, and allows Kettering Borough Council to negotiate with developers, a proportion of Category 3 (Wheelchair accessible) housing based on evidence of local needs.

3.3 Supporting paragraph 9.46, of the NNJCS, provides guidance on identifying the proportion of new development that needs to comply with Category 3 housing, by taking account of:

- The likely future need for people with disabilities;
- Whether particular sizes and types of houses are needed to meet specifically evidenced needs;
- The accessibility and adaptability of existing stock; and
- Overall impact on viability.

⁴ This document streamlines and replaces the various different sets of standards, including for accessible housing, representing a significant shift away from requiring compliance with the Code for Sustainable Homes or other local technical standards and towards Category 3 (wheelchair) Housing, in response to the Written Ministerial Statement Made on 25th March 2015 (HCWS488), (WMS).

Kettering Site Specific Local Plan 2 (SSLP2) Draft Consultation

3.4 The draft SSLP2 Public Consultation asked the following questions in relation to older persons housing:

Q1. whether they [the consultee] felt it appropriate to include a policy identifying the proportion of new development that needs to comply with category 3 of the national accessibility standards; and

Q2. whether they [the consultee] felt it appropriate to include a policy requiring developments above a certain threshold to make provision for older persons.

3.5 A number of responses were received from the commercial sector seeking evidence to support a requirement, together with a viability assessment.

4. Understanding the demand for older persons housing and Category 3 (wheelchair) housing

4.1 To plan for specialist housing, this paper sets out the expected population growth and subsequent forecast housing need going forward to 2031. This document utilises a variety of data sources and evidence to provide guidance on the quantity and type of specialist housing required in Kettering, including evidence produced by Northamptonshire County Council and partners.

Population Forecasting

4.2 The baseline data used for all forecasting models is from the Office of National Statistics (ONS). In determining the need for specialist housing this paper draws on the following studies:

- **North Northamptonshire Joint Strategic Needs Assessment (JSNA), 2017;**
- **North Northamptonshire Strategic Housing Needs Assessment (SHMA Update), 2015;**
- **Study of Housing Support Needs of Older People across Northamptonshire, 2017** which utilises the latest CLG 2011-based Household Projections (adjusted and projected forward to 2031 by CCHPR) to revised *HMA and Housing Requirements Toolkits* for each authority.
- **Northamptonshire Joint Health and Well-being Strategy 2016-2020**

Population Forecasting for Older People

4.3 The 2018 population estimate for Kettering is 101,300 which represents an increase of 8.4% since 2011. The population is predicted to grow to 116,078 by 2031 from a 2016 baseline, representing an increase of 14,778 over the plan period.

4.4 The percentage of population aged 64 plus is 16.1% which closely follows the national average of 16.65% for England and Wales, using the 2011 census as a baseline. The proportion of population aged 65 plus is steadily increasing and predicted to make up around 23% of the total population by 2031. The net increase in residents aged 65 and over is estimated to be just under 10,000 people over the lifetime of the plan.

Population Forecasting for People with Physical Disabilities

4.5 The Northamptonshire JSNA 2017 demographics identifies 16,000 people in Kettering as having a disability, which is higher than the Northamptonshire average. 89% of which have a physical disability and 11% have a learning disability. 54% of people with a disability in Kettering are aged 65 and over, with the peak age group in receipt of Attendance Allowance⁵ being 90 years and over.

4.6 In May 2016, there was around 3,160 eligible Disability Living Allowance (DLA) or Personal Independence Plan (PIP) claimants in Kettering.

4.7 At a local level, applications for Disabled Facilities Grant (DFG) showed a steady increase between 2014/2015 and 2018/2019 of 30%. This grant provides an indication of the levels of expressed need.

<i>Period</i>	<i>Number of DFG's issued</i>
<i>2018 / 2019</i>	<i>69</i>
<i>2017 / 2018</i>	<i>77</i>
<i>2016 / 2017</i>	<i>76</i>
<i>2015 / 2016</i>	<i>61</i>
<i>2014 / 2015</i>	<i>53</i>

Source: Housing, Kettering Borough Council.

4.8 Kettering Borough Councils 2018/2019 KEYWAYS register identifies 154 applicants who have specific a need for some form of adaption in the accommodation they are seeking out of a total of 761 active applicants⁶; of these 108 have had an assessed sheltered housing need.

4.9 The number of residents with physical disabilities aged 75 and above will gradually increase over the upcoming 10 years in line with the regional and national averages. It is worth noting that the housing requirements for disabled people can sometimes share the same

⁵ Attendance Allowance is payable only to those aged 65 and over who have a disability that requires some assistance or supervision to safely complete daily tasks.

⁶ Accurate as at 05.04.2019

characteristics as housing for older people and in some cases can be provided together, through extra care housing.

Types of Specialist Housing

4.10 This Paper has drawn on the definitions of specialist housing as set out in the Housing Support Needs of Older People across Northamptonshire Study, (March 2017), which was intended to supplement Northamptonshire County Councils (NCC) Older Persons Accommodation Strategy and to form part of the evidence base for emerging Part II local plans. The study breaks down the types of housing for older people and defines the following categories of housing:

- Age restricted / age exclusive independent accommodation (restricted to people above a specified age, usually 55-60 years old) with no additional facilities or services.
- Specialist Housing for older people:
 - Retirement Housing – housing for older people with some additional facilities
 - Supported Housing – housing for older people with a greater range of facilities and with support and care available
 - Retirement Villages – larger scale clusters of accommodation with a central hub providing a range of facilities.
- Residential and nursing homes – institutional establishments which are not specialist housing which provide accommodation, care and/or nursing.

4.11 The PPPG makes clear that where an identified need exists plans are expected to make use of the Optional technical housing standards to help bring forth an adequate supply of accessible housing. Policies for housing can set out the proportion of new housing that will be delivered to the following standards:

- M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement)
- M4(2) Category 2: Accessible and adaptable dwellings
- M4(3) Category 3: Wheelchair user dwellings

4.12 All new development should fall under at least one of the above categories with categories M4 (2) and M4 (3) being “optional requirements” as defined by the Building Regulations.

Older Persons Housing Need

4.13 The Supported Housing Needs of Older Persons report forecasts demand for new provision of 320 older persons housing per year in North Northamptonshire (see table 1). The figures are higher than those quoted in support of the NNJCS and represents a move to increase the proportion of older person households living in specialist accommodation, with demand for retirement housing being predominantly for outright ownership. The Study sets an annual target for the projected provision of specialist housing in Kettering to the end of the plan period and estimates the needs for retirement provision as being as high as 92 dwellings per year (see table 2).

Table 1: Projected specialised housing requirements of older households for Kettering

65+ Households	65+ totals	Under-occupying	Designated	Sheltered	Extra Care
Additional H'holds	5,825	3,385	366	175	320

Table 2: Forecast demand for the provision of older persons housing in Kettering

Requirement no.	Category	Open Market	Shared Equity	Social Rent	Total
1	Retirement Housing (annual target)	62	30	0	92
2	Care Home (requirement until 2030)	-	-	-	228 (18 care homes P/A)
3	Dementia Care Facility (requirement for 2020 – 2022)				1

Strategic Housing Market Assessment (SHMA) 2015 Update

4.14 The 2015 Update focused on the general and older persons housing requirements of the 2012 study. The SHMA toolkit enables projections to be made of the number of pensioner households requiring designated, sheltered or extra-care housing. The SHMA Update concluded a significant increase in the projected growth of older households and the subsequent requirement for an increased number of designated, sheltered or extra-care housing requirements up until 2031.

4.15 In response to the identified need for older persons housing above, Kettering Borough Council can demonstrate provision being met for this group (see below). The current pipeline for specialist housing (including completions since 2016) is set out below:

Planning Reference	Address	Pipeline	No. of older persons housing
KET/2016/0576	West Hill (land at), Kettering	Complete	66 bed residential care home
KET/2018/038	Old Satra House, Kettering	Under construction	127 units

KET/2018/0804	Albert Street Garages (KBC	With planning permission	6 Bungalows (Standard) over 55/with mobility issues via allocations scheme
KET/2017/0612	Ashley Court, Reservoir Road, Kettering	With planning permission	Additional 18 bedspaces as part of an extension to an existing care home.
Total Pipeline			217
Target up to 2031			228 (18 pa)

5. Conclusions

A key issue for North Northamptonshire is the provision of housing to meet the needs of older (65+ age group) households, which is forecast to account for 60% of household growth between 2011 and 2031 (JCS para 9.41). In Kettering, it is predicted to make up around 23% of the total population by 2031 and a net increase of almost 10,000 people over the lifetime of the plan.

The Northamptonshire JSNA 2017 demographics identifies 16,000 people in Kettering as having a physical disability. This figure is likely to increase over the next 10 to 15 years in line with regional and national trends amongst residents aged 75 and above.

In understanding the demand for older persons housing, recent studies undertaken for north Northamptonshire noted a significant increase in the projected growth of older households, over the plan period and the subsequent requirement for an increased need for specialist housing by pensioner households, including category 3 (wheelchair user) housing. While M4(2) Category 2 homes are accessible to a larger number of people, they do not provide the space or features of a wheelchair-accessible home. As such, Kettering Borough Council will continue to work with partners and developers to influence the market to develop homes that have been designed to be suitable for the changing requirements and aspirations of older people.

JCS Policy 30 "Housing Mix and Tenure" supports Kettering Borough Council to negotiate with developers, a proportion of Category 3 (Wheel-chair) accessible housing based on evidence of local needs.

Kettering's emerging policies will provide additional local guidance on the suitability of sites to meet the specialist housing requirements of older people, and to require sites to deliver a proportion of housing to meet the needs of older people, these policies are set out below.

6. Publication Draft Kettering SSLP2 emerging policies

The following policies will ensure the housing specialist needs of older persons will be provided for in Kettering over the plan period.

Retirement Housing and Care Homes

Proposals for Retirement Housing or Care Homes will be supported where the development has good access to public transport links and to local services and facilities.

Justification

The Housing Support Needs of Older People across Northamptonshire Study, (March 2017), recommends how local plans can make provision for specialist housing and identifies sources of supply such as windfall sites, change of use from employment and retail uses and on brownfield sites. The report stresses the importance of the suitability of sites for specialist housing, such as proximity to services and facilities and close links to public transport.

Older Persons Housing

On sites of 50 dwellings or more or sites of 1.6ha, the Council will seek the provision of a proportion of dwellings that are suitable to meet the needs of older people.

In determining the precise proportion, type and tenure, account will be taken of:

- **the viability of the scheme;**
- **evidence of local need; and**
- **the scale and location of the site.**

Justification

Homes built to accessible and easily adaptable standards can help alleviate pressures on health and social care services. This could take the form of age restricted accommodation, sheltered or extra care properties, properties designed to Category 3 (wheelchair housing) or the provision of bungalows.

Evidence of demand for specialist housing for older persons and wheelchair housing has been established through recent studies undertaken by Northamptonshire County Council. As such, Kettering Borough Council will continue to work with partners and developers to identify gaps in both specialist housing for older persons and wheelchair housing provision.

Sites of 50 dwelling site size (or 1.6ha), will be required to provide a proportion of housing to meet the needs of older people. It is considered that this is a reasonable threshold for requiring sites to make provision for older persons housing. The site size threshold is based on a density of 30 dwellings per hectare on a 50 dwelling scheme. This figure has been informed by the density of the proposed housing allocations. The information can be found within the Housing Land Supply Background Paper.

Category 3 Housing

Consideration has been given to the inclusion of a policy which identifies a proportion of new development that complies with Category 3 housing. However, the evidence is currently not available to set a specific percentage requirement within a policy, therefore our approach will be to continue to negotiate on a site by site basis, in accordance with Policy 30 of the JCS, with the precise amount of Category 3 to be determined, following negotiation with the applicant as part of the planning application process.

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SITE SPECIFIC
PART 2 LOCAL PLAN (SSP2)
POLICY REVIEW FOR
DEFINED AND PROTECTED HOUSING
BACKGROUND PAPER

October 2019

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1. Background

1.1. The Kettering Borough Local Plan (KBLP) Plan period expired in 2001 but many of the policies continued to remain saved. Some policies were subsequently “unsaved” with adoption of the North Northamptonshire Core Spatial Strategy NNCSS (2008 – 2021) and the Kettering Town Centre Area Action Plan (KTCAAP) (2011 – 2021). More KBLP policies were replaced upon the Adoption of the North Northamptonshire Joint Core Strategy (2016 – 2031); those remaining were re-appraised leading to a withdrawal of more spent policies. Those continuing to serve a purpose remain saved under the original Direction from the Secretary of State.

2. Introduction

2.1. The Site Specific Part 2 Local Plan (SSP2), when Adopted, will form part of the North Northamptonshire Development Plan. It will supersede the old KBLP. The purpose of this paper is to provide an assessment for two saved policies from the KBLP to determine whether they should be reconsidered to progress as policy into the SSP2, or whether they should be revoked. The policies for review are:

- K15 Kettering: Character and Density in Defined Housing Areas and
- K16 Kettering: Protected Housing Areas

K15 Kettering: Character and Density in Defined Housing Areas

2.2. Defined housing areas are localities of particular residential character containing large dwellings in generous grounds and are often well-populated by mature trees. The division of a curtilage and infilling in these areas could have a negative impact on residential amenity. In addition, it can lead to both a loss of distinctive neighbourhood character and the range of housing available in the town. To avoid such detriment the KBLP included policy K15 to restrict development proposals in principal areas of low density housing. The policy wording for policy K15 is set out below: (see appendix 1 for mapping):

K15. KETTERING: CHARACTER AND DENSITY IN DEFINED HOUSING AREAS

Planning permission will not be granted for proposals for residential development involving redevelopment, infilling or the sub-division of a property's curtilage in the following areas:

- i. Gipsy Lane/Northampton Road;
- ii. Warkton Lane/Poplars Farm Road;
- iii. Headlands (South of Glebe Avenue)

K16 Kettering: Protected Housing Areas

2.3. A number of residential areas within the central area of Kettering are considered important with respect to retaining the vitality and character of the town centre. In addition, they provide a range of housing close to town centre facilities. Over time there has been an encroachment of non-residential uses in these localities which not only changes the appearance and character of these streets but leads to a reduction in housing stock available for town centre living. In addition, it can place unwanted pressure on residential amenity. To avoid further infringement the KBLP included policy K16 to protect housing areas from further encroachment of non-residential uses. The policy wording for policy K16 is set out below (see appendix 2 for mapping):

K16. KETTERING: PROTECTED HOUSING AREAS

Planning permission will not be granted for changes of use or redevelopment to non-residential uses within the following housing areas:

- i. Queensberry Road, The Crescent;
- ii. The Drive, The Grove, and 5-35 Bowling Green Road;
- iii. Green Lane, Tennyson Road, York Road and St. Peter's Avenue;
- iv. Cromwell Road, Howard Street, Trafalgar Road, Commercial Road and Meadow Road;
- v. 1-15 and 24-27 Eden Street;
- vi. 1-13 Dalkeith Avenue;
- vii. 13-25 West Street; and
- viii. School Lane, Carrington Street and Victoria Street.

2.4. This Background Paper will continue by setting out the planning policy context for these two saved policies followed by a review of associated findings from the recent SSP2 consultation and an examination of how Development Management have used and currently use these policies. The information arising from these sources will be analysed to help determine whether the saved Local Plan Policies K15 and K16 should be taken forward into the emerging SSP2.

3. Planning Policy Analysis

National Planning Policy Framework (February 2019)

3.1. Chapter 2 of the NPPF establishes that the purpose of the planning system is to contribute to the achievement of sustainable development. The three objectives mutually pursued to achieve this are;

- Supporting strong, vibrant and healthy communities with particular reference to ensuring the provision of a range of homes located in a well-designed and safe built environment;
- Helping to build a strong, responsive and competitive economy and;
- to contribute to protecting and enhancing our natural, built and historic environment including making the most efficient use of land.

