

PLANNING POLICY COMMITTEE

Wednesday 27th January 2021 at 6.00 pm
www.kettering.gov.uk/youtube

Committee Administrator: Anne Ireson
Direct Line: 01536 534398
Email: anneireson@kettering.gov.uk

A G E N D A

This is a virtual meeting of the Planning Policy Committee to be held using Zoom and live-streamed via YouTube.

Committee Members, officers and previously-notified speakers will be sent Zoom meeting joining instructions separately

To watch the live meeting on YouTube, please follow the instructions below:-

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Working with and on behalf of local people



1.	Apologies	
2.	<p>Declarations of Interest</p> <p><i>(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.)</i></p> <p>(a) Disclosable Pecuniary Interests</p> <p>(b) Personal Interests</p>	
3.	Minutes of the meeting held on 1 st September 2020 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	
6.	Site Specific Part 2 Local Plan – Examination Update	Simon Richardson
7.	Kettering Town Centre Area Action Plan – Monitoring Report	Simon Richardson
8.	Housing Delivery and Five Year Land Supply	Simon Richardson
9.	Update on Neighbourhood Planning	Simon Richardson
<p>Members of the Planning Policy Committee:- Cllr Mike Tebbutt (Chair), Cllr Ian Jelley (Deputy Chair), Cllrs Linda Adams, Cedwien Brown, John Currall, Ash Davies, Ruth Groome and Jan O'Hara</p> <p>Substitute Members:- Cllrs Michael Brown, David Howes, Clark Mitchell, Cliff Moreton, Mark Rowley, Margaret Talbot, and Greg Titcombe</p>		

Private and Confidential Items

The press and members of the public can be excluded from business of the meeting on the grounds that it involves items of business which include the likely disclosure of exempt information as defined by Paragraphs 1-7 of the Local Government (Access to Information) (Variation) Order 2006 in respect of Schedule 12A to the Local Government Act 1972. The reason for discussing the issue in private is indicated on the Order of Business and was advertised by way of a Public Notice in accordance with the provisions of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

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PLANNING POLICY COMMITTEE

Meeting held: 12th October 2020

Meeting held virtually

Present:

Councillor Michael Tebbutt (Chair)
Councillors Linda Adams, John Currall, Ruth Groome, Jan O'Hara, Margaret Talbot and Greg Titcombe.

20.PP.17 APOLOGIES

Apologies were received from Councillors Ash Davies and Cedwien Brown. It was noted that Councillors Greg Titcombe and Margaret Talbot were acting as substitutes.

20.PP.19 DECLARATIONS OF INTEREST

Councillor Ruth Groome declared a personal interest as a Burton Latimer Town Councillor and employee of Northamptonshire County Council Library Service.

20.PP.18 MINUTES

RESOLVED that the minutes of the meeting of the Planning Policy Committee held on 1st September 2020 be approved as a correct record and signed by the Chair.

20.PP.20 URGENT BUSINESS

None.

20.PP.21 PLANNING FOR THE FUTURE – WHITE PAPER CONSULTATION

A report was submitted which informed Members of the contents of the consultation on the *Planning for the Future* White Paper and sought to agree the Council's response.

The *Planning for the Future* White Paper had been published on 6th August, with the consultation running for a period of 12 weeks. An initial

report had been submitted to the meeting of the Committee held on 1st September, where it was resolved that officers prepare a draft response for consideration by the Committee. The consultation period closed on 29th October.

The Committee's attention was drawn to the Government's sister consultation on changes to the current planning system, the deadline for which had been 1st October. Due to the timing of the consultation period, it had not been possible to bring the officers' draft response to the Committee. However, the response had been submitted to the North Northamptonshire Joint Planning and Delivery Unit and had been taken into account as part of the response from North Northants. It had been made clear that Kettering's response had not been brought to the committee for approval.

An update on progress with the Site Specific Part 2 Local Plan Examination in Public was given and it was noted that this was due to conclude on Friday, 16th October. Sessions had been well-attended and proceedings were running well.

