

BOROUGH OF KETTERING

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Report Originator	Head of Development Services	<i>Fwd Plan Ref No:</i>	
Wards Affected	All	20 November 2019	
Title	SITE SPECIFIC PART 2 LOCAL PLAN – HOUSING LAND SUPPLY BACKGROUND PAPER		

1. PURPOSE OF REPORT

To seek Members approval of the Housing Land Supply Background Paper to support the preparation of the Site Specific Part 2 Local Plan (SSP2): Publication Plan and to agree the approach to opportunity redevelopment sites in Rothwell.

2. INFORMATION

- 2.1 Members will recall that at the 5 November 2019 Planning Policy Committee a number of background papers were reported seeking that Members endorse these background papers to form part of the evidence base for the SSP2: Publication Plan. The purpose of this report is to present to Members the Housing Land Supply Background Paper (October 2019) and ask Members to endorse this background paper to form part of the evidence base for the SSP2 Publication Plan. In addition to this Members are asked to agree the approach to opportunity redevelopment sites in Rothwell.

Housing Land Supply Background Paper (October 2019)

- 2.2 The Housing Land Supply Background Paper (October 2019) 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 allowances 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.
- 2.3 The Housing Land Supply Background Paper is attached at Appendix 1. This paper identifies a total supply of 12,976 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.

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Opportunity Redevelopment Sites in Rothwell Town Centre

- 2.4 The Site Specific Part 2 Local Plan – Draft Plan identified the Library/ Fire Station site in Rothwell as an opportunity site for redevelopment. At the time Northamptonshire County Council were carrying out a review of library services and no decisions had been made in relation to the future of Rothwell Library. It was therefore considered appropriate to retain the library/ fire station site as an identified opportunity site to facilitate possible redevelopment should the library element cease to occupy the site in the future.
- 2.5 Since this time the position with Rothwell Library has moved forward, Rothwell Library will now be a Community Managed Library. Therefore, it is considered appropriate to remove this element of the site from designation as an opportunity for redevelopment. The remaining part of the site, which is currently occupied by the fire station, is located outside the town centre boundary, it is considered that, should this site become available, it could be suitably redeveloped without the inclusion of a policy within the SSP2.
- 2.6 It is recommended that the Library/ Fire Station site be removed from the SSP2 as an opportunity for redevelopment, this means that the SSP2 will not allocate land for redevelopment in Rothwell town centre.

3. CONSULTATION AND CUSTOMER IMPACT

- 3.1 A consultation on the SSP2 Publication Plan will take place December 2019/ January 2020. The Housing Land Supply Background Paper 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.

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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 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 Housing Land Supply Background Paper to form part of the evidence base for the SSP2; and agree the approach set out in section 2 of this report, to remove the Rothwell Library and Fire Station as an opportunity site for redevelopment.

Previous Minutes/Reports:

Ref: Site Specific Part 2 Local Plan (SSP2) – Background Papers

Date: 5th November 2019

Contact Officer

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