- 3.2. For plan-making this means that plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change¹.
- 3.3. Chapter 5 of the NPPF provides a focus on delivering a sufficient supply of homes. The importance of identifying land for homes is highlighted² so planning policies should identify a sufficient supply and mix of sites taking into account their availability, suitability and likely economic viability. It goes on to state that plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area³.
- 3.4. Chapter 6 pursues the objective to build a strong, competitive economy. Planning policies should help create conditions in which businesses can invest, expand and adapt⁴. They should set out a clear economic vision and strategy that allows for a rapid response to changes in economic circumstances. Policies need to be flexible enough to accommodate needs not anticipated in the plan and allow for new and adaptable working practices (such as live-work accommodation)⁵. They should recognise and address specific locational requirements of different sectors⁶
- 3.5. Chapter 7 is about ensuring the vitality of town centres. Town centre boundaries should be defined and a range of suitable sites to meet the scale and development likely to be needed should be identified. Policies should recognise that residential development often plays an important role in ensuring the vitality of town centres. Residential development should be encouraged on appropriate sites⁷
- 3.6. Chapter 8 aims to achieve healthy, inclusive and safe places which promotes social interaction for example through mixed-use developments and strong neighbourhood centres⁸.
- 3.7. Chapter 11 calls for planning policies to support development that makes an effective and efficient use of land to meet the need for homes and other uses. These should take into account the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change⁹.
- 3.8. Chapter 12 establishes the importance of well-designed places. Planning policies should ensure that developments are sympathetic to local character and history and maintain a strong sense of place¹⁰

¹ NPPF (February 2019) Paragraph 11

² NPPF (February 2019) Paragraph 67

³ NPPF (February 2019) Paragraph 70

⁴ NPPF (February 2019) Paragraph 80

⁵ NPPF (February 2019) Paragraph 81

⁶ NPPF (February 2019) Paragraph 82

⁷ NPPF (February 2019) Paragraph 85

⁸ NPPF (February 2019) Paragraph 91

⁹ NPPF (February 2019) Paragraph 122

¹⁰ NPPF (February 2019) Paragraph 127

North Northamptonshire Joint Core Strategy (2011 – 2031)

- 3.9. The North Northamptonshire Joint Core strategy (JCS) is the strategic Part 1 Local Plan for Kettering Borough Council and the neighbouring local authorities in Corby, Wellingborough and East Northamptonshire. It outlines the ‘big picture’ for the development and regeneration of North Northamptonshire, the detail of which is to be developed through the Part 2 Local Plans.
- 3.10. Policy 8 of the JCS sets out place shaping principles. It provides a checklist of the key issues that need to be considered by development when creating sustainable places. The checklist sets out an approach that will ensure development provides connected places, creates safe and pleasant streets, delivers adaptable, diverse and flexible places, fashions a distinctive local character and ensures quality of life and safe and healthier communities.
- 3.11. Policy 11 establishes the network of urban and rural areas. As a Growth Town¹¹ Kettering’s role is defined to provide a focus for major regeneration and growth in employment, housing, retail and higher order facilities.
- 3.12. Policy 12 aims to ensure that the vitality and viability of town centres are supported by securing and maintaining a vibrant mix of retail, leisure, employment and cultural facilities. In addition, they should support the provision of additional residential use on appropriate sites. Of the 10,400 residential dwellings to be provided in Kettering Borough over the plan period¹² at least 6,190 will be located in the Growth Town of Kettering as determined by Policy 29 on the distribution of new homes.

Kettering Town Centre Area Action Plan (2011 – 2021)

- 3.13. KTCAAP is the current development plan for the Kettering town centre. It is succinct and provides a positive vision for the central area up to 2021. It provides a framework for addressing housing needs and other economic, social and environmental priorities and as required by the NPPF, it is positively prepared in a way that is aspirational but deliverable¹³.

Regeneration through KTCAAP

- 3.14. The regeneration of the Plan Area is based on the development of 8 distinct urban quarters (see appendix 3). These are identified in Policy 2 in tandem with the general development principles, regeneration priorities and the urban codes. This policy approach is to ensure that development within the Plan Area brings about vitality and viability; protects and enhances the character of the area; protects the amenity of existing and future residents; improves accessibility and connectivity and incorporates sustainable design in accordance with the requirements of the North Northamptonshire Sustainable Design SPD.

¹¹ JCS (2011-2031) Table 1 p76

¹² JCS (2011 – 2031) Policy 28: Housing Requirements

¹³ NPPF (February 2019) Paragraph 16

- 3.15. Each quarter has an established primary use e.g. The Shopping Quarter, New Residential Quarter and Cultural Quarter but uses are not limited to these. Policies 15 to 24 set out a course of action that will realise the potential of each quarter and lead to a mixed-use town centre. Any transition between quarters will respect the character and use of the adjacent quarters.
- 3.16. Policy 2 provides a progressive approach by advocating a vertical, mix-use strategy where the proposed use would complement the primary use of the quarter e.g. residential or office uses over a retail outlet in The Yards or residential with the possibility of live / work units located in the New Residential Quarter.
- 3.17. The KTCAAP policy direction is consistent with Chapter 2 of the NPPF and Policy 8 of the JCS. The Plan positively seeks opportunities to meet the development needs of Kettering Town and it is sufficiently flexible to adapt to rapid change.

Economic

- 3.18. KTCAAP pursues the objective to build a strong, competitive economy through a number of policies and land allocations: Policy 3 determines the Primary Shopping Area and supporting principles; Policy 4 determines the quantity of net additional office space and the focus of provision and policies 15 to 24 set out specific allocations. Collectively the policies help create conditions in which businesses can invest, expand and adapt. This is a consistent approach supporting the requirements in Chapter 6 of the NPPF and Policy 11 in the JCS

Residential

- 3.19. The JCS has determined that the Growth Town of Kettering will provide 6,190 new homes during the Plan period. KTCAAP allocates approximately 1,000 of these in the Plan Area over the plan period. It provides allocations through policies 15 to 24 and sets out expectations with respect to the residential mix, affordable housing and parking requirements. The allocated sites are considered to be available, suitable and achievable (economically viable) for housing development¹⁴ across two phases: Short / Medium Term Site Scheme: 2010 to 2016 and Medium to Long Term Site Scheme: 2017 – 2021. The policies recognise the important role residential development plays in ensuring the vitality of the town centre. At the same time they provide the flexibility to accommodate needs not anticipated in the plan and allow for new and adaptable working practices (such as live-work accommodation).
- 3.20. KTCAAP provides a policy approach that recognises the importance of allocating residential opportunities in a town centre location that will promote social interaction through vibrant, mixed development that will ensure the vitality and viability of Kettering's town centre is supported. It reflects the ambition of Chapters 5 to 8 and 11 in the NPPF and policies 8, 11 and 12 in the JCS.

¹⁴ The methodology and justification for site selection is set out in the Kettering Town Centre Area Action Plan: Topic Papers (Retail Site Selection; Commercial Site Selection; Housing) (October 2009)

Town Centre Boundary

- 3.21. KTCAAP revised the town centre boundary for Kettering that was previously contained in the Local Plan for Kettering Borough (LPKB) (1995). The realignment means that some streets identified through the Protected Housing Area policy are no longer inside the town centre boundary namely: York Road, Tennyson Road and St Peter's Avenue. In addition, the boundary line cuts the Green Lane element in half and properties on Alexandra Street, Albert Street, Mill Road Passage and Mill Road have also been excluded.
- 3.22. Section 38(5) of the Planning and Compulsory Purchase Act 2004 states: "If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be)". As such, any conflict between the Local Plan (1995) the JCS and KTCAAP must be resolved in favour of the JCS then KTCAAP.

Site Specific Part 2 Local Plan – Draft Plan Consultation (June 2018)

- 3.23. Policies K15 and K16 were carried forward into the Site Specific Part 2 Local Plan referred to as KET01: Defined Housing Areas and KET02: Protected Housing Areas respectively. The consultation ran from June to July in 2018. Comments were received with respect to both policies through this mechanism. In addition, Development Management Officers were consulted specifically on the two policies and whether they found either policy (or both) still fit for purpose. This paper will continue by setting out the consultation findings in light of each individual policy

4. Consultation Findings

4. Public Consultation - Site Specific Part 2 Local Plan - Draft Plan: Consultation (2018)

K15: Defined Housing Areas

- 4.1. Of the 29 responses received that related to the Kettering and Barton Seagrave Chapter in the SSP2 Consultation Draft six registered a response with respect to Policy K15. Two identical responses registered strong agreement to protect the residential integrity of the Headlands. They sought policy wording that would prevent curtilage division prior to an application to develop. In response to this comment the revised policy continues to stipulate that infilling through the division of a curtilage or garden development will be resisted. In addition, the same respondents requested the policy wording be strengthened around change of use, an act which, in their view, fundamentally changes the residential character that K15 is designed to protect.
- 4.2. This recommendation was considered when reviewing the content of K15. Refinements were made to the policy so that it is clearly worded to ensure the protection of the distinctive townscape and to retain the range of family dwellings in a town centre location.

- 4.3. This latter point is consistent with current government policy which seeks to increase housing supply, not diminish it and to secure the provision of a range of homes. It is worth noting that there are no permitted development rights enabling a change of use from residential to anything other than residential. This reduces any risk of un-regulated change of use as a planning application would be required in the first instance.
- 4.4. On the basis of the refinement and strengthening of the policy wording and the requirement of a planning application for any proposal requiring change of use it is deemed unnecessary to make further amendments to the policy wording. The development management process has the tools that will seek to protect the area in the spirit of the newly refined policy.
- 4.5. The two respondents above raised a question on why 62 Headlands was only partially included in the boundary. A desk-top analysis was undertaken followed by a site visit on 28th October 2019. These investigations found that some development through back garden division has already taken place to the rear of the Headlands resulting in Ostlers Way and Ostlers Gardens. Despite these new developments the integrity relating to the character and density of the Headlands remains in-tact as access for the new dwellings is to the rear of the Headlands.
- 4.6. An investigation into the planning history revealed an outline permission for two dwellings was granted in 2018 in the back garden of No. 62. Again, access would be to the rear of the property through Ostlers Gardens which would not impact on the integrity of the Headlands frontage.
- 4.7. The analysis concluded that it would be inappropriate to extend the existing Defined Housing Area boundary around no. 62. This is because the principle of planning has already been accepted to the rear of No. 62 through the outline application. Furthermore, the existing developments of Ostlers Way and Ostlers Gardens have not negatively impacted upon the character and density of the Headlands frontage. As such the integrity of the Defined Housing Area is retained and there can be no reasonable justification to refuse development to the rear of No. 62 where the principle of development has already been established.
- 4.8. Three responses, two of which were virtually identical in the writing, supported the inclusion and definition of the area around the Fire Station. The respondents suggested that there should be a cross referencing between KET01 (SSP2 revised policy numbering for K15) and KET06 requiring the development of the Fire Station to respond to the character of the area. It was believed that this would also limit the density future development on the Fire Station site to no more than 17 dwellings.
- 4.9. Policy KET06 (Kettering Fire Station) sets out the development principles to shape the future development of the site. It states that development proposals will reflect that of the surrounding area and provide no harm to the local vernacular. This provides sufficient policy direction to ensure any future development responds sympathetically to the character of the surrounding area without the need of cross referencing Policy KET01.

- 4.10. However, to ensure that the density fits in with the surrounding area the yield in policy KET06 has been revised from 17 to 13.
- 4.11. The final comment queried why similar areas [of town], in terms of age and content, such as Paradise Lane / Spinney Lane / Paradise Avenue were excluded from the Defined Housing Area. A site visit was undertaken to this location on 28th October 2019.
- 4.12. This concluded that the area did not present the same degree of character and density as those currently supported by policy K15. The dwellings are more closely drawn and the age ranges from historical dwellings to those of modern day where redevelopment has taken place on an existing plot. The mix is somewhat eclectic from small bungalows to larger, detached family homes. The roads and pavements do not provide the space or feel created by wide roads and pavements, the grass verges, mature trees and garden hedges of those located in the Defined Housing Area. The Paradise Lane area is individual in terms of its character but does not reflect the spirit of policy K15.

K16: Protected Housing Areas

- 4.13. Of the 29 consultation responses received that related to the Kettering and Barton Seagrave Chapter in the SSP2 Consultation Draft just two registered a response with respect to Policy K16. The responses, which were almost identical, stated their strong support for the protection of the residential nature of Queensberry Road, The Crescent and The Drive [as listed in K16]. Both went on to request a boundary extension to take in 44 to 50 Headlands as these 'form a coherent block of residencies and changing any one of them would detract'.
- 4.14. Queensberry Road, The Crescent and The Drive referred to in the responses are located in the Headlands Quarter (Policy 24) of the KTCAAP. No development sites are identified within the Headlands Quarter as the key objective is to preserve and enhance the existing historic and residential character and the appearance and heritage assets of the area. It states that the focus for any A2 (Financial and Professional) and B1 (Office) development, is within the Station Quarter and the upper floors of the Primary Shopping Area.
- 4.15. Policy 24 uses a criteria-based approach to ensure its objectives can be delivered. As part of this it highlights that any new development would need to accord with the heritage principles set out in Policy 12: Heritage, Conservation and Archaeology. Policy 12 is explicit in the objective to preserve and or enhance the existing historic environment. It emphasises that both the Kettering Conservation Area Appraisal (2007) and the Urban Codes Supplementary Planning Document (2011) will be key documents when considering proposals.

5. Consultation Findings – Development Management Team

- 5.1. The response from the Development Management Team highlighted that neither policy is applied frequently.

- 5.2. K15 has been used in two appeals where the main issue was about the effect of the proposal on the character and appearance of the area. In both cases the Council's policy approach was upheld by the Planning Inspectorate¹⁵.
- 5.3. K16 has not been used as part of an appeal and only one officer could recall actively using the policy when determining an application.

6. Conclusions

K15: Character and Density in Defined Housing Areas

- 6.1. The policy analysis illustrates that the policy direction is consistent with national, sub-regional and local policy approaches. With respect to the public consultation of the SSP2 Draft Plan, six respondents supported the retention of the policy from the KBLP to the emerging SSP2. In response to comments received from the public consultation policy wording on both K15 and KET06 has been refined to strengthen the policy approach.
- 6.2. Site visits and desk-top analysis were undertaken in response to comments about expanding the Headlands boundary to include No. 62 Headlands and whether a new area should be proposed for Paradise Lane, Paradise Avenue and Spinney Gardens. The conclusion found that as development was already approved in principle for No. 62 it would be inappropriate to extend the boundary. With respect to the area of Paradise Lane, it was determined that while the character of the neighbourhood was individual and varied it was not consistent with the outlook policy K15 in terms of character and density.
- 6.3. The consultation with Development Management Officers found that not only is the policy being used but it has been upheld as a policy approach in two appeal cases.
- 6.4. On the strength of the evidence above it is deemed appropriate to retain Policy K15 carrying a refined and strengthened policy approach forward from the KBLP into the emerging SSP2.

K16: Protected Housing Areas

- 6.5. The preparation of KTCAAP has been based on previous studies¹⁶ in the context of the National Planning Policy Framework and the North Northamptonshire Joint Core Strategy with a specific remit to regenerate the town centre. During this iterative process Policy K16 has, to all intent and purpose, been scoped out of the Kettering Town Centre Area Action Plan. Instead, the approach has been to revise the town centre boundary from the 1995 iteration and to develop 'zones' that provide distinctive functions which when combined together form an integrated and coherent whole.

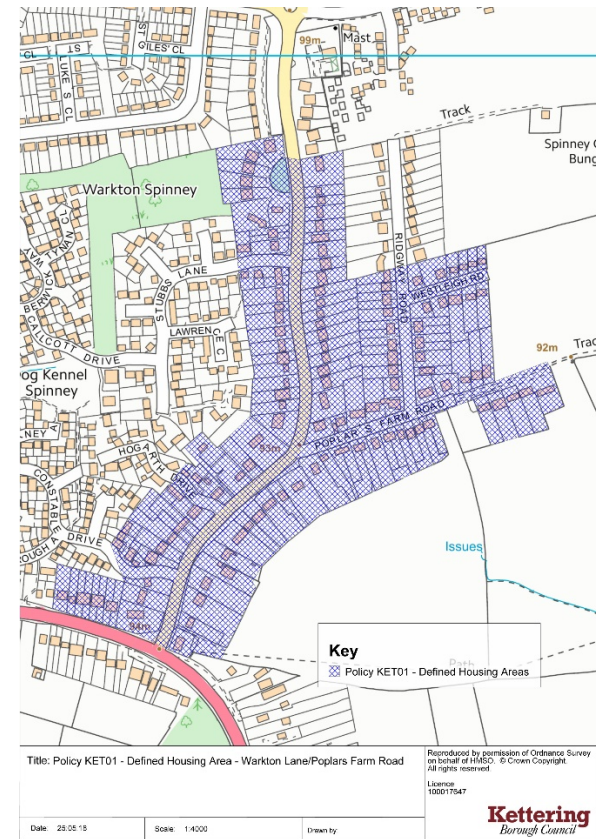
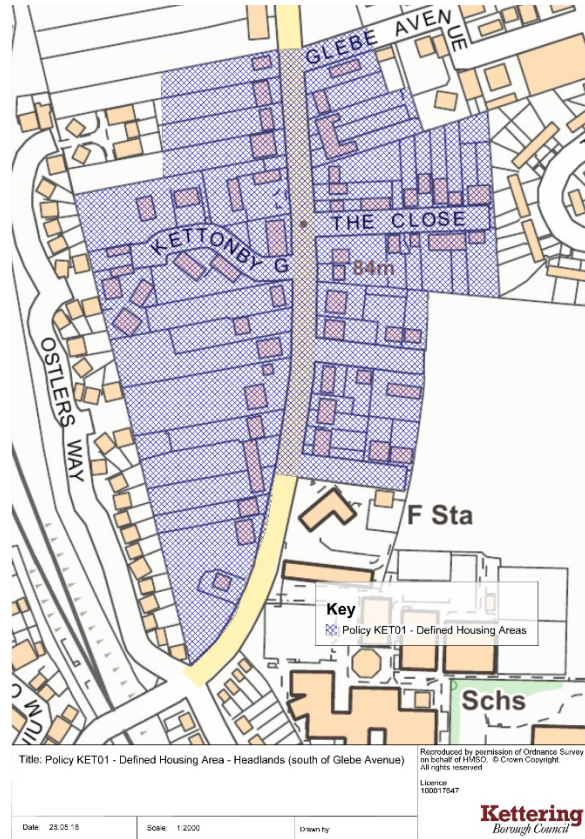
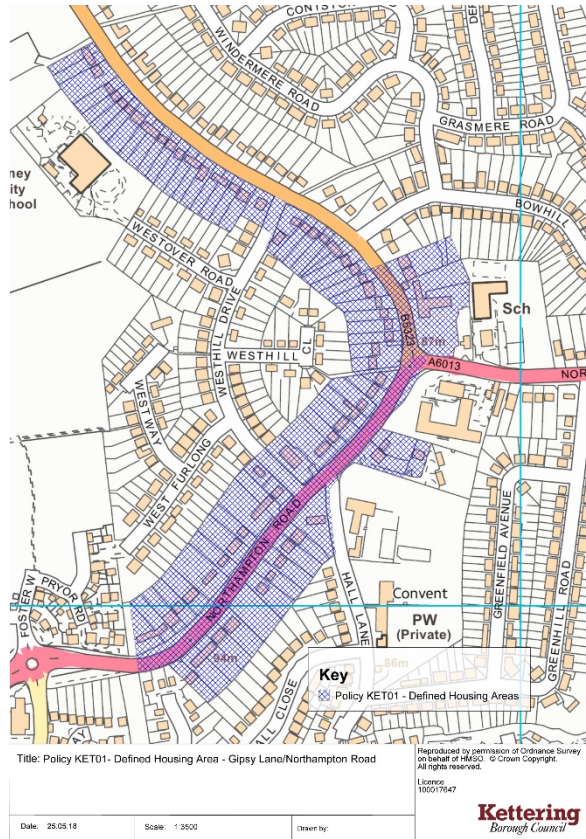
¹⁵ KET/2017/0713 (refused by notice 14/11/17); KET/2014/0696 (refused by notice 18/12/14)