(Councillor Jan O'Hara joined the meeting at 6.08 pm)

John Padwick and Kevin O'Brien addressed the Committee under the Council's Right to Speak Policy on the following matters:-

- The need for genuinely affordable housing and mixed communities
- Although the planning system needed to be simplified, it had evolved sensitively over the years and should be respected
- Scrutiny and democratic control and local engagement on individual development schemes was essential
- Concern over removal of right to speak and statutory timescales
- The proposals unfairly favoured developers
- The removal of strategic environmental assessments from Neighbourhood Plans
- National Planning Policy Frameworks should be revised
- Infrastructure should be improved before developments are built
- Ecological concerns regarding trees and hedgerows on the edge of towns
- Open spaces were important for well-being and mental health

The Chair urged the speakers to submit their own comments via the planning portal website.

During the ensuing debate, the Committee expressed general agreement with the draft response and voiced a number of concerns,

with a request that narrative be added to the response on the following matters:-

- The lack of democratic engagement and consultation. “Local residents are local experts”
- Sustainability and design of homes in respect of eco-friendly heating systems, which should not be retro-fitted, and the potential for including energy efficiency into the Building Regulations should be explored
- The potential for locally agreed details to be taken out of local plans and policies. These had been drawn up to protect towns and villages, had been consulted upon and had gained support and were now facing being usurped by the new proposals
- The Homes for Healthy Living and Building for a Healthy Life (now Building for Health) documents should be referenced in the response in relation to securing good quality new homes throughout the UK
- The housing land supply, housing targets and algorithms should be revisited, particularly regarding parameters in respect of changing patterns of work
- Concerns about reliance on technology and digital approach to modernising the planning system

Further debate was then held and it was felt that the proposals could actually lengthen the time taken to bring forward developments. Clarification was sought on the status of Outline Planning Permissions under the new proposals. If the proposals meant moving more towards giving a decision in principle for planning applications in growth areas, local planning authorities would need to forward-load more information and details (for example environmental impact assessments and design codes), which could add a significant amount of time to the plan making process.

It was felt that S106 agreements were preferable to SIL agreements.

The Chair reminded Councillors of the opportunity to individually respond to the Government’s consultation as well as supporting the Borough Council’s comments.

RESOLVED that:-

- (i) the consultation on the Planning for the Future White Paper be noted:
- (ii) the content of the Appendix to the report should form the response of Kettering Borough Council be agreed; and
- (iii) any additional points to be added to the Council’s response ahead of the closing date be delegated for agreement to

the Interim Head of Development Services, in consultation
with the Chair of the Planning Policy Committee.

(The meeting started at 6.00pm and ended at 7.03pm)

Signed
Chair

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Committee	PLANNING POLICY	Item 6	Page 1 of 5
Report Originator	Interim Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All	27 January 2020	
Title	SITE SPECIFIC PART 2 LOCAL PLAN – EXAMINATION UPDATE		

1. PURPOSE OF REPORT

To provide an update on the Examination of the Site Specific Part 2 Local Plan.

2. INFORMATION

2.1 Members will recall that at the meeting of this committee held on 21st May 2020 Members agreed that the Kettering Borough Site Specific Part 2 Local Plan (SSP2) be submitted to the Secretary of State for Examination. The SSP2 was subsequently submitted to the Secretary of State on 28th May 2020.

2.2 The purpose of this report is to update Members on progress with the Examination of the SSP2, to provide detail of work undertaken and issues raised through the examination process and to provide Members with the next steps in the Examination process.

2.3 All work relating to the Examination is available to view on the Examination pages of the Council’s website (www.kettering.gov.uk/SSP2Exam).

Examination Progress

2.4 Following submission of the SSP2, Planning Inspector Elaine Worthington was appointed to undertake the independent examination into the soundness and legal compliance of the SSP2.

2.5 The Inspector wrote to the Council on 19th June 2020 setting out some initial questions. The Council responded to these questions on 3rd July and provided additional information to the Inspector in response to the questions. The questions related to procedural and legal compliance matters, the scope of the plan, housing, evidence base/ documents, Supplementary Planning Documents, the Policies Maps, the Statement of Community Involvement, Sustainable Urban Extensions, retail and other matters.

2.6 The Inspector’s Matters, Issues and Questions relating to the soundness of the submitted plan were provided on 20th July 2020. The Inspector set out fourteen Matters for discussion:

- Matter 1 – Legal and Procedural Requirements

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- Matter 2 – Spatial Strategy
- Matter 3 – Infrastructure and Viability
- Matter 4 – Delivering the Housing Requirement
- Matter 5 – Housing Allocations in Kettering and Barton Seagrave
- Matter 6 – Housing Allocations in Burton Latimer, Desborough and Rothwell
- Matter 7 – Housing Allocations in Rural Areas
- Matter 8 – Meeting Housing Need
- Matter 9 – Employment
- Matter 10 – Town Centres
- Matter 11 – Health and Well-being
- Matter 12 – Natural Environment and Heritage
- Matter 13 – Rural Areas
- Matter 14 – Monitoring and Review

- 2.7 Officers prepared Matters Statements for each of the Matters identified by the Inspector, responding to the issues and questions raised. These were submitted to the Inspector on 7th September 2020. Matters Statements were also submitted by interested parties. In total 64 Matters Statements were submitted.
- 2.8 Four Statements of Common Ground were agreed with participants, to clarify for the Inspector areas of agreement and areas of disagreement between the parties. Statements of Common Ground were prepared between the Council and Anglian Water, Armstrong Rigg Planning on behalf of Weetabix, Rosconn Strategic Land in relation to land at Stoke Albany and Hanwood Park LLP.
- 2.9 The hearing sessions took place over 6 days from 8th to 16th October. The hearing sessions were conducted virtually using the Zoom platform and were live streamed on YouTube. The numbers of participants varied at each session with Matters 2, 4, 7 and 12 having the highest numbers of participants, with in the region of six to eight participants at these sessions.
- 2.10 Following the close of the hearing sessions the Council prepared a list of the areas of work identified at each hearing session. This was provided to the Inspector on 2nd November 2020 (Document Reference EXAM16), the Inspector responded to the Council's list of post hearing work setting out additional areas of work required (Document Reference EXAM17). Full details of these areas of work are available to view in documents EXAM16 and EXAM17 which are available on the Council's Examination webpage. The Council responded to the Inspectors action points on 18th December 2020, the Councils response is contained in document reference EXAM18 and accompanying appendices, this document is available on the Examination webpage. All of the documents submitted during the Examination and mentioned above can be accessed at https://www.kettering.gov.uk/info/20058/planning_strategies_and_policies/12416/site_specific_part_2_local_plan_examination/4
- 2.11 Officers would like to draw Members attention to the following areas of work and proposed modifications:

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- The Schedule of proposed Main Modifications to the Publication Plan has been updated to take into account changes resulting from the hearing sessions and consolidated to provide all the modifications proposed on a policy by policy basis. The Inspector will consider these proposed modifications which will be worked up further and consulted on in due course.
- Amendments have been proposed to address the September 2020 changes to the Use Classes Order, reference to previous Use Classes have been removed and replaced with a description of the uses, for example 'A1' has been amended to 'retail'.
- An amendment has been proposed to the Introduction to set out the Five Year Supply of Gypsy and Traveller Sites and to provide certainty on the preparation of the Gypsy and Traveller Site Allocation Policy.
- Amendments have been proposed to Policies HOU1 (Windfall and Infill Development: Principles of Delivery), HOU2 (Older Persons Housing) and HOU5 (Single Plot Exception Sites for Self-Build) to provide clarification and to remove repetition of the JCS.
- Amendments have been proposed to Policies EMP1 (Safeguarding Employment Land), EMP3 (Non Employment Uses in Safeguarded Employment Areas) and EMP4 (Live Work Units) to ensure consistency with the JCS, provide clarification and to reflect amendments to the Use Class Order. Amendments are also proposed to the supporting text in this chapter to provide information on strategic employment sites.
- Additional text has been proposed in the town centres chapter to set out the role of District and Local Centres at SUE's in the retail hierarchy. An amendment is proposed to Policy TCE1 (Town Centre Boundaries) to clarify that the town boundaries and Primary Shopping Area are shown using a single line. Amendments have been proposed to policies in the Town Centre chapter to remove repetition of the JCS and to provide clarification. The Inspector is giving further consideration to whether Policy TCE3 (Markets – General Principles) is necessary.
- Amendments have been proposed to Policy HWC1 (Health and Well-being) to ensure the policy sets out more clearly for developers what is required. Amendments have been proposed to Policy HWC2 (Protection of Community Facilities and Proposals for New Facilities) to provide clarification and amendments have been proposed to Policy HWC3 (Sport, Recreation and Physical Activity) which provide a comprehensive update to the policy to remove repetition and to set out more clearly what is expected of proposals and on how contributions will be calculated and spent.
- Amendments have been proposed to Policy NEH1 (Local Flood Risk Management Policy) to clarify requirements. Amendments have been proposed to NEH2 (Borough Level Green Infrastructure Network) to re-order the policy, set out the approach to offsite/ onsite contributions and to clarify the mechanism for determining contributions. An amendment has been proposed to NEH3 (Historically and Visually Important Local Green Space) to clarify the exceptional circumstances when development may be allowed. In EXAM17 the Inspector raised concerns over the Council's approach to the designation of Historically and Visually Important Local Green Space. In