¹⁶ Kettering Masterplan (2005), Kettering Town Centre Framework (2007); The Western Quarter Masterplan

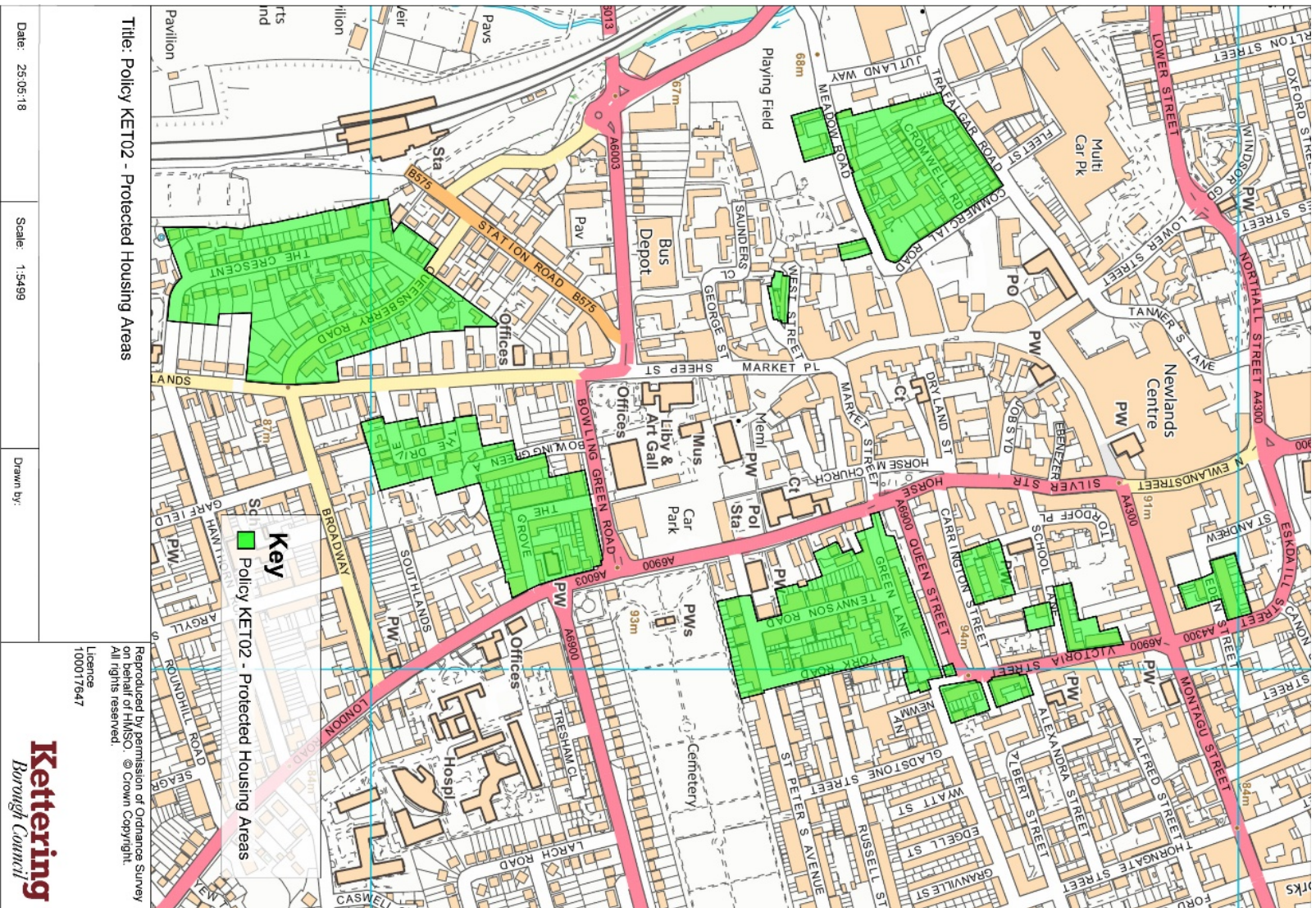
- 6.6. KTCAAP is positively prepared and is consistent with the national and sub-regional policy directions. Conversely, Policy K16 has a restrictive and preventative approach; it lacks the flexibility sought by the NPPF to enable adaptation to rapid change and it therefore conflicts with the requirements of the NPPF.
- 6.7. Only two consultation responses out of 29 made specific reference to Policy K16. They expressed their support for the protection of the residential nature of the locality making specific reference to Queensberry Road, The Crescent and The Drive. The policy approach set out in KTCAAP for the Headlands Quarter is positively written; it does not disallow development, but it is explicit in its objective to retain the existing historic and residential character of the area. It clearly states that A2 (Financial and Professional) and B1 (Office) development should be directed to the Station Quarter. And it sets out that any development proposal that might come forward would need to accord with Policy 12: Policy 12: Heritage, Conservation and Archaeology. Therefore, it is considered that sufficient protection is afforded to Queensberry Road, The Crescent and The Drive through KTCAAP.
- 6.8. The Development Management Officer responses found that only one Officer recalled using K16 and no appeals had been won on the strength of it.
- 6.9. In conclusion it is deemed that KTCAAP provides policy approaches superseding the objectives of Policy K16. Therefore, the retention of this policy in the next iteration of the SSP2 plan is not considered necessary.

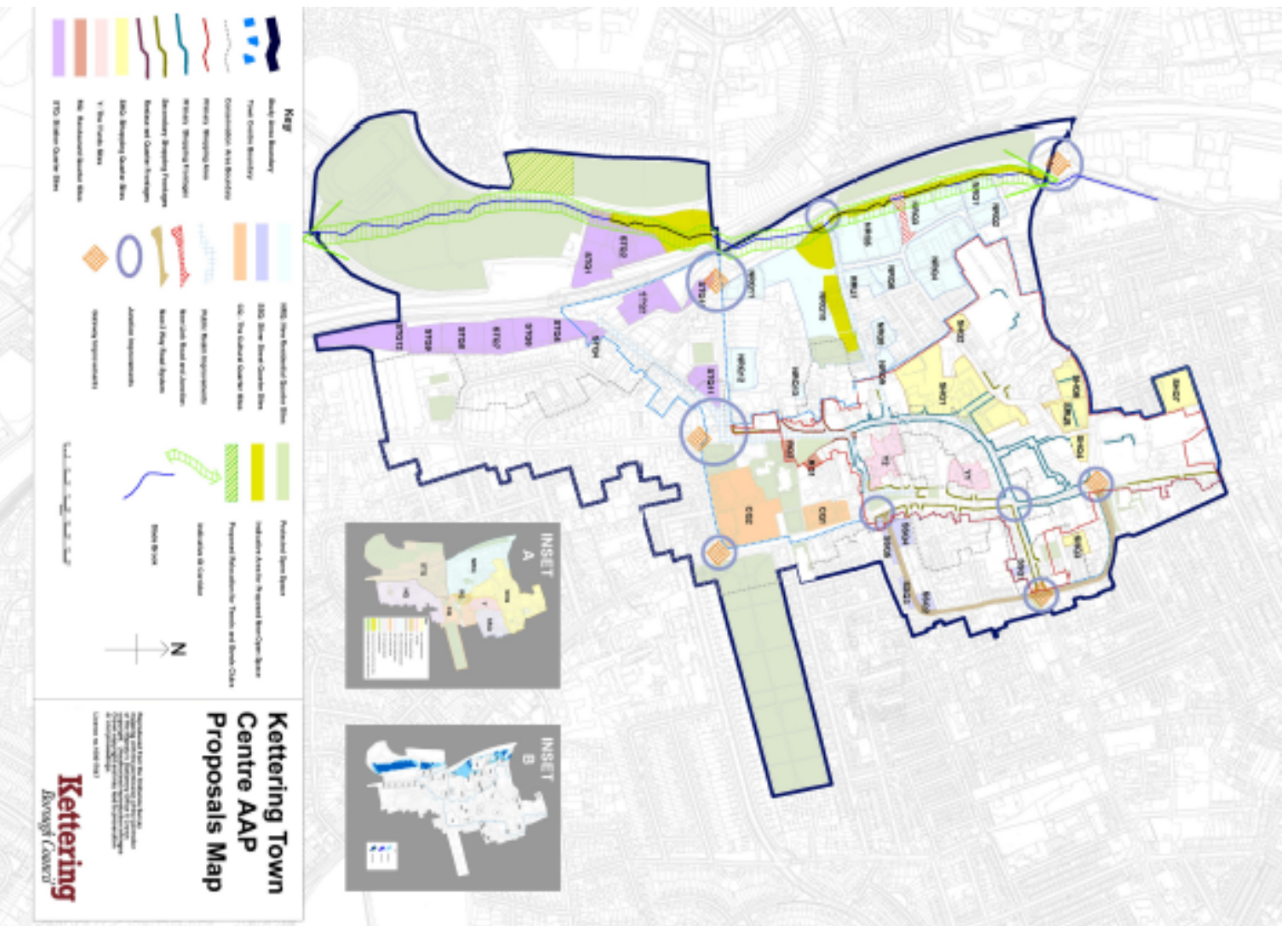
Appendix 1: K15 Character and Density in Defined Housing Areas

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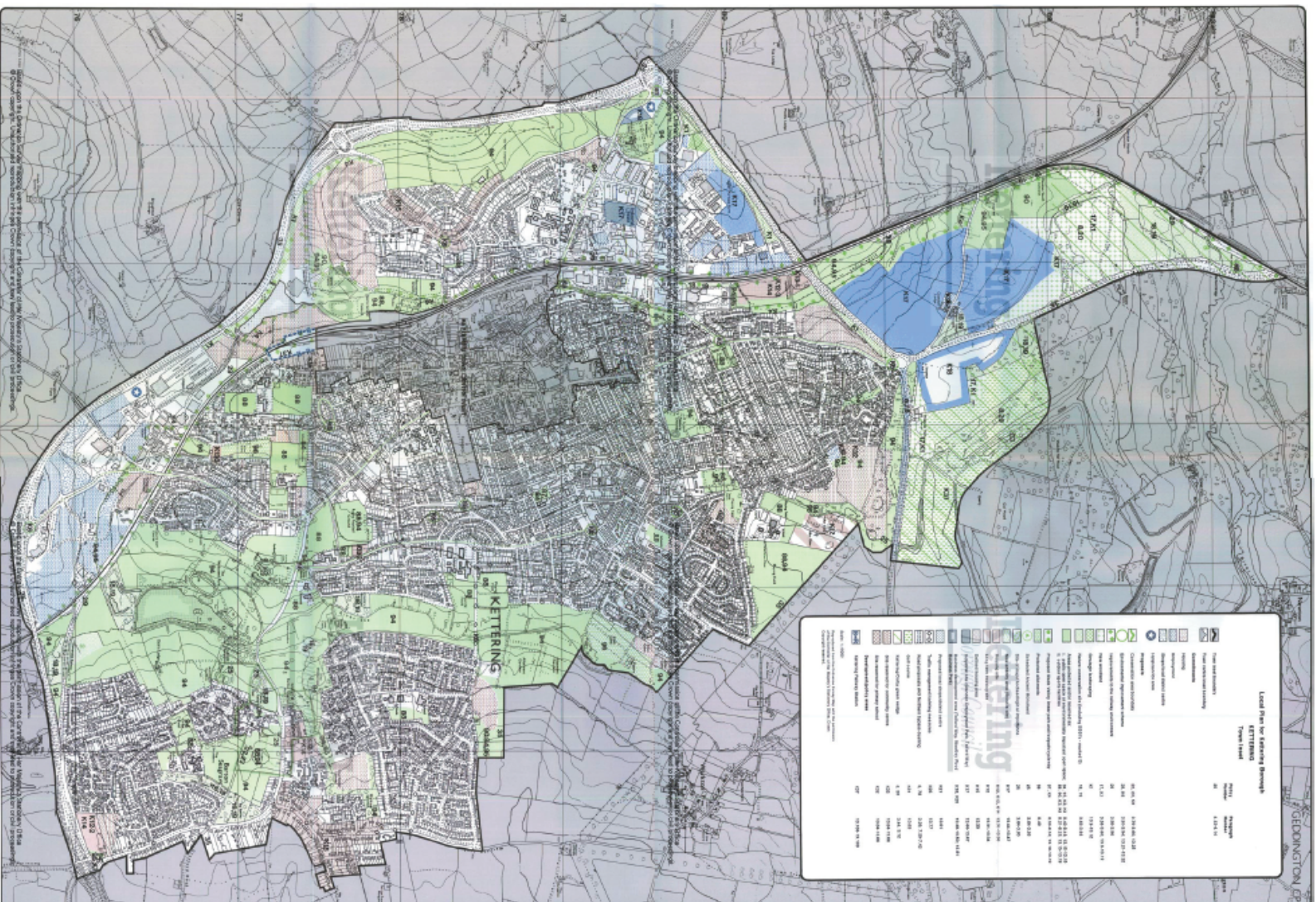


Appendix 2: K16 Protected Housing Areas





Appendix 4: Local Plan for Kettering Borough (1995) – Town Centre Inset Boundary



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Committee	PLANNING POLICY	Item	Page 1 of 9
Report Originator	Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All	5 November 2019	
Title	SITE SPECIFIC PART 2 LOCAL PLAN: EMPLOYMENT LAND ALLOCATIONS		

1. PURPOSE OF REPORT

For Members to:

- i. note the conclusions of the assessment of sites for employment purposes;
- ii. agree to allocate sites based on the outcome of the assessment and sites for safeguarding as employment areas; and
- iii. endorse the Employment Allocations Background Paper to support the preparation of the Site Specific Part 2 Local Plan (SSP2) for Publication consultation.

2. INFORMATION

- 2.1 The Site Specific Part 2 Local Plan (SSP2) will form part of the statutory North Northamptonshire Development Plan. The Development Plan, as it relates to Kettering Borough, will consist of the North Northamptonshire Joint Core Strategy (Part 1 Local Plan) adopted July 2016; the Kettering Borough Site Specific Part 2 Local Plan; the Kettering Town Centre Area Action Plan (July 2011); the Northamptonshire Minerals and Waste Local Plan Update (July 2017); the Gypsy and Traveller Site Allocations policy when completed; and any made Neighbourhood Plans.
- 2.2 The Joint Core Strategy (JCS) provides a set of strategic planning policies for Corby, Kettering and Wellingborough Borough Councils, and East Northamptonshire District Council. Whereas, the Site Specific Part 2 Local Plan (SSP2) will provide local planning policies to cover Kettering Borough, and will include the identification of non-strategic sites for housing, employment, recreation and other land uses.
- 2.3 Policy 23 of the JCS sets a target of 8,100 jobs to be delivered within the plan period, to 2031. It also states that where there is a shortfall in the supply of deliverable sites to meet the target, additional sites will be allocated in Part 2 Local Plans. However, as demonstrated within the Employment Allocations Background Paper and later on in this report, there is no shortfall. Therefore, the proposed allocations are not required to meet this shortfall, but instead will provide choice in the market, with regards to type, scale and location,

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Committee	PLANNING POLICY	Item	Page 2 of 9
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- 2.4 The planned next stage in preparing the SSP2 is to consult on the Pre-submission version of the Plan, now referred to as the Publication stage. Following this consultation, the Plan, together with representations made through the consultation, will be submitted to the Secretary of State for Examination.
- 2.5 Members will recall that at previous meetings of this committee it agreed a series of policies and land allocations on issues including housing, recreation, town centres and local green space. One aspect of the Plan yet to be provided for consideration has been issues relating to matters of employment policy.

Kettering Borough Employment Land Review

- 2.6 Members will also recall that on 22nd January 2019 this committee resolved to accept the contents of the Kettering Borough Employment Land Review prepared by AspinallVerdi (Minute 18. PP.24 refers). The Review provided a market assessment of office, general industrial and strategic distribution across the Borough. It also reported on a series of potential employment sites in terms of their appeal to the market, indicating that officers will also assess the suitability of each of the sites for allocation, using sustainability principles.
- 2.7 The conclusions of the Employment Land Review are summarised as follows. In the case of four of the seven sites assessed, it was concluded they would be potentially attractive to the market for employment purposes. These sites were as follows (references are from the Employment Land Review):
- KP2 McAlpine's Yard, Kettering
 - KP3 Land adjacent to Magnetic Park, Desborough
 - KP5 Geddington South West, Geddington
 - KP6 Land at Humfrey's Lodge, Desborough
- 2.8 With regards to safeguarding of existing employment sites, the report recommendation was that 14 existing employment sites be safeguarded in policy terms. However, in the case of the Eveden Factories, Desborough, the Pipewell Road Industrial Estate, Desborough, and the Grange Road, Geddington sites, it recommended the safeguarded period should only be for the short term.

Assessment of Potential Employment Sites

- 2.9 Sustainability criteria have been used to assess the suitability of sites for allocation in the SSP2. It should be noted that the North Northamptonshire Joint Core Strategy (Part 1 Local Plan) already provides sufficient land to meet the jobs requirement for the Borough. However, the majority of sites are strategic in scale, with many centred around Kettering and connections to the A14. It is considered important that sufficient land is allocated across the Borough to provide for opportunity and choice. Therefore, the SSP2 will allocate smaller-scale sites, and where possible, provide them in areas with poor provision given the size of the local population, however there are exceptions.

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Site Ref: KE/184a – McAlpine’s Yard, Kettering

- 2.10 This site is currently used for low density open storage and workshop space. The current nature of the land, primarily for storage, does not bring with it high job density, as such the major part of the site recommended for residential use results in the very limited loss of jobs. In fact, provision of a smaller area of the site for employment use could largely replace the jobs lost. This site was promoted as a mixed-use scheme, primarily residential, whilst the site assessments for the housing sites were being undertaken in 2016. This site was first reported to this committee on 1st November 2016. At this stage it was proposed that the employment use on the site would be located towards the southern end of the site, adjacent to existing employment uses on Pytchley Lodge Road. This site was subsequently assessed and on 5th September 2017 it was agreed to consider the site for allocation for housing, with additional work required in relation to the proposed employment use, through the Employment Land Review.
- 2.11 A more recent assessment of the site has indicated the most significant constraint is the scale of residential development proposed off a single access point, as well as the need for emergency services to be able to access the site through a secondary access location. The Council is confident that these issues can be overcome and therefore work to address these issues will be required at planning application stage. This more southern part of the site is affected by the findings of the Strategic Flood Risk Assessment Update. Further work will be required to establish how flood risk of this Flood Zone 2 area of land is managed. It is proposed this land is allocated and considered through the Publication Plan consultation. The outcome of the further flooding work will preferably be fed into the final document for Submission, time permitting, and Examination of the Plan. However, if an acceptable solution cannot be found the Council can request the removal of the allocation, or the Inspector can recommend the site be removed as an allocation.
- 2.12 Despite the outstanding issues it is considered the site is suitable for mixed use, which would deliver a suitable alternative use for the land whilst maintaining employment use on part of the site, resulting in a more efficient and productive use for the site. The Employment Land Review has also indicated that the site would be potentially attractive for employment, with B1c/B2 uses (light industrial and general industrial) being the most suitable uses for the employment element of the site. The site is therefore recommended for allocation for B1c/B2 use.

Site: Ref D1 – Land adjacent to Magnetic Park, Desborough

- 2.13 This site formed part of a larger area of land which was originally assessed in the preparation of the JCS. The site was discounted on the basis of uncertainty around the land’s availability and information on sustainability criteria, and therefore was not allocated in the JCS as a strategic employment allocation. These issues have since been progressed through work on the SSP2.

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2.14 The site is a greenfield site currently in use for arable farming. It lies to the north-west of Magnetic Park and the Rigid Containers factory. Limited employment land opportunities exist at this growing town. The site would build on the range of employers and other facilities in the surrounding area, although on the edge of the settlement, the town centre is a relatively short distance away. Gaining vehicular access to the site is considered adequate, and the means of access to the A6 and onto the A14 is acceptable.

2.15 From a market perspective the Employment Land Review states that because of a general lack of supply in the wider area for this type use, this site is likely to be attractive to occupiers if the site was developed for B2 (general industrial) and/or B8 (storage or distribution) uses. Therefore, this site is recommended for allocation for B2/B8 uses.

Site Ref: RA10 – Geddington South West

2.16 This site was first identified through the Issues consultation on the Site Specific Proposals LDD (2009). It was subsequently assessed for its suitability as an employment allocation as a part of a larger site, including housing. It was concluded to progress the smaller part of the site for consideration as an employment allocation.

2.17 The Employment Land Review concluded that the site is likely to attract occupiers similar to those on the adjacent Grange Road Industrial Estate. In terms of the suitability of the site in sustainability terms, through consultation with statutory consultees it was identified a number of minor constraints such as accessibility as well as being located in a Mineral Safeguarding Area were issues to address. It is considered these issues can be resolved and therefore, given there is evident demand for small light industrial units, this site is recommended to be allocated for B1c use (industrial) in the Plan.

2.18 The three proposed allocations vary in size, location and employment use type. Although it has been recognised that there is a significant oversupply of employment floorspace to meet the JCS job target, it is important to ensure there is diversity, opportunity and choice within the market. The proposed allocations are likely to deliver between 844 and 1,337 jobs within the plan period, on top of those already delivered to date, committed or allocated in the JCS, which is estimated to be between 13,000 to 20,000 jobs. Potential jobs figures as a result of these allocations are shown in the table below. It is considered that the proposed allocations will supplement the committed sites and strategic allocations.

Site Reference	Site Name	Allocated employment type	Site area (ha)	Total floorspace (sqm)	Potential job provision (TN)	Potential job provision (EDM)
KE/184a	McAlpine's Yard, Kettering	B1c/B2	1.1	4,400	93	157
D1	Land at			32,400	689	1,157

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	Magnetic Park, Desborough	B2/B8	8.1			
RA10	Geddington South West	B1c	0.28	1,120	62	23
Total			9.48	37,920	844	1,337

Discounted Employment Sites

2.19 Due to significant constraints, a lack of demand, and risk of market saturation, the remaining sites assessed through this exercise will not be allocated. More comments on these sites are provided below:

Site Ref: D7 – Land at Humfrey’s Lodge, Desborough

2.20 This site formed part of a larger area which was originally assessed in the JCS Background Paper on Strategic Housing and Employment Sites. The site was discounted and was therefore not allocated in the JCS as a strategic employment land allocation. A planning appeal against refusal of outline planning permission for residential development of this site has recently been dismissed. There is clearly an aspiration for the site to come forward for an alternative use to that of employment.

2.21 Minor constraints were identified through the planning assessment of the site, including distance to facilities and impact on heritage and archaeology, both of which are not considered to be of significance.

2.22 NCC Highways has commented indicating that there are similar issues for this site to that of Site D1 – Land adjacent to Magnetic Park in terms of access and highway capacity. However, they also indicate there is more constrained capacity in terms of the suitability of the Humfrey’s Lodge site and access impacts connecting it to Desborough town centre and Desborough’s road network.

2.23 The site is not recommended to be progressed for allocation because it is considered that allocating two employment sites of a similar size and nature within Desborough would result in an oversupply of employment land, where this scale of demand does not exist. This site is also more detached from other established employers serving the town, and is located adjacent to residential properties, in contrast to site D1 at Magnetic Park, despite both sites being located on the edge of Desborough on greenfield land. For these reasons it is recommended that the site is not progressed as an employment allocation.

Site Ref: R6 – Land south of A14 Junction 4, Rothwell

2.24 This site formed part of a larger area which was originally assessed in the JCS Background Paper on Strategic Housing and Employment Sites. It was discounted for reasons of the larger site being detached from Rothwell, and

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potential implications for the Nene Valley Nature Improvement Area, and flood risk. It was therefore not allocated in the JCS as a strategic employment allocation.

- 2.25 Although this site is located adjacent to the A14, benefiting from direct access onto the strategic road network, the site is constrained by a large drop in gradient between the likely access point off junction 4 and the site. As stated in the Employment Land Review this is likely to incur high site preparation costs, making development of the site potentially unviable. Other constraints such as distance to facilities and the site being located within Flood Zone 2 became apparent through the site assessment for the site. Therefore, for these reasons it is recommended to reject this site as an employment allocation, at this stage. However, recognising the shortfall in employment opportunities within the town, and the pressing need to make provision to meet the town's needs, if the above constraints can be overcome adequately, and concerns over viability with delivering the site can be addressed then the site may be considered suitable in the future.

Site Ref: R3 – Cooper's Coaches, Rothwell

- 2.26 This site was first identified through the Issues consultation on the Site Specific Proposals LDD (2009). It was subsequently assessed for its suitability as an employment allocation, the conclusion of which was reported in the Employment Allocations Background Paper (February 2012). At this stage, following an assessment of the site, it was considered that the site may be suitable for small scale employment/start up units.
- 2.27 However, the more recent assessment through the Employment Land Review concluded that given the site's location in a built-up area, it would not be suitable for B2 or B8 uses and there is unlikely to be interest from office occupiers in Rothwell, with a residential use considered a potentially more suitable use of the site. The site was recently the subject of a planning application for 3 dwellings, which has since been withdrawn, bringing into question the landowner's ambitions for the site and its availability for employment. There were no significant constraints identified through the planning assessment of the site however, for the reasons stated above it is recommended that the site is not progressed as an employment allocation.

Site Ref: RA20 – Land between Carlton Road and Kendall's Close, Wilbarston

- 2.28 The assessment of the site through the Employment Land Review concluded that the site has poor access, which was also identified as a constraint through the planning assessment. Also, the site is reported as unattractive to potential occupiers, given it is likely to be unviable and there is unlikely to be any demand.
- 2.29 In addition, the site has not been promoted for employment development and there is no evidence to suggest the site is available for this use. Therefore, for

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this reason and those stated above, it is recommended that the site should be rejected as an employment allocation in the Plan.

Conclusion

2.30 In conclusion, it is recommended that sites at McAlpine's Yard, Kettering; Land at Magnetic Park, Desborough; and Geddington South West are allocated in the Site Specific Part 2 Local Plan – Publication Plan for employment uses.

Safeguarded Employment Areas

2.31 As part of the Employment Land Review of the existing employment areas, sites were assessed to identify those areas which continue to be attractive to employers and should be protected for the continued benefit they bring in terms of jobs to the area. Sites it is proposed be designated under this policy are listed below:

Settlement/Area	Site Name	Site Size (ha)
Burton Latimer	Station Road Industrial Estate	25.5
Burton Latimer	Latimer Business Park	33.2
Desborough	Desborough Industry (including Magnetic Park	25.9
Kettering	Telford Way Industrial Estate	79.7
Kettering	North Kettering Business Park	25.9
Kettering	Kettering Parkway	25.9
Kettering	Pytchley Lodge and Orion Way	30.4
Kettering	Northfield Avenue	5.2
Rural	Eckland Lodge	3.1

2.32 The assessment also found that there were a number of areas which are occupied by a single occupier within bespoke buildings or are small in nature with multiple occupiers. As a result, they are at risk if the market weakens and should they become vacant will be difficult to reoccupy. These areas have been identified as Local Employment Areas in the SSP2 and it is considered that these should be safeguarded in the short term. These sites are listed below:

Settlement/Area	Site Name	Site Area (ha)
Desborough	Eveden Factories	0.9
Desborough	Pipewell Road Industrial Estate	0.4
Geddington	Grange Road	0.2

Employment Background Paper

2.33 The Employment Allocations Background Paper contains an introduction setting out the purpose of the Paper and then provides the policy context for employment allocations and safeguarded employment areas policy. The paper explains the methodology which has been used to assess sites and provides details of the assessment and conclusions. The Background Paper will be

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published to inform the preparation of employment policies and allocations in the SSP2. It is recommended that Members endorse the content of this Background Paper to sit alongside the policies relating to employment.

3. CONSULTATION AND CUSTOMER IMPACT

- 3.1 Consultation on the Site Specific Part 2 Local Plan will commence in December 2019, where it is likely it will be recommended the consultation period is extended because of the Christmas period. The background paper will be made available alongside the Publication Plan as part of the evidence base for the Plan.

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

5. LEGAL AND EQUALITY IMPLICATIONS

- 5.1 The purpose of the SSP2 is to guide future development in Kettering Borough. The preparation of the SSP2 meets legal requirements and equality standards. The SSP2 has been subject to extensive consultation and stakeholder engagement, which has involved meeting with a wide range of individuals, groups and organisations, including hard to reach groups.

6. CLIMATE CHANGE IMPLICATIONS

- 6.1 The achievement of sustainable development is a key aim of national planning policy, the SSP2 has been prepared in the context of this aim. The SSP2 has been subject to sustainability appraisal throughout its preparation, this ensures the plan will help achieve relevant environmental, economic and social objectives. The SSP2 can help contribute towards a reduction in greenhouse gas emissions through reducing the need to travel and providing opportunities for people to use sustainable transport. Policies contained within the Part 2 Local Plan will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

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6. RECOMMENDATION

That Members note the assessment of sites for employment uses; agree the allocation of sites based on the assessment and sites for safeguarding as employment areas; and endorse the Employment Allocations Background Paper to support the preparation of the Site Specific Part 2 Local Plan Publication consultation.

Previous Reports/Minutes:

Date: 22nd January 2019

Title: Kettering Borough Employment Land Review

Date: 19th April 2018

Title: Site Specific Part 2 Local Plan: Background Papers

Date: 5th September 2017

Title: Site Specific Part 2 Local Plan – Kettering and Barton Seagrave and Barton Seagrave and Burton Latimer

Date: 1st November 2016

Title: Site Specific Part 2 Local Plan - Housing Land Allocations (Towns)

Contact Officer: Andrew Needham – Development Officer

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**SITE SPECIFIC
PART 2 LOCAL PLAN (SSP2)**

**EMPLOYMENT ALLOCATIONS
BACKGROUND PAPER**

August 2019

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1. Scope and purpose of the paper

- 1.1 The purpose of this employment land background paper is to analyse the future demand for employment land in the Borough in the period 2011-2031. The paper assesses current and planned provision against employment requirements set out in the Joint Core Strategy to ensure that there is sufficient supply to meet current and future demands. It also considers the need to safeguard existing employment sites.
- 1.2 This paper is supported by a review of the market for employment provision in the area and an assessment of the suitability and achievability of employment sites from a market and business perspective which was completed by Aspinall Verdi, this report is attached at appendix 1. This review assessed existing as well as emerging employment land and premises.

2. National Context

NPPF and PPG requirements

- 2.1 Published in February 2019, the NPPF sets out the government's planning policies for England and how these are expected to be applied.
- 2.2 As part of Chapter 6 - Building a strong, competitive economy, the government set out that *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt'* (para 80) and that *'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'*.
- 2.3 In addition to this, in paragraph 81(a) states that *'Planning policies should.... set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration'*. As well as this it also states that they (planning policies) should *'set criteria or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period'*.

3. Local Context

Kettering Employment Land Study 2006

- 3.1 The purpose of this study was to identify sites for employment and assess them in terms of suitability of development with the purpose of meeting employment land needs for the period up to 2021. As part of this process a number of options were produced, alongside a viability assessment for all the sites. At this time, it was evident that the location of Kettering in the Milton Keynes and

South Midlands growth area, meant that it was an attractive location for the employment market. Although it was recognised that larger settlements in this area provide strong competition and have the potential to attract more investment to the detriment of Kettering as well as identifying a lack of supply of office accommodation.

- 3.2 However, this study is now out of date in terms of national policy and guidance given that the economic landscape and planning policy in relation to employment as well as, as a whole has changed significantly since the time of publication of this study.
- 3.3 The 2018 Employment Land Review supersedes the 2006 report and takes into account the current economic climate and up to date planning policy, both national and local strategic planning policy, in the form of the North Northamptonshire Joint Core Strategy.

Employment Allocations Background Paper (Feb 2012)

- 3.4 This background paper assessed the potential quantity and location of future employment in the Borough and also assessed a number of options for employment sites to be allocated in the Site Specific Part 2 Local Plan.
- 3.5 These were sites which were put forward through the SSP2 Issues Paper consultation and at other points in time during the Local Plan Review and draws, and is informed by, the Strategic Employment Land Assessment (SELA) and the Kettering Employment Study (2005), respectively, as mentioned above.
- 3.6 Through the site assessment process the suitability of each site was assessed, although it was acknowledged at this point, that the Core Spatial Strategy 2012, which has been subsequently superseded by the JCS would set out the level of employment in the SSP2. Further of this is provided below.
- 3.7 Of those sites which were deemed suitable for employment allocation, 3 have remained in the process and have been assessed as part of this Employment Land Review, the other sites have been discounted have either been discounted at a later date or been considered for an alternative use.

Background Paper on Strategic Housing and Employment Sites (2015)

- 3.8 This background paper was prepared as a supporting document for the JCS and set out the process by which strategic sites for both housing and employment sites were identified and assessed for possible inclusion within the JCS and the evidence and justification for the allocation or non-inclusion of sites.