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response to the Inspector's concerns, officers prepared a note on Local Green Space which was attached to EXAM18 as Appendix 3. Among other information this provides detail on whether the sites were put forward by and/or supported by the local community. Amendments are proposed to Policy NEH4 (Open Spaces) which provide a comprehensive update to the policy to provide clarification, set out more detail on contributions and how these will be applied and to provide an update on the studies.

- All site allocations policies and development principles policies have been reviewed to remove repetition with the JCS, national policy and between the tiers of policy included in the SSP2 and to make reference to the heritage test set out in the NPPF, amendments are proposed where relevant. An amendment has been proposed to Policy STA2 (Land to the south of Harborough Road, Stoke Albany) to increase the yield of the site following detailed discussions on the design following the submission of an application on the site. Amendments to the boundary previously included Schedule of Main Modifications submitted with the SSP2 have been removed to revert back to the boundary included in the Publication Plan.
- A note has been prepared to provide an update on the implementation and timescale for delivery of site BLA6 (Bosworth Nurseries and Garden Centre, Finedon Road, Burton Latimer) following discussions at the hearing sessions, this was submitted as Appendix 2 to EXAM18.
- Amendments are proposed to the supporting text in the Rural Strategy chapter to provide clarification on the approached within each of the categories of village. Amendments have been proposed to Policy RS3 (Category C Villages) to remove the differentiation between scattered settlements and the open countryside. Additional text has been proposed in relation to Policy RS5 (Rural Area Development Principles) to clarify the relationship between policies and to explain the purpose of the various tiers of policy.
- Amendments have been proposed to the monitoring chapter to provide clarification and to remove unnecessary wording.

2.12 Full details of the proposed amendments are contained in the Interim Table of Main Modifications which is available to view on the Examination Webpages as document reference EXAM18a.

Next Steps

2.13 The Inspector will now review the work submitted by the Council in document reference EXAM18 and will publish a note setting out the next steps in the Examination, this is expected in the coming weeks. As noted above, Main Modifications will need to be consulted upon in due course. Prior to a consultation taking place, it is intended that the Main Modifications would be reported to a future meeting of this committee, asking Members to agree them for consultation. It is recognised that this is the final planned meeting of the Planning Policy Committee, so an additional meeting will need be arranged to agree the Main Modifications for consultation once the Inspector has written to the Council with her considerations.

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3. CONSULTATION AND CUSTOMER IMPACT

3.1 Main Modifications will be subject to public consultation, this will be undertaken in accordance with the requirements of the Local Plan Regulations and the Statement of Community Involvement.

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 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 SSP2 Local Plan will ensure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

7. RECOMMENDATION

That Members note the update on the Examination of the SSP2.

Previous Reports/Minutes:

Ref: Site Specific Part 2 Local Plan – Submission Plan

Date: 21st May 2020

Ref: Site Specific 2 Local Plan – Publication Plan

Date: 20th November 2019

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Contact Officer: Julia Baish – Development Team Leader (Planning Policy)

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Report Originator	Head of Development Services	<i>Fwd Plan Ref No:</i>	
Wards Affected	William Knibb Ward, Northfield Ward, All Saints Ward, St Michaels and Wicksteed Ward, St Peters Ward	27 January 2021	
Title	KETTERING TOWN CENTRE AREA ACTION PLAN – MONITORING UPDATE		

1. PURPOSE OF REPORT

To inform Members of the results of the ninth Monitoring Report of the Kettering Town Centre Area Action Plan.

2. INFORMATION

- 2.1 The Kettering Town Centre Area Action Plan (AAP) was adopted by the Council on 6th July 2011. The Plan sets out the aspirations for the town centre and surrounding area up until 2021 and sets out the Council’s strategy and policies to meet the Plan’s objectives.
- 2.2 The adopted AAP includes a policy on implementation and monitoring. The Plan sets out a monitoring framework to assess the effectiveness of the Plan in delivering its objectives.
- 2.3 This report has been written to evaluate the progress that has been made in delivering the plan’s objectives. The first monitoring update was presented to Members of this Committee in September 2012, in subsequent years officers have reported annually, providing updates on delivery against the AAP targets in the previous 12 months.
- 2.4 Officers have also updated the Kettering Town Centre Health Check; this is attached at **Appendix 1**. The results of the AAP monitoring exercise are provided in summary below, discussed under the 7 objectives of the AAP.
- 2.5 In addition, this report also considers the impact of the amendments to the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which were introduced on 30th May 2013 (Statutory Instrument 2013 No. 1101) and have been updated several times since. The latest version of the General Permitted Development Order (Statutory Instrument 757) also came into force on 1st September 2020. The main impact as a result has seen changes to classes A, B1 and D1, applicable to retail, office and non-residential institutions and assembly uses respectively, which have been replaced by Class E (commercial) and F (non-residential institutions) uses. As a result, references to these use classes within this report and Appendix will be amended to simply state the use, rather than the use class, for example A1 will simply be referred to as retail. For clarity, please see the table below.

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Previous use class	Use
A1	Retail
A2	Professional and financial services
A3	Restaurants and cafes
A4	Drinking establishments
A5	Hot food takeaways

2.6 In terms of the contextual environment, a report published by the Centre for Retail Research forecast that retail sales in the UK fell by 4.6% in 2020, compared to 2019 this was the first sales decline since 1995. This was primarily due to the Covid-19 pandemic, although the general trend has been one of decline through competition from the on-line sales sector anyway.

Monitoring Results

AAP Objective 1: Create a zoned, vibrant town centre which makes best use of available land and existing buildings and maximises potential for regeneration

2.7 In order to provide a measure of vibrancy in the town centre, comparable footfall counts are used. The following analysis comes from the results of a footfall count conducted in December 2020, taking December 2008 as the base date, so an elongated trend can be derived. The Council has invested in a further footfall monitoring tool called Elephant Wi-Fi. This was installed in five locations and will add to the information measured by counters at two separate times of the year.

2.8 Last year's survey showed that footfall increased on the non-market day (Monday) by 9.98%, and decreased on a market day (Friday), by 30.95%, compared to the previous year. This year, the September count was cancelled due to the other work priorities within the team and affected by the restrictions in place because of the Covid-19 pandemic. Footfall counts for December were however undertaken. Due to restrictions in place on account of the pandemic, a direct comparison cannot be made with the original footfall figures collected in December 2008, or subsequent counts since. Footfall counts on non-market days in December 2017 and 2018 show a decline of 3.1% and 12.8% respectively, with a further decrease of 4.8% in December 2019. The surveys undertaken in December 2020 indicate a decrease of 19.9% on a non-market day and also decreased by 33.7% on a market day compared to the previous year. **Overall, the footfall trend shows a steady decline, with a more significant drop in 2020 for obvious reasons.**