North Northamptonshire Joint Core Strategy (Adopted July 2016)

- 3.9 The North Northamptonshire Joint Core Strategy (JCS) 2011-2031 (adopted July 2016) sets a job creation target of 8,100 jobs in the Borough in Policy 23 – Distribution of New Jobs, up to 2031. This policy also sets out that 65% of this total will be B class uses jobs, which for Kettering Borough is 5625.
- 3.10 The JCS allocates strategic employment sites to provide choice and flexibility and to support the delivery of employment. This is part of the overall minimum target of 31,000 net increase for North Northamptonshire which is set out in Policy 22 – Delivering Economic Prosperity.
- 3.11 The land supply analysis undertaken in the preparation of the JCS identified a significant oversupply of B1 land compared to market demand. A requirement for additional B8 land was identified in Kettering Borough, the plan identified strategic sites at A14 Junctions 9 and 10 to meet this shortfall.
- 3.12 Other relevant policies in the JCS include Policy 24 – Logistics and Policy 25 – Rural Economic Development Diversification. The former sets out development principles by which applications for logistics are assessed against. The latter, supports the diversification of the rural economy, including the tourism, the re-use of rural buildings and scale business.

Kettering Town Centre Area Action Plan

- 3.13 Adopted in July 2011, the Kettering Town Centre Area Action Plan (AAP) sets out the vision and spatial strategy for the town centre up until 2021.
- 3.14 One of the objectives (Objective 5) of the AAP is '*To create a significant increase in office employment space, along with further regeneration opportunities*'.
- 3.15 Policy 4 sets out a target of 38,500sqm net additional B1 office floorspace by 2021, the focus of which is the Station Quarter on sites STQ6-STQ11. This is expected to accommodate around 32,000sqm of office floorspace, incorporating a proportion of A2 Financial and Professional Services. In addition to these allocations, smaller commercial allocations are made in the New Residential Quarter on sites NRQ5 and NRQ11, which are allocated as mixed use.
- 3.16 Policy 20 looks to strengthen the town centre's employment offer and capitalise on good sustainable transport links, and to office development as the focus for the regeneration of this area of the town centre, alongside other complimentary uses.

Kettering Town Centre Delivery Plan

3.17 This plan sets out the vision for the town centre between 2018 and 2025 and looks to supplement the AAP and assist delivery of a number of projects in the short, medium and longer term. One of these projects is the Station Quarter which was initially identified for office development in the AAP as set out above. The Delivery Plan will look to incorporate this into a project in which the station will develop into a regional hub and become more of a destination as it is set to receive additional investment. This project is expected to be completed in the medium term by March 2021.

4. Current progress in delivering jobs growth targets

4.1 The JCS sets an overall requirement to deliver a net increase of 8,100 jobs in the period 2011-2031 in Policy 23 – Distribution of New Jobs. In order to estimate the jobs that have already been completed between 2011/12 and 2017/18 and therefore provide a residual target figure in relation to this policy a number of different measures have been used to calculate estimated jobs provided based on the floorspace completed on each site.

4.2 The first is the HCA Employment Density Guide (EDM), which sets out a formula for translating jobs targets into employment land requirements, in the form of an employment density matrix¹.

4.3 The second is the ‘*Technical Note for partner Local Planning Authorities on translation of job numbers into employment land requirements*’ (TN)².

4.4 This note sets out how the employment land numbers in the Core Spatial Strategy, which has now been superseded by the JCS should be translated into employment land requirements through the Site Specific Development Plan Documents (DPDs) prepared by the districts which will be informed by their own Employment Land Reviews.

Use Class	Technical Note (sqm)	EDM (sqm)
B1a	18	12
B1b	18	50

¹ Employment Density Guide 3rd Edition (2015):

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/484133/employment_density_guide_3rd_edition.pdf

² *Technical Note for partner Local Planning Authorities on translation of job numbers into employment land requirements*

(January 2008): <http://www.nnjpu.org.uk/docs/Turning%20%20Employment%20Numbers%20into%20Land%20Quantities.pdf>

B1c	18	47
B2	35	36
B8	88	81
Mixed B	47	28

Figure 1: Employment Density Measures in the Technical Note and the Employment Density Matrix

- 4.5 The Technical Note provides only 3 use class categories when determining the employment density for each type of use, these are B1, B2, and B8. This means that use classes such as B1a, B1b and B1c are considered to be of the same density in terms of job provision. In addition to this, where employment sites are evidently mixed B and the floorspace has not been split into type, an average of the three densities (B1, B2 and B8) has been used to calculate job numbers on these sites.
- 4.6 In comparison the Employment Density Matrix provides densities for sub-use classes within certain use classes and mixed B employment sites. Within some of the use classes such as B1a, certain types of offices have been categorised into further sub-categories depending on the type of offices on each particular site. For consistency across the completed sites, the same figure has been used (12sqm) given that this is a mid-point amongst these categories. Again, this is the case for B8 and Mixed B sites, where a mid-point/average has been calculated for consistency across all sites of these types.

5. Alternative data sources

- 5.1 However, it is important to recognise other sources which provide estimates of job provision over the same period using different methodology. These are as follows:

BRES (Business Register and Employment Survey)

- 5.2 This dataset provides information regarding employee and employment estimates, collected by undertaking a survey of all business throughout the country. It has been used as part of the North Northamptonshire's authorities monitoring reports for the Joint Core Strategy, and includes an indicator directly related to Policy 23, as referenced above to display job growth across North Northamptonshire.

Office for National Statistics (NOMIS) Jobs Density

- 5.3 The Office for National Statistics also provides data on job growth and provides an alternative source of information on employment. The data obtained from both of these sources has been collated in respect of job growth per year between 2011 and 2017, this is shown below. The figures shown represent total number of employees.

	BRES (Business Register and Employment Survey)	Increase from previous year	Nomis (ONS) Jobs Density	Increase from previous year
2011	39,000		45,000	
2012	39,100	100	45,000	0
2013	39,200	100	46,000	1,000
2014	40,900	1,700	46,000	0
2015	41,800	900	47,000	1,000
2016	43,400	1,600	49,000	2,000
2017	45,000	1,600	55,000	6,000
	Average growth per year	1000	Average growth per year	1667

Figure 2: Job provision 2011-2017 as shown by BRES AND Nomis (ONS) Job Density

5.4 It is evident that there is clear disparity between these two sources of data and that there is no consistent pattern year on year given the increases range in size from 100 to 6000 additional jobs per year. The difference between these two datasets is that BRES does not include those very small businesses which are not registered for VAT, which are included in the ONS dataset. The quality of the data obtained by BRES, because of its large sample size and with it being a business survey is considered to be high.

6. Completed floorspace

6.1 As part of the monitoring framework for the Joint Core Strategy, related to Policy 22 – Delivering Economic Prosperity, data on completed floorspace and employment land available are collated also. Each year completed floorspace, both gross and net is calculated and split by type. This is shown below in Figures 3 and 4.

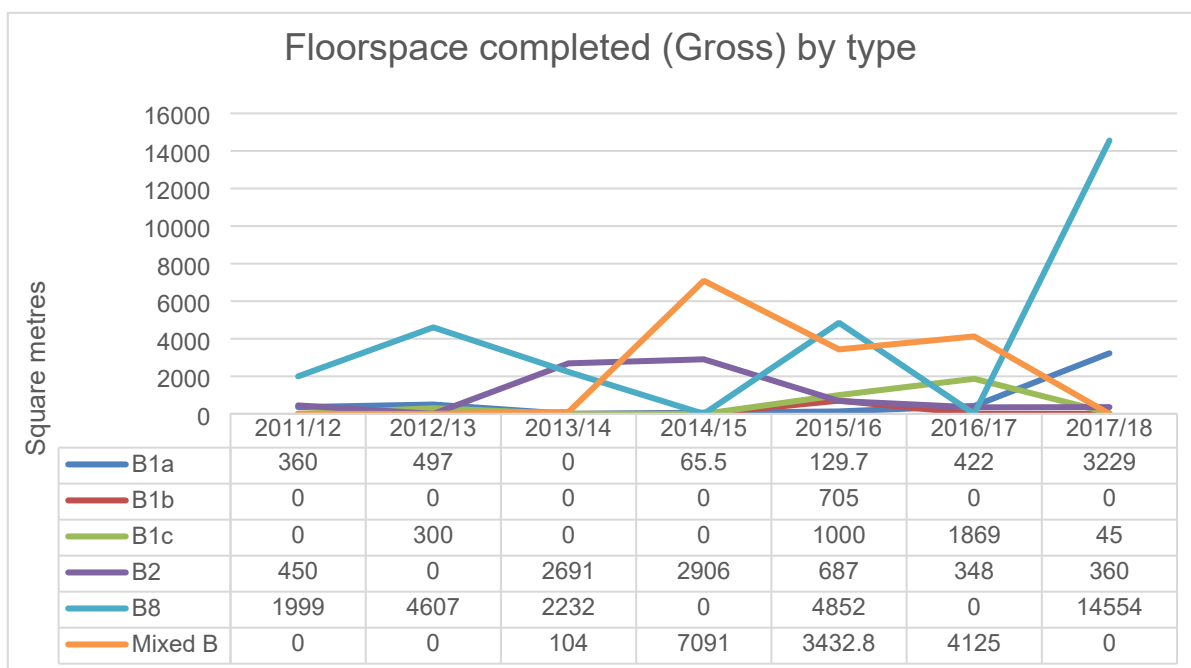


Figure 3: Floorspace completed (Gross) by type 2011/12-2017/18

- 6.2 Although it is recognised that the JCS target is net floorspace, it is important to recognise the quantity of gross employment floorspace delivered. With regards to B1 floorspace, there has been a steady supply since 2011, although this can only be said for B1a (office) floorspace, with the majority (69%), 3229sqm, of this completed in 2017/18. B1b has seen very little floorspace completed, with only 705sqm completed in 2015/16 and as for B1c floorspace the majority (91%) of this floorspace was completed between 2015/16 and 2017/18, with the remaining 9% (300sqm) completed in 2012/13. As for B2 floorspace, only one year of the last 6 years did not deliver any floorspace, in 2012/13, since this time a significant amount of floorspace has been completed, most notably in 2013/14 and 2014/15, which totalled 5,597sqm, which accounts for approximately 75% of completed B2 floorspace during this period. Again, for B8 floorspace, two of the last 6 years have did not deliver any floorspace, 2014/15 and 2016/17.
- 6.3 Although during the other monitoring years during this period, there has been significant levels of delivery, most notably in 2017/18, which saw 14,554sqm completed, accounting for 52% of completed B8 floorspace during this period. This was as a result of the construction of storage and distribution warehouse on North Kettering Business Park, which has been occupied since January 2018. Lastly, with regards to Mixed B floorspace, the completed floorspace during this period was focused between 2013/14 and 2016/17, with most successful year being 2014/15, where 7091sqm was completed.
- 6.4 Given the job target set by Policy 23 are to provide a net increase of 8,100 jobs it is imperative to take the losses of floorspace into account also when analysing completed floorspace.

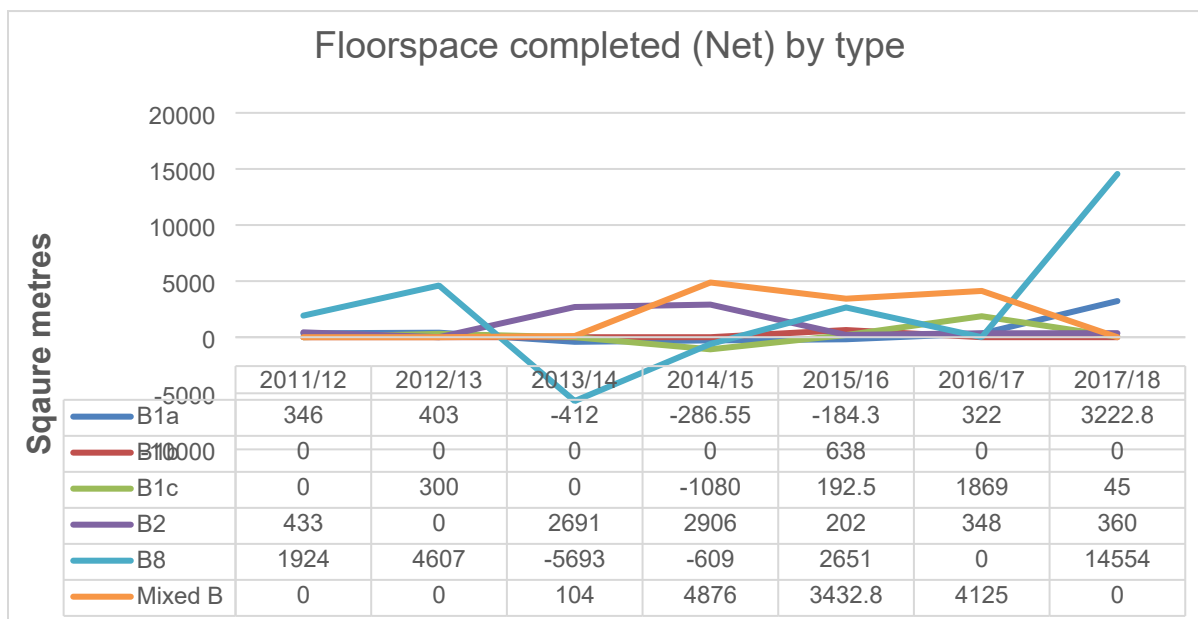


Figure 4: Floorspace completed (Net) by type 2011/12-2017/18

- 6.5 When taking into account, deductions resulting from losses of employment floorspace, B1 floorspace on the whole is not affected to a large extent by these deductions. However, during the period, the most significant loss of B1 floorspace was in 2014/15 whereby, there was a loss of 1080sqm of B1c floorspace, resulting in a net loss of the same amount. The same can be said for B2 floorspace which is affected very little by losses of floorspace. However, it is the two remaining employment use classes, B8 and Mixed B, which have resulted in the largest losses of floorspace.
- 6.6 With regards to the former, there was a significant loss of 7,925 sqm, which as shown above, resulted in a net loss of 5693sqm of B8 floorspace. This was the result of three completed proposals, the largest of which was a change of use from storage to haulage, which saw a loss of 4480sqm. The remaining two applications saw the change of a warehouse to leisure use and a warehouse (B8), which maintained its B class use but changed to B2 (industrial). This development subsequently resulted in losses of 754sqm and 2691sqm, respectively.
- 6.7 As with the latter, there was a fairly significant loss of mixed B floorspace in 2014/15, resulting in a net figure of 4876, a decrease of 2215sqm from the gross figure for this year.

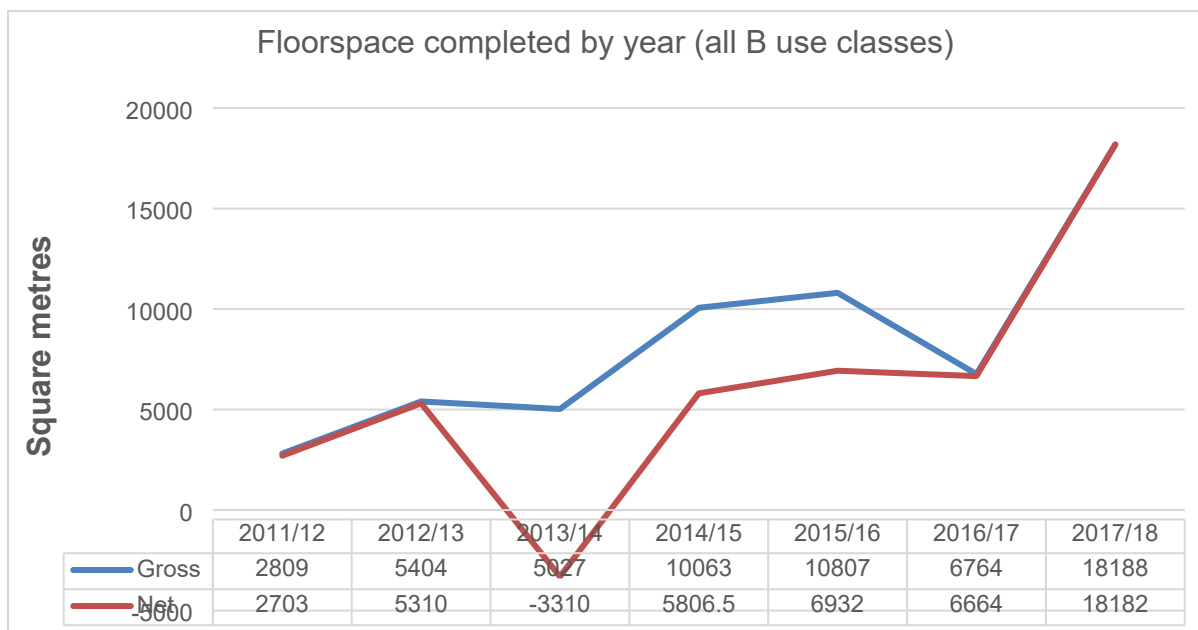


Figure 5: Floorspace completed (Net) by year 2011/12-2017/18

6.8 It is evident that the amount of completed floorspace, both gross and net shows a positive trend since the significant loss in 2013/14 which is helped, as previously mentioned by the completion of the warehouse at North Kettering Business Park in 2017/18, which will provide a significant contribution towards the net job target of 8,100 in Policy 23 of the JCS.

6.9 Figures 4 and 5, shown above provide a brief indication of completed floorspace between 2011 and 2017, although these do not provide details of the completed sites during this period. However, the details of the applications and subsequent completed floorspace are provided below in Figure 6. Also shown as part of these tables are the numbers of jobs that theoretically have been gained or lost as a result of the completion of these sites. As previously mentioned, two measures of employment density have been used, to determine these.

Completed Employment Sites

6.10 In order to estimate the amount of jobs, data on completed employment sites has been collated, between 2011 and 2017, and the floorspace for each application has been calculated using the two measures of employment density, the Technical Note and the Employment Density Matrix. This includes both gains and losses of employment floorspace to produce a net total of jobs provided during this period. This is shown in Figure 6 below.

Figure 6 - Sites Completed 2011/12-2017/18

Site Name	Application Ref.	Gain/Loss	Floorspace (sqm)	Proposed use/Lost use	Year complete	Estimated job no's (EDM)	Estimated job no's (TN)
Station Road, Kettering	2010/0591	Gain	322	B1a	2011/12	27	18
Bath Road, Kettering	2011/0001	Gain	120	B1a	2011/12	10	7
Orion Way, Kettering	2010/0720	Gain	319	B8	2011/12	4	4
Eckland Lodge, Desborough	2010/0720	Gain	20	B2	2011/12	Negligible	Negligible
Magnetic Park, Desborough	2011/0545	Gain	1799	B8	2012/13	22	20
Magnetic Park, Desborough	2011/0545	Gain	200	B1a	2012/13	17	11
Cross Street, Kettering	2012/0308	Gain	300	B1c	2012/13	6	17
Stoke Albany Gold Club	2012/0441	Gain	129.5	B1a	2012/13	11	7
Rothwell Grange Court	2011/0738	Gain	167.5	B1a	2012/13	14	9
North Kettering BP	2012/0203	Gain	2819	B8	2012/13	35	32
Silver Street, Broughton	2011/0570	Loss	20	B1	2012/13	Negligible	Negligible
Havelock Street, Desborough	2011/0680	Loss	-112	B1a	2012/13	-9	-6
Market Place, Kettering	2012/0067	Gain	94	B1a	2012/13	8	5
Bowling Road, Kettering	2012/0140	Loss	-30	B1a	2012/13	-3	-2
Cross Court	2012/0267	Loss	-130	B1a	2012/13	-11	-7
Telford Way	2013/0032	Gain	2691	B2	2013/14	75	77
59 Bath Road	2013/0359	Gain	48	B1c	2013/14	1	3
Kettering Parkway	2013/0431	Gain	842	B8	2013/14	10	10
Bottom Farm	2013/0559	Gain	832	B8	2013/14	10	9
Robinson Way	2012/0729	Gain	506	B8	2013/14	6	6
High Street, Kettering	2012/0793	Loss	-205	B1a	2013/14	-17	-11
Trafalgar Road, Kettering	2013/0082	Loss	-428.84	B1c	2013/14	-9	-24

Pipewell Road Industrial Estate	2013/0106	Loss	-4480	B8	2013/14	-55	-51
Dalkeith Place, Kettering	2013/0147	Loss	-158	B1a	2013/14	-13	-9
Connaught Street, Kettering	2013/0299	Loss	-98	B1a	2013/14	-8	-5
Telford Way	2014/0099	Gain	7005	Mixed B	2014/15	250	149
Station Road (KET/2014/0146)	2014/0146	Loss	-215	B1a	2014/15	-18	-12
Castle Hill, Rothwell	2014/0343	Gain	86	Mixed B	2014/15	3	2
Kettering Road, Pytchley	2014/0476	Gain	82	B2	2014/15	2	2
Henson Way	2014/0501	Gain	1870	B2	2014/15	52	53
Polwell Lane	2014/0510	Gain	44.7	B1a	2014/15	4	2
Hermitage Rd, Brampton Ash	2014/0618	Gain	20.8	B1a	2014/15	2	1
St Michael's Rd, Kettering	2014/0716	Gain	345	B2	2014/15	10	10
Cunliffe Drive, Kettering	2014/0794	Loss	-37.05	B1a	2014/15	-3	-2
Telford Way	2014/0874	Loss	-609	B8	2014/15	-8	-7
Telford Way	2014/0874	Gain	609	B2	2014/15	17	17
London Road, Kettering	2014/0428	Loss	-100	B1a	2014/15	-8	-6
Henson Way	2014/0501	Gain	670	B2	2014/15	19	19
Trafalgar Road	2014/0534	Loss	-1080	B1c	2014/15	-23	-60
Alpro	2013/0741	Gain	2686	Mixed B	2015/16	96	57
Linnell Way	2013/160	Gain	160	B2	2015/16	2	5
Enterprise Close	2015/0296	Gain	5	B2	2015/16	Negligible	Negligible
Northfield Avenue	2014/0183	Gain	502	B2	2015/16	14	14
Bridewell Lane	2015/0294	Gain	36.7	B1a	2015/16	3	2
Cunliffe Drive	2015/0053	Loss	-60	B1a	2015/16	-5	-3
Pytchley Lodge Road	2015/0216	Gain	4852	B8	2015/16	60	55
Orion Way	2015/0274	Loss	-178	B2	2015/16	-5	-5
Henson Way	2015/0340	Gain	1705	B8	2015/16	21	19
Henson Way	2015/0340	Loss	-1000	B1c	2015/16	-21	-56

Kettering Parkway	2015/0368	Loss	-496	B8	2015/16	-6	-6
Cunliffe Drive	2015/0404	Loss	-807.5	B1c	2015/16	-17	-45
Montagu Street	2015/0654	Gain	93	B1a	2015/16	8	5
Montagu Street	2015/0680	Loss	-254	B1a	2015/16	-21	-14
Blackbridge Farm	2015/0711	Gain	187.8	Mixed B	2015/16	7	4
Dingley Dell	2015/0762	Loss	-67	B1b	2015/16	-1	-4
Field Street, Kettering	2015/0914	Loss	-307	B2	2015/16	-9	-9
15-17 London Road, Kettering	2015/0055	Loss	-715	B1a	2015/16	-14	-40
38 York Road, Kettering	2015/1022 (2013/0737)	Loss	-68	B1a	2015/16	-1	-4
Telford Way	2014/0855	Gain	1109	B1c	2016/17	24	62
Orion Way	2015/0377	Gain	4125	Mixed B	2016/17	147	88
Weekley Wood Avenue	2014/0703	Gain	422	B1a	2016/17	35	23
Weetabix	2014/0673	Gain	80	B2	2016/17	2	2
Telford Way	2015/0160	Gain	162	B1c	2016/17	3	9
Telford Way	2015/0400	Gain	268	B2	2016/17	7	8
Orton Road	2016/0087	Gain	598	B1c	2016/17	13	33
Orion Way	2016/0253	Loss	-100	B1a	2016/17	-8	-6
116 Rockingham Road, Kettering	2014/0517	Loss	-559	B1a	2016/17	-11	-31
Crown House, 25 High Street, Rothwell	2013/0454	Loss	-223	B1a	2016/17	-4	-12
Dalkeith Business House, Dalkeith Place	2015/0416	Loss	-429.3	B1a	2016/17	-9	-24
15-17 High Street, Kettering	2016/0036	Loss	-239	B1a	2016/17	-5	-13
15-17 High Street, Kettering	2016/0346	Loss	-243	B1a	2016/17	-5	-14
116 Rockingham Road, Kettering	2016/0174	Loss	-559	B1a	2016/17	-11	-31

Cherry Hall Road	2015/0330	Gain	2760	B1a	2017/18	230	153
Weekley Wood Avenue	2015/1029	Gain	422	B1a	2017/18	35	23
Alpro	2014/0769	Gain	140	B2	2017/18	4	4
Alpro	2015/0373	Gain	267	Mixed B	2017/18	10	6
North Kettering Business Park	2015/0572	Gain	14554	B8	2017/18	180	165
Moorfield Farm, Warkton	2017/0572	Loss	-6.2	B1a	2017/18	Negligible	Negligible
Braybrooke Road, Desborough	2017/0622	Gain	45	B1c	2017/18	1	3

6.11 The table below shows the number of jobs created (net), by type since 2011 for each B-class use. This includes losses of B1a floorspace to residential use as a result of a change to Permitted Development regulations in 2013. The jobs number have been calculated using two sources, the Employment Density Matrix (EDM) and the 'Technical Note for partner Local Planning Authorities on translating job numbers into employment land requirements' (TN) based on the floorspace of completed developments since the start of the plan period. Using both methods, as shown below it is evident that there has been a net gain of jobs over the plan period, as well as an overall gain in B class floorspace since 2011. Therefore, in order to achieve the job targets in Policy 23, between 4553 (JCS Employment Background Paper³) and 4090 (Employment Density Matrix) B class jobs are to be created in within the plan period, with the remaining requirement to be fulfilled through the provision of non B-class jobs. As stated within the Joint Core Strategy Employment Background Paper (January 2015) which sets a target for job to be provided within B class uses. For Kettering, this requirement is 5,265 jobs, 65% of the minimum job target of 8,100.

	B1a	B1b	B1c	B1/2	B2	B8	Mixed B	Total
Jobs created (net) (EDM)	216	-1	-22	0	190	280	513	1175
Jobs created (net) (TN)	14	-4	-59	0	198	257	305	712
Additional floorspace (Net)	234.65	-67	1054.34	0	6957	22643	14357	43070.11

³ North Northamptonshire Joint Core Strategy – Employment Background Paper (2015): <http://www.nnjpu.org.uk/docs/employment%20background%20paper%20Jan%202015.pdf>



Figure 7: Jobs created by type 2011-2018

6.12 This shows that the EDM estimates that more jobs have been created since 2011 compared to when the number of estimated jobs created is calculated using the TN. Against the target of 5,265 as set out in Joint Core Strategy Employment Background Paper, the EDM estimates that 1175 jobs have been created since 2011, accounting for 22% of the target, with a yearly average of 168 jobs created per year. In comparison the TN estimates that 712 jobs have been created within the same period since 2011, accounting for 14% of the Background Paper figure, with a yearly average of 102 jobs created per year.

6.13 To achieve the job creation target of B-class jobs of 5,265, over the plan period, approximately 265 jobs need to be created per year, it is evident from the above that both estimates fall below this figure.

6.14 In order to determine whether this figure is likely to be achieved, estimating the future supply of B-class floorspace is required.

6.15 Projecting the completion of employment floorspace to estimate the creation of jobs against the targets set out in Policy 23 of the JCS as well as the NNJPU Employment Background Paper (January 2015), provides evidence in relation to employment allocations in the Part 2 Local Plan for Kettering Borough.

6.16 The table below contains sites which were not completed when checked at the end of the 2017/18 monitoring year but are expected to be completed within the plan period and constitute the supply of employment floorspace and the creation of subsequent jobs at present.

7. Existing supply - 2017/18

Figure 8: Existing supply at March 2018

Site Name	Application Ref.	Gain/Loss	Floorspace m ²	Proposed use/Lost use	Projected Jobs to be created (EDM)	Projected Jobs to be created (TN)
Roxhill (A14 Junction 10 - land adj A6)	2013/0661 (Outline)	Gain	108287	Mixed B	3867	2304
Roxhill (Plot 300, A14 Junction 10 - land adj A6)	2016/0678 (RM)	Gain	23,313	Mixed B	Included within Outline	Included within Outline
186a Station Road	2017/0027	Gain	298	B1a	25	17
Alpro, Altendiez Way	2016/0803	Gain	502	B1a/B1b (Mixed B)	18	11

Povoas Packaging Ltd, Stoke Albany Road	2015/0931	Gain	865	B8	11	10
Station Yard, Rushton Road	2016/0844	Gain	540	B8	7	6
Woodside Business Park, 3A Stoke Albany Road	2016/0255	Gain	3305	B2	92	94
7-9 Station Road	2016/0792	Loss	-224	B1a	-19	-12
Site B, Eagle Avenue	2017/0019	Gain	5065.4	Mixed B	181	108
Site C, Eagle Avenue	2017/0036	Gain	3274	Mixed B	117	70
Rigid Containers Ltd, Stoke Albany Road	2017/0599	Gain	1111.6	B8	14	13
Bottom Farm, Stoke Albany Road	2017/0370	Gain	864	B2/B8 (Mixed B)	31	72
Bottom Farm, Stoke Albany Road	2015/0322	Gain	1980	B2	55	57
North Kettering Business Park, Zone A, Plot 2, Rockingham Road	2015/0202	Gain	34307	B8	424	390
Tesco Stores Ltd, Carina Road	2014/0159	Gain	520	B8	6	6
Kettering Leisure Village, Thurston Drive	2016/0089	Gain	320	B1a	27	18
Kettering Bodycraft Ltd, Henson Way	2016/0746	Loss	-258	B2	-7	-7
Plot 3, North Kettering Business Development Area, Weekley Wood Avenue	2017/0885	Gain	872	B1a	73	48
Unit 5, North Kettering Business Park, Hipwell Road	2017/0216	Gain	737	B8	9	8
25 Dalkeith Place	2017/0208	Loss	-147.4	B1a	-12	-8
3-5 Newland Street	2017/0396	Gain	130	B1a	11	7
Regent Gate, Regent Street	2017/0929 (2017/0647)	Gain	80	B1a	7	4
55 Headlands	2016/0413	Loss	-1066	B1a	-89	-59
1C Headlands	2017/0550	Loss	-569	B1a	-47	-32

Sheerness House, 41 Meadow Road	2016/0412	Loss	-674.8	B1a	-56	-37
Montagu House, Montagu Street	2016/0768	Loss	-958	B1a	-80	-53
15 Tresham Street	2016/0698	Loss	-365	B1a	-30	-20
17 New Street	2017/0452	Loss	150	B1a	13	8
Cransley Park - Northampton Road	2013/0827 (Outline)	Gain	25084	Mixed B	896	534
Cransley Park - Northampton Road	2015/0911 (RM)	Gain	14554	Mixed B	Included within Outline	Included within Outline
The Hermitage, Desborough Rd	2017/0228	Gain	74.2	B1a	6	4
The Hermitage	2016/0839	Gain	74.2	B1a	6	4
Braybrooke Farm, Harborough Road	2016/0788	Gain	253	B2	7	7
Cranford Road	2017/0649	Gain	490	B8	6	6
Flat Acreland Farmhouse, 50 Cranford Road	2017/0631	Gain	883	B1c	19	49
Barnwell Court, 21 The Court	2017/0806	Loss	-114	B1a	-10	-6
Barnwell Court, 21 The Court	2017/0811	Loss	-114	B1a	-10	-6
Units 16-22, Barnwell Court, The Green	2017/0354	Loss	-433	B1a	-36	-24
21-22 Barnwell Court	2017/0468	Loss	-307	B1a	-26	-17
Clarendon House, 8-12 Station Road	2016/0830	Loss	-198	B1a	-17	-11
Clarendon House, 8-12 Station Road	2016/0335	Loss	-3078	B1a	-257	-171
18 Carrington Street	2015/0063	Loss	-60.26	B1a	-5	-3
22c Market Street	2017/0487	Loss	-251	B1a	-21	-14
1-2 Meeting Lane	2014/0876	Loss	-160	B1a	-13	-9
51 Club Street	2017/0984	Loss	-37.7	B1a	-3	-2
The Swan, 44 Montagu Street	2015/0654	Gain	93	B1a	1	5
14 Green Lane	2016/0132	Loss	-342	B1a	-29	-19

26 Queen Street, Geddington	2017/0998	Loss	-244	B1c	-5	-14

	B1a	B1 b	B1 c	B1/ 2	B2	B8	Mixed B	Total
Projected job no's (EDM)	-524	0	14	0	147	476	5110	5222
Projected job no's (TN)	-349	0	36	0	151	438	3098	3374
Additional floorspace (sqm)	- 697 6	0	63 9	0	528 0	3857 1	18094 3	21845 7

Figure 9: Projected job provision (2018-onwards – within plan period)

With Strategic/Allocated Sites	B1a	B1b	B1c	B1/2	B2	B8	Mixed B	Total
Projected job no's (EDM)	5507	0	14	0	147	476	13645	19789
Projected job no's (TN)	3672	0	36	0	151	438	8182	12479
Additional floorspace (sqm)	65403	0	639	0	5280	38571	419918	529811

Figure 10: Projected job provision – including strategic sites

Strategic/Allocated Sites	B1a	Mixed B	Total
East Kettering	21200	21200	42400
AAP	38500	0	38500
Kettering North	0	111483	111483
Kettering South	6919	100532	107451
Rothwell North	5760	5760	11520
Total	72379	238975	311354

Figure 11: Strategic employment sites

7.1 The EDM projects that 5222 jobs will be provided by those sites that are expected to be completed within the plan period, this is an under provision of 43 jobs. Although when those sites which have already completed are taken into account, this would result in a total supply within the plan period of 6,397 jobs, an over provision of 1,132. In comparison when using the employment figures from the Technical Note, this estimates that 3374 jobs will be created from the sites yet to be completed. This shows an under supply of 1891 jobs, from the remaining target as calculated using the Technical Note. Although as before, when those sites which already been completed, earlier in the plan period are included, 4,086 jobs are estimated to be delivered within the plan period. This still results in an undersupply of 1179 jobs in comparison.