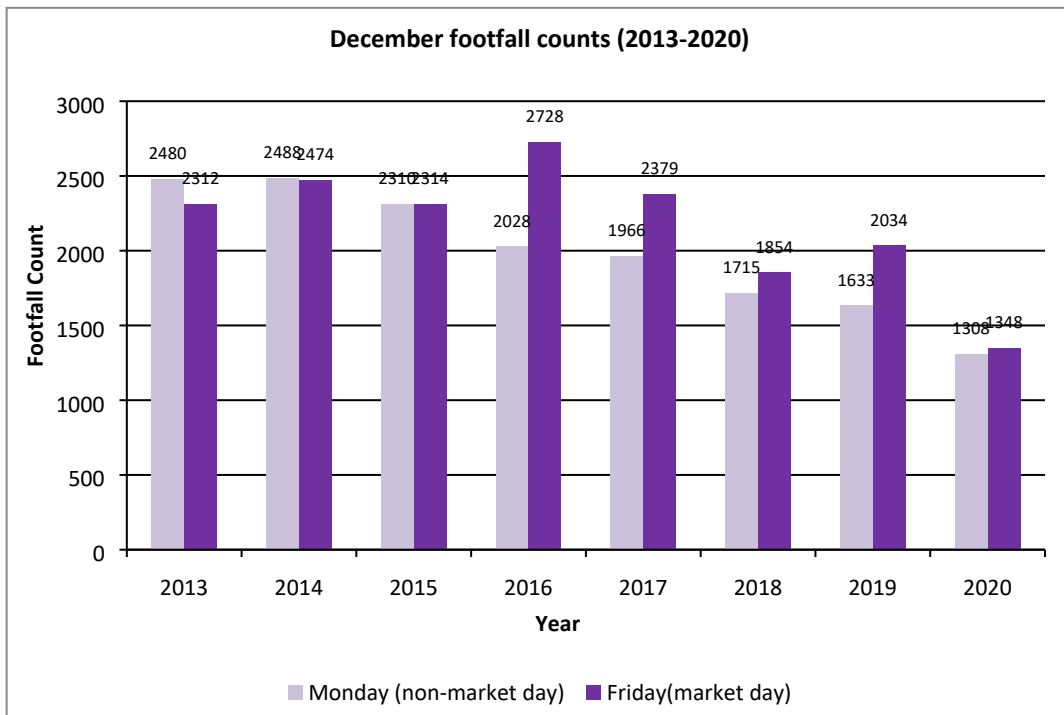
2.9 Figures provided for the market day show fluctuations in pedestrian numbers counted since 2008. The December 2020 survey shows a decrease of 33.7% compared to last year. This information is shown below in Figure 1 and Figure 2. **There was a significant decrease in footfall compared to the previous year, this is likely largely to be because of the restrictions in place due to the**

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Covid-19 pandemic, but also the inclement weather for both surveys in December. This adds to the already steady decline with changes in shopping habits, another explanation is likely to be the competition provided by Rushden Lakes out-of-town shopping centre. In comparison, data from the High Street Task Force, shows that footfall decreased nationally by around 88% in April 2020, compared to 2019, with an increase during March and June, resulting in a drop of only 34.5%, compared to the previous year. After this period in the second half of 2020, footfall levels are believed to be returning to 2019 levels. However, as shown above, in Kettering, there remains a significant difference between current levels of footfall compared to those experienced in 2019. In addition to this, data collected from the newly installed footfall counters, shows that levels of footfall were consistent between August and October, with a decrease in November and December. This is more than likely because of the colder weather, rather than Covid-19 restrictions.

Figure 1: Footfall Counts in September between 2013 and 2020



2.10 In addition to the footfall counts in the 12 locations used annually, monitoring was also undertaken in Meadow Road. The purpose of this is to determine the use of this part of the town, as well as to gauge the potential access to, and use of, Meadow Road Park. This is connected to the Kettering Town Centre Delivery Plan proposal for a short-term delivery project at the Meadow Road Park. The 'Meadow Road Urban Park' scheme aims to enhance the park as a visitor destination by improving the all-round environment for play and general use and strengthening the area's connection to the town centre, which come following improvements to the park which re-opened in August 2019.

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- 2.11 Monitoring the footfall in this area of the town centre as part of the annual footfall survey has allowed the Council to establish a baseline level of usage for both Meadow Road as well as the park itself. Monitoring can then be undertaken, now some improvements have been made, to establish the success of the scheme, and the complementary activities that might ensue. The results of this monitoring can be found at Appendix 1. However, to summarise, there was no use of the park during the two surveys undertaken in December, most likely because of the cold weather. The September surveys were not undertaken this year, which more than likely would have indicated usage. We would hope that the results will look better next year, with better weather and a relaxation in restrictions. There were also significant decreases in footfall in Meadow Road during both surveys undertaken in December, again no data is available for September.
- 2.12 The AAP has a floorspace target of at least 38,500m² new office space in the plan area by 2021. Employment monitoring for the 2019/20 period, showed there was no change in office floorspace in the plan area.
- 2.13 The focus for new office development in the plan area is the Station Quarter. The Council is engaged in discussions with Network Rail and the train operator, East Midlands Railway, about aspirations for the rail service in terms of the new franchise and timetable, electrification of the service, new retail facilities at the station, and the potential for development in the vicinity of the station through the preparation of a Masterplan. This Masterplan work is supported following success in securing £115,000 of One Public Estate funds. The Masterplan will be available within the next 2-3 months. The new franchise commenced in August 2019 and electrification of the line north of Bedford to Kettering and Corby is nearing completion. An improved timetable for Kettering station is due to be rolled out in May 2021. Work has also involved the extension of all four platforms at Kettering, as well as work to trim the canopies above these platforms to allow for the electric cabling to pass. Progress around additional car parking arrangements and new retail facilities have currently been delayed because of the uncertainty brought about by the current changes in passenger numbers as a result of Covid-19 and the lockdowns.
- 2.14 The AAP has a target for delivering 957 new dwellings in the plan area by 2021. There are no sites in the AAP area to have seen housing completions over the last 12 months.
- 2.15 A total of 358 dwellings (37.4% of the AAP target) have been delivered in the town centre in the 9 years since the Plan was adopted.