- 7.2 When taking into sites with planning permission, as set out in Figure 10 as well as those which are strategic allocations, the EDM projects that 19,789 jobs (net) will be provided within the plan period, resulting in a significant over supply of 14,524 jobs. In comparison when using the Technical Note (TN), again there is a significant over supply of 7214 jobs over the same period, resulting in a total of 12,479 jobs.
- 7.3 As shown in Figure 12 below, when the estimated job provision between 2011/12 and 2017/18 on completed sites is added to this figure, the EDM projects that in total 20,963 jobs will be created within the plan period, an oversupply of 15,698 jobs. In comparison the estimated total of jobs created using the TN would result in a total of 13,191 jobs, resulting in an oversupply of 7,925 B-class jobs.
- 7.4 In conclusion the monitoring information demonstrates that completions, sites with planning permission and strategic allocations identify sufficient land for employment to meet the requirements set out in Policy 23 (Distribution of New Jobs) of the Joint Core Strategy for B-class jobs.

	B1a	B1 b	B1c	B1/ 2	B2	B8	Mixed B	Total
Projected job no's (EDM)	5723	-1	-9	0	337	756	14157	20963
Projected job no's (TN)	3686	-4	-23	0	349	696	8488	13191
Additional floorspace	65637.8 9	-67	- 415.34	0	1223 7	61213. 6	434275. 2	572881.3 5

Figure 12: Estimated job provision (including completions and existing supply/commitments)

8. Summary of the review of the market for employment provision

- 8.1 AspinallVerdi undertook a review of the market for employment provision within Kettering Borough. This review was completed in November 2018, and a copy of this review is attached at Appendix 1.
- 8.2 The review of the market for employment provision considered office space, general industrial space and strategic distribution. For each of the categories it considered demand, supply and the balance of the market. The main purpose for this was to identify whether there is any demand for new floorspace and therefore whether there is a need to allocate land within the emerging Part 2 Local Plan to meet this demand.
- 8.3 The conclusions from this assessment are set out below, along with suggested actions resulting from these conclusions.

Conclusions - Office Market

- 8.4 *The office market in the Kettering Borough is generally considered to be in balance. There is steady demand from local occupiers and there is not pent up demand. Agents/developers believe there is enough existing stock and development opportunities already in the pipeline to satisfy demand over the plan period.*
- 8.5 *Agents report that office stock has been lost in recent years in Kettering town through permitted development rights. The office space being lost through permitted development rights is not being replaced because new build development is unviable. Although this has not had a negative impact on the office market thus far it does need to be monitored.*
- 8.6 *New build office development is only likely to come forward on the existing employment sites where roads and servicing is already in place and is developed on a build to suit basis. Or on the SUEs, strategic employment sites or town centre AAP allocations, whereby the higher value such as residential or strategic B8 distribution uses can cross-subsidies the office accommodation. These existing allocations will satisfy job growth forecasts outlined in the JCS.*

Actions

- 8.7 To recognise the need to monitor the loss of office development through permitted development rights the Part 2 Local Plan will include a monitoring indicator for this. The JCS monitoring framework already measures loss of employment of other uses so an additional indicator will provide further information specifically relating to loss of employment through permitted development rights.

Conclusions – general industrial markets

- 8.8 *There is a clear demand for general industrial units across the borough – especially for small and medium sized units. The availability of industrial space has been diminishing, due to the strong demand and lack of new build occurring.*
- 8.9 *Both developers and agents alike have confirmed that if new units were brought forward there would be sufficient demand for it to be let/sold. The tight market is not unique to Kettering Borough; within the whole of Northamptonshire and the Midlands there is a lack of industrial supply, matched with substantial demand for industrial units. The current point in the cycle does provide a market opportunity for Kettering to attract occupiers from the wider sub region if sites were made available.*
- 8.10 *If the borough fails to deliver new general industrial space, there is a risk that some occupiers will choose to relocate or expand elsewhere. Others, who cannot move away because they need to keep existing workforces will be unable to grow or modernise as they would otherwise do. If new land were allocated for development these constraints would be removed and the local economy would perform better.*

- 8.11 *There are a number of constraints which are hampering development in the wider area, including viability, electrical capacity and access to suitable workforce. These problems are not specific to Kettering but effect the whole Northamptonshire and wider East Midlands area.*
- 8.12 *There are some development opportunities which will likely be delivered in the short term, including Cransley Park, Kettering Gateway, and the next phase of development at land at Kettering North. But proposals in these areas are not for small to medium units.*
- 8.13 *Occupiers for smaller units, require immediate availability of units as they are not prepared to wait for a design and build opportunities. To enable these smaller units to viably delivered sites that are made available need to be unconstrained with services in place.*
- 8.14 *Development opportunities for smaller units lie as part of the mix on the larger strategic sites, whereby the cost of site servicing can be cross-subsidised by other uses. Though it will not satisfy the short term pent up demand for general industrial space, the Council should create policy that seeks a minimum number of smaller units on strategic sites.*
- 8.15 *In terms of employment land need the council has satisfied its job forecasts outlined in the JCS. But the strategic sites allocated are focused on delivering logics space rather than smaller units. There may have been an opportunity to deliver a higher proportion of smaller industrial units at sites like Kettering Gateway or Cransley Park. But the lack of a policy on the provision of smaller units has meant that developers have sought to bring forward a much higher proportion of large units.*
- 8.16 *Developers choosing to build larger units on industrial sites is not unique to Kettering Borough. In Daventry District to the west the council has adopted policy that limits the size of units acceptable in planning terms on allocated sites. In some cases, this is done by capping the maximum unit sizes across the whole site and at some sites policy suggests the preferred unit sizes mix i.e. 50% of units have to be under 10,000 sqm. This policy will act as a mechanism to reduce land values to a level to enable development to become viable i.e. stopping developer's bidding for sites assuming larger units and the cost savings this brings.*
- 8.17 *Agents report that there is opportunity outside Kettering Town and Burton Latimer to develop space but there is no precedence of successful development in these areas. There is less demand than around Kettering Town and Burton Latimer, but as there is such pent-up demand, occupiers will take space as long as it has good transport links and is reasonably priced.*

Actions

- 8.18 Consider inclusion of a policy which seeks a minimum number of smaller units on strategic sites, as this involves strategic sites, this will be considered through a review of the Joint Core Strategy.
- 8.19 Allocation of smaller sites in the Part 2 Local Plan which could deliver smaller industrial units.

Conclusions – strategic distribution market

- 8.20 *There is steady demand for logistics space in Kettering Borough and the wider area. With overspill from areas closer to the M1 Kettering has already been able to satisfy requirements from occupiers looking in these 'prime' areas. Although the borough currently has no availability there are a number of sites in the pipeline at different points within the development process, which should satisfy demand going forward. The strategic sites allocated are in good locations, and plans show that the scheme designs fit the profile of demand agents are currently seeing in the borough.*
- 8.21 *The borough has already satisfied its need for strategic distribution employment land based on the job forecasts included in the JCS and does not need to allocate more land. When compared to the general industrial market there is a significant amount of land allocated for logistics in the borough. The key constraints for occupiers in Kettering Borough and the wider region is the lack of available workforce and energy capacity. If these can be resolved in the coming years the borough has enough strategic land allocated to fulfil demand for logistics over the plan period.*

Actions

- 8.22 No allocations needed in the Part 2 Local Plan.

9 Site Specific Policies

- 9.1 This section of the report uses the monitoring information and evidence identified in sections 6 and 7 to consider how the SSP2 should deal with employment. Within the Site Specific Part 2 Local Plan there are two areas which need to be considered.
- 9.2 The first is the need to allocate additional employment sites in the Borough to maximise the number of jobs provided within the Borough and to identify smaller sites which complement the strategic sites and provide choice to the market. The second area is the need to protect existing employment sites. These two issues are considered below.

Allocation of employment sites

- 9.3 In relation to the allocation of employment sites there are two options.

1. The first is to rely on the strategic allocations in the JCS to deliver jobs in the Borough.
 2. The second is to identify smaller sites through the Site Specific Part 2 Local Plan to provide greater choice and flexibility.
- 9.4 The JCS allocates the following strategic sites in Kettering Borough, these are shown in Figure 11 in Section 8 above.
- 9.5 In order to achieve a sustainable balance between local jobs and workers and a more diverse economy JCS Policy 23 requires that the quantity and quality of existing and committed employment sites will be reviewed against job creation targets. Part d) of Policy 23 requires that *'where, taking account of the forecast growth in non-B class jobs, there is an identified shortfall in supply of deliverable sites to meet the job targets in table 3, additional sites will be allocated in Part 2 Local Plans and/ or Neighbourhood Plans with priority given to sites within or adjoining the Growth Towns in locations that are capable of being accessed by a choice of means of transport'*.
- 9.6 The monitoring information identified in sections 6 and 7 demonstrates that sufficient land has been identified through completions, planning permissions and strategic employment allocations to deliver the job requirements set out in the JCS. However, the review of the market for employment land, summarised in section 8, concludes that there is a clear demand for general industrial units across the borough – especially for small and medium size units.
- 9.7 Allocating additional small sites to provide greater choice and flexibility provides the opportunity to meet some of the need for general industrial units. Therefore, the SSP2 will allocate additional small scale employment sites to complement the strategic sites identified in the JCS.
- 9.8 The assessment of potential employment sites is set out in section 15.

10 Safeguarded employment areas

- 10.1 The JCS recognises that existing employment sites provide an important part of the employment land supply.
- 10.2 The JCS sets out that where there is an existing over-supply of committed employment land the local planning authorities will undertake employment land reviews to inform Part 2 Local Plans to ensure that where sites are safeguarded for employment use, there is a reasonable prospect of the site being brought forward for that use.
- 10.3 Policy 22 of the JCS seeks to build a stronger sustainable economy. Part b) of the policy seeks to prioritise the enhancement of existing employment sites and the regeneration of previously developed land. Part c) of the policy requires

'safeguarding existing and committed employment sites for employment use unless it can be demonstrated by an applicant that there is no reasonable prospect of the site being used for that purpose and that an alternative use would: Not be detrimental to the mix of uses within a Sustainable Urban Extension and/ or resolve existing conflicts between land uses.

10.4 The JCS already provides policy criteria for safeguarding existing employment areas. The role of the Part 2 Local Plan should be to identify those industrial and commercial sites that should be designated as protected employment areas.

10.5 The Site Specific Proposals Local Development Document – Options Paper (February 2012) identified two options in relation to safeguarding existing employment land.

1. To include a policy detailing sites to be safeguarded for B1, B2 and B8 purposes.
2. To not include a policy to protect existing employment sites and to rely on strategic policy (at the time this was the Core Spatial Strategy)

10.6 The Options paper also included a list of sites to be safeguarded:

- North Kettering Business Park
- Telford Way Industrial Estate, Kettering
- Pytchley Lodge and Orion Way Industrial Estate, Kettering
- Kettering Parkway
- Northfield Avenue, Kettering
- Desborough Industry (including Magnetic Park)
- Latimer Business Park, Burton Latimer
- Station Road Industrial Estate, Burton Latimer
- Grange Road, Geddington

10.7 At Planning Policy Committee on the 4th September 2012, it was agreed to endorse the approach taken in responses to comments received for the Employment chapter during the consultation as part of the 'next steps' section of the report to enable officers to proceed with this section of the SSP2. As part of these 'next steps' it was agreed to review the approach to employment sites and refine the safeguarded employment sites policy as well as a review of preferred employment allocations.

11 Approach and methodology for identifying protected employment areas

Reviewing established employment areas

11.1 The list of existing employment sites to be safeguarded identified in the Options Paper provides a starting policy for establishing a list of protected employment areas. However, given the time between this consultation and the current assessment it is appropriate to review this list.

Therefore, sites which meet the following criteria have also been included in the list:

- Sites included in the Options Paper
- Sites allocated in the Minerals and Waste Local Plan as Industrial area locations for waste management uses
- Sites of more than 1ha and/or where there is at least one currently operational business or employment use

Industrial area locations for waste management uses:

- Telford Way
- Pytchley Lodge

	Size	Identified in Options Paper	Industrial area locations for waste management uses	Sites of more than 1ha and/or where is at least one currently operational business or employment use
North Kettering Business Park	117.8ha	✓		
Telford Way Industrial Estate, Kettering	79.9ha	✓	✓	
Pytchley Lodge and Orion Way Industrial Estate, Kettering	30.5ha	✓	✓	
Kettering Parkway	26ha	✓		
Northfield Avenue, Kettering	5.2ha	✓		

Desborough Industry (including Magnetic Park)	25ha	✓		
Latimer Business Park	33.3ha	✓		
Station Road Industrial Estate, Burton Latimer	25.6ha	✓		
Grange Road, Geddington	0.2ha	✓		
Pipewell Road Industrial Estate, Desborough	0.45ha			✓
Eckland Lodge, Desborough	3.1ha			✓
Eveden Factories, Desborough	0.86ha			✓

Figure 13 – Existing employment areas

11.2 Other sites considered but discounted:

- Woodside, Stoke Albany Road, Desborough – 0.0734 – open countryside
- Dallacre Farm, Wilbarston – 290m² – open countryside

11.3 An assessment of existing employment sites from a demand perspective has been undertaken; the detail of this assessment is attached at Appendix 1. This assessment considered whether existing sites are well occupied, still fit for purpose, have scope to redevelop/expand/or refurbish, and whether the sites should be safeguarded for their current use in the emerging Part 2 Local Plan.

12 Assessment of potential employment sites

12.1 The assessment of employment sites has been split into two, supply and demand. The demand side of the assessment was undertaken by Aspinall Verdi and is included within the report attached at Appendix 1.

12.2 The supply side assessment considered looked to determine the scale of type of allocations based on the completed employment floorspace as well commitments, including allocated sites in the JCS.

12.3 The demand side assessment considered whether if the sites were allocated for development whether there would be viable market demand for the site.

13 Employment Site Assessments Conclusions

13.1 Through the site assessment process the following sites the following sites present less significant constraints and are considered to provide the appropriate level of additional supply to the employment market, offering different types of employment in varying locations through Kettering borough. This is despite it being evident that there is already a significant oversupply of employment land.

Site Ref: KE/184a – McAlpine’s Yard, Kettering

13.2 The site is currently used for low density open storage as well as workshop space. Development of the site would result in the loss of this use.

13.3 This site was first reported to Planning Policy Committee on 1st November 2016 and was proposed to be mixed use, with residential on the northern part of the site with a smaller element of employment use to south, adjacent to the existing Pytchley Lodge Industrial Estate.. This site was subsequently assessed and on 5th September 2017 it was agreed to consider the site for allocation for housing, with additional work required in relation to the proposed employment use, through the Employment Land Review. This review found that B1c and B2 to be the most suitable use given the uses which currently exist on both the Pytchley Lodge Road Industrial Estate and Orion Way. Office (B1a) use would be less suitable and not as attractive as B1c and B2 uses.

13.4 Through development of the site there is not likely to be a net loss of jobs, given the nature of the potential type of employment use on the smaller area of the site and the current density of the 9.6ha site is very low and therefore the provision of a smaller area of the site for employment use could largely replace the jobs lost.

13.5 It is evident that the employment element of this scheme is suitable and is likely to be attractive to the market. Although any issues with the residential element of this proposal needs to be capable of being addressed at the planning application stage. Subsequently the Council’s assessment of the site has found that the primary issue associated with the most significant constraint is the scale of residential development proposed off a single access point as well as the need for emergency services to be able to access the site through a secondary access location.

13.6 Furthermore, in order to allow emergency access to the site, especially of such as significant scale a second access point is likely to be required for this purpose, due to the nature of the road network north of the site and the access

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to a main road in Northampton Road. This would only be required for the residential element of the mixed use allocation. Options to address this issue will need to be considered as part of a subsequent transport assessment, which is likely to include traffic modelling and predicted network impact. Further to this, comments received from NCC Highways indicate that traffic mitigation measures will need to be put in place.

- 13.7 Despite this it is considered suitable for the proposed use which would see provide a suitable alternative use for the land whilst maintaining employment use on the site, resulting in a more efficient and productive use of the site, compared to its existing use. In addition to this, the southern part of the site is located within Flood Zone 2, as set out in the Strategic Flood Risk Assessment Update. Although it is anticipated that this area will be employment use, further work is required to establish how flood risk of this Flood Zone 2 area of land is managed. The outcome of the further flooding work will preferably be fed into the final document for Submission.

Site Ref: D1 – Land at Magnetic Park, Desborough

- 13.8 This site formed part of a larger area of land which was originally assessed in the preparation of the JCS. The site was discounted on the basis of uncertainty around the land's availability and information on sustainability criteria, and therefore was not allocated in the JCS as a strategic employment allocation. These issues have since been progressed through work on the SSP2.
- 13.9 Although the site is currently located on greenfield agricultural land, it is adjacent to existing B2 and B8 uses to the east and would not result in detached/isolated development in the open countryside to the west of Desborough. The Employment Land Review found that there is general lack of supply in the wider area for this type of use and therefore this site is likely to be attractive to occupiers. This is despite the demand for B2 and B8 uses in Desborough being not as high as Kettering, although this is expected given the status and size of both settlements. B2 and B8 uses would be the most suitable uses for the site, with any alternative use considered to be unsuitable.
- 13.10 The Council's assessment of the site indicated that there was a number of minor constraints, such as distance to railway station, local centre and town centre, however it is considered that these facilities are still available within a relatively short distance in Desborough Town Centre, despite being located on the edge of the town and this would not preclude development of the site. In addition to this the suitability of the vehicular access of this site is considered adequate given the width of the highway and the ease of access to the A6 onto the A14, this is in comparison with Braybrooke Road which is primary access route to site D7, which is a narrower carriageway and more susceptible to

congestion at peak times, making site D7 less accessible for larger vehicles, despite being located slightly closer to Desborough Town Centre, as determined by the site assessment.

13.11 Further to this, comments received from NCC Highways indicate that there are similar issues regarding access and highway capacity for both this site and site D7. The primary observation is that there is sufficient capacity to the north of both site towards the nearest junctions with the A6, with more constrained capacity to south towards Desborough town centre. Although as considered above, this site is preferable with regards to suitability and access and impact Desborough's road network.

13.12 In addition to this, the score given for 'Heritage and Archaeology' reflects the need for more information to be obtained in order for NCC Archaeology to assess the archaeological potential of the site. It is expected that an assessment would be required as part of any application for the site.

Site Ref: RA10 - Geddington South West

13.13 The site is located adjacent to Grange Road Industrial Estate on greenfield land; development of this site would result in an extension to the larger established employment site which comprises of a number of small units in B1c use. The site was first identified through the Issues consultation of the Site Specific Proposals LDD (209). It was subsequently assessed for its suitability as an employment allocation as part of a larger site, including housing. It was concluded to progress the smaller part of the site for consideration as an employment allocation.

13.14 The Employment Land Review concluded that given its location and size, the site is likely to attract occupiers similar to those on the Grange Road Estate. Through the Council's assessment indicated that there were a number of minor constraints, such as distance to railway station, local centre, town centre and other employment uses, however it is considered that although these facilities are not in close proximity to the site this would not preclude development. In addition to this, the score given for 'Minerals' means that the site is within a Mineral Safeguarding area, although this is it considered a significant constraint. It is expected that an assessment would be required as part of any application for the site and this would overcome/mitigate any associated issues identified at this stage.

13.15 Based on the employment densities used above (TN) and (EDM), the potential job provision for these employment allocations is shown below in Figure 14.

Site Reference	Site Name	Allocated employment type	Site area (ha)	Total floorspace (sqm)	Potential job provision (TN)	Potential job provision (EDM)
KE/184a	McAlpine's Yard, Kettering	B1c/B2	1.1	4,400	93	157
D1	Land at Magnetic Park, Kettering	B2/B8	8.1	32,400	689	1157
RA10	Geddington South West	B1c	0.28	1,120	62	23
Total			9.48	37,920	844	1337

Figure 14 – Proposed Employment Allocations

13.16 As the amount of floorspace that would be delivered on these sites it is not known, this has to be estimated. To do this, an assumption based on the Technical Note which assumes a 40% plot ratio, meaning 4000sqm would occupy a 1ha site. This has therefore been used to calculate the potential floorspace on the allocated sites above.

13.17 As the exact mix of type of employment space that will potentially be delivered on these sites it not known at this stage, a mixed B density will be used for site KE184a (McAlpine's Yard) and D1 (Land at Magnetic Park). This is not the case for RA10 (Geddington South West) which only includes one employment type (B1c).

13.18 Using these measures to calculate the potential job provision of the proposed allocations, it is evident that the amount of jobs that would potentially be created by through the delivery of the sites provide a contribution towards the job target of 5265.

13.19 As shown above, it is clear that this target is likely to be surpassed by those sites.

13.20 Figure 15 shows the estimated total of jobs provided within the plan period, including allocations in the SSP2. As shown above the provision of jobs through completed sites and current commitments exceeds the target of 5,265 B-class jobs during the plan period. In addition to this, it also exceeds the overall job target set out in Policy 23 of the JCS of 8,100. The allocations provide competition and choice to prevent businesses from not being able to locate in the area based unsuitable sites based on size, location and type.

	B1a	B1b	B1c	B1 Unclassified	B1/2	B2	B8	Mixed B	Total

Projected job no's (EDM)	5723	-1	14	0	0	337	756	15471	22300
Projected job no's (TN)	3686	-4	39	0	0	349	696	9270	14036
Additional floorspace	6563 7.89	- 67. 00	- 415. 34	0.00	0. 00	1223 7.00	6121 3.6	46779 5.20	60640 1.35

Figure 15 - Projected job supply, including employment allocations

Sites not recommended for allocation

13.21 It is evident that through the sites that have been completed since 2011 and those sites which have consent but are yet to be completed the proposed allocations as well that there is a significant over supply of employment land/floorspace in Kettering Borough. Therefore, it is considered because of significant constraints or a lack of demand and the risk of market saturation, the following sites will not be allocated.

Site Ref: D7 – Land at Humfrey's Lodge, Desborough

13.22. This site formed part of a larger area which was originally assessed in the JCS Background Paper on Strategic Housing and Employment Sites. The site was discounted and was therefore not allocated in the JCS as a strategic employment land allocation. The site has recently been subject to an appeal on a refusal for residential use, which was dismissed. However, given the sites close proximity to the A6, it is attractive to occupiers and would be suitable for a mix of B class uses, excluding (B1a and b). Therefore, the site should still be considered for allocation for employment use. As the site has potential as a mixed use scheme, less intensive uses are likely to more suitable on the eastern side of the site, adjacent to existing residential properties.

13.23 The Council's assessment of the site indicated that was a number of minor constraints, such as distance to railway station and local centre, however it is considered that these facilities are still available within a relatively short distance in Desborough Town Centre and this would not preclude development of the site. In comparison to site D1, this site is located slightly closer to Desborough town centre, although as mentioned in relation to site D1 above, the suitability of the route into Desborough, via Braybrooke Road is lesser than that compared to the more adequate Harborough Road on which site D1 is located on.

13.24 The location of this site is in close proximity to existing residential properties which currently sit on the south-western boundary of the settlement. Additional employment development in this location has the potential to result in an increase in noise levels for residents in these properties. In comparison, this is

unlikely to be an increase with site D1, which is further from residential properties on Harborough Road.

13.25 In addition to this, the score given for 'Heritage and Archaeology' reflects the need for more information to be obtained in order for NCC Archaeology to assess the archaeological potential of the site. It is expected that an assessment would be required as part of any application for the site.

13.26 Despite this, it has to be considered that whether locating two employment sites of a similar size and nature in close proximity in a settlement the size of Desborough would result in an oversupply of employment land, where there is limited demand. This site in comparison to site D1 is more detached from the settlement, whereas as site D1 is adjacent to existing employment uses. Therefore, it is considered that both sites would not be required.

Site Ref: R6 – Land south of A14 Junction 4, Rothwell

13.27 Located outside of Rothwell adjacent to junction 4 of the A14, this site benefits from direct access to the A14 and therefore development of B2 or B8 uses would be attractive to potential occupiers. The site is also in close proximity to the Rothwell Lorry Park, which has recently opened adjacent to Junction 3 of the A14. This site formed part of a larger area which was originally assessed in the JCS Background Paper on Strategic Housing and Employment Sites. It was discounted for reasons of the larger site being detached from Rothwell, and potential implications for the Nene Valley Nature Improvement Area, and flood risk. It was therefore not allocated in the JCS as a strategic employment allocation.

13.28 The site assessment for this site indicates that the scores poorly in terms of accessibility to key services and facilities such as transport as well as a local centre. Although given the sites location, adjacent to the A14 these concerns are unlikely to preclude development. In addition to this, approximately 20% of the site is within Flood Zone 2. This part of the site is that adjacent to Slade Brook, which runs along the site's southern boundary. Although it has been confirmed by NCC SWD that 40% of the site is at risk from surface water flooding.

13.29 The most significant constraint for this site is the gradient drop between the likely access point and the site itself which is likely to make development of the unviable due to high site preparation costs. Although it is recognised, if these constraints can be overcome, development of the site may be considered suitable in the future.

Site Ref: R3 – Cooper's Coaches

- 13.30 This site was first identified through the Issues consultation on the Site Specific Proposals LDD (2009). It was subsequently assessed for its suitability as an employment allocation, the conclusion of which was reported in the Employment Allocations Background Paper (February 2012). At this stage, following an assessment of the site, it was considered that the site may be suitable for small scale employment/start up units.
- 13.31 The site is small in size, which limits the uses for the site, especially B2 or B8 uses. As a result, the Employment Land Review concluded that B1a offices are likely to be the most suitable, given that the site is in a built up area, residential use would be a more suitable alternative use for the site and any demand from office occupiers in Rothwell is unlikely. The site was recently the subject of a planning application for 3 dwellings, which has since been withdrawn, bringing into question the landowner's ambitions for the site and its availability for employment.
- 13.32 The site assessment does not highlight any further constraints to those already addressed above, apart from distance to railway station. Further to this, the site is adjacent to the Conservation Area and other heritage assets and development would result in the demolition/conversion of the historic buildings on the site which is likely to detriment a heritage asset. There is also archaeological potential for the site, which has been assessed and found to be able to be mitigated against through conditions requiring further archaeological investigations.

Site Ref: RA20 – Land between Carlton Road and Kendalls Close

- 13.33 The site is currently in agricultural use on the edge of Wilbarston with poor access and given its proximity to residential properties, would only be suitable for B1a uses. The viability of this type of scheme in this location is limited and any demand would be unlikely.
- 13.34 The site assessment shows that the site has poor access to all facilities, including transport, local centre and employment.
- 13.35 The site has not been promoted for employment development and there is no evidence to suggest the site is available for development.

14 Conclusions

- 14.1 As shown by the evidence presented as part of this document, there is a significant oversupply of employment floorspace, beyond the target of 5,265m², as set out in the JCS Employment Background Paper which evidences the requirement of 8,100 jobs in Policy 23 of the JCS, when estimated job numbers are added to potential job provision on committed sites and strategic allocations.

- 14.2 However it is recognised that the figures on which this conclusion is based, is an estimate and is unlikely to be accurate. Although this is the only method by which the number of jobs provided and forecast to be delivered can be calculated.
- 14.3 The Employment Land Review, clearly sets out that there are clear differences between the different employment land markets within Kettering Borough. It is evident that there is limited scope to provide additional floorspace for the office sector, whereas with regards to the general industrial market, there is a clear demand for small to medium sized units and a limited supply to address it. The demand within the strategic distribution sector are likely to be fulfilled through committed sites and strategic allocations in the JCS and therefore no allocations are required.
- 14.4 To supplement the findings of the Employment Land Review, assessments of a number of sites identified as potential employment allocations were undertaken.
- 14.5 The proposed allocations seek to provide additional choice, predominantly in the light industrial and general industrial sectors, where there is a simultaneous demand and lack of supply for small and medium sized units. As well as this providing the opportunity for additional logistics (B8) floorspace, although there is sufficient supply, provides diversity and choice in this market.
- 14.6 Although there were a number of sites with significant constraints and were not considered further for this reason, through the assessment of floorspace provision it was evident that there was little need to allocate a significant number of sites in order not to saturate the market. The allocations also provide additional certainty that the JCS B-class job target of 5,265 is attained within the plan period.

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Report Originator	Head of Development Services	<i>Fwd Plan Ref No:</i>	
Wards Affected	All	5 November 2019	
Title	STRATEGIC FLOOD RISK ASSESSMENT UPDATE		

1. PURPOSE OF REPORT

To update Members on the contents of the new Kettering Borough Strategic Flood Risk Assessment and agree for the document's inclusion as part of the evidence base in the preparation of Sites Specific Part 2 Local Plan (SSP2).

2. INFORMATION

- 2.1 Kettering Borough Council last prepared a Strategic Flood Risk Assessment for the Borough, a Level 1 assessment, in 2011. Since then there have been numerous legislative and procedural changes, alongside updates to several flood and water data sets, modelling and mapping layers. These changes need to be reflected within an update to the Strategic Flood Risk Assessment (SFRA), to ensure that a sound flood and water management evidence base is available to support the plan-making process for development. In May 2019 Northamptonshire County Council (NCC) as the Lead Local Flood Authority were awarded the contract to prepare an update to this Level 1 SFRA, updating and incorporating data, recommendations and policies from a number of studies and strategies since this earlier document. This new SFRA is to satisfy the requirements of the NPPF and inform the preparation of the Council's Site Specific Part 2 Local Plan.
- 2.2 This 2019 SFRA will replace the previous Level 1 SFRA 2011. It provides a robust evidence of areas of flood risk from various sources within the borough and is a key component in identifying appropriate sites for development over the plan period.
- 2.3 A vast amount of data and a significant number of studies and strategies have previously reviewed the level of flood risk in the Borough including the (updated) North Northamptonshire Flood Risk Management Strategy (LFRMS) November (2017), North Northamptonshire Detailed Water Cycle Study (2009), Kettering Green infrastructure Delivery Plan (2019), Kettering Surface Water Management Plan (2018) and Kettering town centre level 2 SFRA, (2010). This SFRA updates this information.
- 2.4 The Level 1 SFRA summaries the greatest flood risks to properties in Kettering Borough posed by ground water, followed by surface water and then fluvial flood risk from the River Ise and Slade Brook.

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- 2.5 Surface water flooding has been identified as a more recent concern and a key consideration for all new development. Major new developments now must address surface water drainage requirements set out in National Standards, and local guidance produced by NCC. This guidance will ensure that careful design of the site lay-out and drainage system is factored into new development, giving due consideration to the implementation of Sustainable Drainage Systems (SuDS) solutions and their ongoing maintenance where appropriate. NCC is the Lead Local Flood Authority (LLFA) and more recently the Sustainable Urban Drainage (SUD) Authority.
- 2.6 In accordance with the NPPF all sites being promoted for development through the Site Specific Part 2 Local Plan (SSP2) have undergone a Sequential Test. The Sequential Test gave approximately half of the sites a 'Green' (low risk) rating and half 'amber' (moderate risk) rating which can be mitigated through application of suitable site-specific recommendations.
- 2.7 Two sites have been given a 'red' rating, these being site KE/184a - McAlpine's Yard, Pytchley Lodge Road, Kettering and site RA/170 - South of New Stone House, Duck End, Cranford. This rating is because of the level of flood risk to the sites from a range of sources. For these sites it is recommended that further work is undertaken to better understand the level of risk to the sites, such as a Level 2 SFRA. The Level 2 SFRA involves assessing these sites using more advanced methods of modelling flood risk. Members should be aware that the 2010 Level 2 Kettering Town Centre SFRA is still current, so to avoid confusion the more detailed study into the two sites above will be referred to as a Level 2 SFRA for McAlpine's Yard, Kettering and Duck End, Cranford.
- 2.8 The Level 1 SFRA goes onto recommend the cumulative impact of development on flood risk in Kettering Borough, particularly from unconstrained surface water drainage from minor developments. Considering the sites that have been identified for inclusion in the SSP2, the effects of cumulative impact are most likely to be seen in Kettering town centre, Burton Latimer, Broughton, Rothwell, Geddington and Desborough. Recommendations have been made for the Council to consider applying stricter requirements on surface water drainage proposals for sites located in areas draining into the Critical Drainage Catchments (CDCs) identified in the Kettering Surface Water Management Plan (SWMP).
- 2.9 In summary, the outcome of the SFRA Update is that it is appropriate to progress in making the allocations identified in the SSP2 with added policy criteria as proposed. In the case of McAlpine's Yard, Pytchley Lodge Road, Kettering, and South of New Stone House, Duck End, Cranford, it is anticipated that further work in the form of Level 2 SFRA modelling will provide clarity over the measures necessary to manage the risks of, and to, development from flooding. The outcome of this work will be fed in for consideration at Examination.

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2.10 The SFRA can be viewed in full by following the link provided below:

https://www.kettering.gov.uk/downloads/download/28/strategic_flood_risk_assessments

3. CONSULTATION AND CUSTOMER IMPACT

3.1 Stakeholder engagement was undertaken in the preparation of the SFRA Update. The Site Specific Part 2 Local Plan Publication consultation will be launched in December 2019, and is expected to be extended to 8 weeks to allow greater time for representations to be made in light of the Christmas period. The background papers and other evidence will be made available alongside the Publication Plan as part of the evidence base.

4. POLICY AND RESOURCE 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.

4.2 The cost of preparing the SSP2 will be met within the existing Development Services Planning Policy budget.

5. LEGAL AND EQUALITY IMPLICATIONS

5.1 The purpose of the SFRA is to provide a transparent set of evidence to guide the preparation of the Site Specific Part 2 Local Plan (SSP2). The SSP2 will help guide future development in Kettering Borough. The preparation of the SSP2 meets legal requirements and equality standards. The SSP2 has been subject to extensive consultation which has involves engagement with a wide range of individuals, groups and organisations, including hard to reach groups.

6. CLIMATE CHANGE IMPLICATIONS

6.1 The achievement of sustainable development is a key aim of national planning policy, the SSP2 has been prepared in the context of this aim. The SSP2 has been subject to sustainability appraisal throughout its preparation, this ensures the plan will help achieve relevant environmental, economic and social objectives. The SSP2 can help contribute towards a reduction in greenhouse gas emissions through reducing the need to travel and providing opportunities for people to use sustainable transport. Policies contained within the Part 2 Local

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Plan will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

7. RECOMMENDATION

That Members note the content of the Kettering Borough Strategic Flood Risk Assessment Update and agree for the document's inclusion as part of the evidence base in the preparation of the Site Specific Part 2 Local Plan.

Previous Reports/Minutes:

Date:

Title:

Contact Officer: Shanaz Zaman – Planning Consultant