Cultural Quarter

- 2.16 At the AAP Examination the Council committed to producing and consulting upon a Development Appraisal for the Cultural Quarter. This has not yet been progressed; however, the Council continues to provide a range of public services

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based at the Council Offices, adding to the visitor numbers in this part of the town centre. In recent years the Probation Service has taken space in the Borough Council offices, joining the Phlebotomy Unit, the Police, Citizens Advice Bureau, and other voluntary sector organisations.

- 2.17 In addition, a project called GLaM (Gallery, Library and Museum) was set up in 2018 last year to bring together representatives from the KBC owned assets of the Museum, and Art Gallery and Library which is owned by Northamptonshire County Council. The main purpose of this project is to explore opportunities of how, through place-based regeneration and joining of physical assets, changes can be made in the way communities access and engage with culture and creative industries, unlocking economic growth through skills development, job creation and boosting the visitor economy.
- 2.18 A feasibility study was conducted in 2019 and recommended improvements to enable this change. The most significant was the construction of a 2-storey extension to the rear and between the library and Alfred East Gallery. This building would enable the unifying of facilities and provide a range of flexible workspaces, with potential to also be used for exhibition and educational purposes. In addition, this project would also see a new atrium space and café with access to improved public gardens on site. In early 2020 external funding totalling £3m from the Getting Building Fund was secured to support a capital transformation project for GLaM. The Council is match funding this with £640k (KBC) and is progressing with the project now. The project focuses on building an extension to the rear of the Gallery and Library, as well as betterment works across all 3 sites. A planning application is due to be determined in January for this work. The building is forecast to be completed in 2022.

Restaurant Quarter

- 2.19 The restaurant units on allocated site RQ2 in the Restaurant Quarter occupy Prezzo and Jurassic Grill, which opened in June 2019. The Kino Lounge opened in August 2015 and continues to operate from the restored character building, The Corn Exchange.
- 2.20 The Market Place at the heart of the Restaurant Quarter would again have been the venue for the 'Kettering by the Sea' event during July and August, but this did not take place this year due to the Covid-19 pandemic. The Market Place was however the focus for Christmas events during November and December, including the Christmas Lights Switch On (although virtual) and the Christmas Markets held on 12th and 19th December. Although the scale of this was reduced because of Covid-10 restrictions.
- 2.21 The Kettering Market includes a general market on Fridays and Saturdays, as well as the flea market on Wednesdays. Whilst the flea market has been resilient, general decline in retail has been reflected in the Friday Market with a decrease in traders by 12% between April 2019 and January 2020 compared to the same

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period in the previous year, and the Saturday market with a decrease of 28% over the same period. Speciality markets such as Christmas Markets have been successful. These events help increase footfall and attract additional income to the town centre. Unfortunately, updated information has not been available, impacted by lockdown restrictions and a change in staff priorities in supporting the local community in managing with Covid-19.

2.22 KettFest, the popular arts and music festival did not take place this year because of the Covid-19 pandemic.

AAP Objective 2: To implement a step change in quality retail offer incorporating 20,500sqm

2.23 The AAP has a target of providing at least 20,500m² new retail floorspace by 2021. It should also be noted that the North Northamptonshire Joint Core Strategy, adopted in July 2016 has reduced the requirement for net comparison shopping floorspace to 12,500m². In the last year there was a net gain of 105m² of retail floorspace, at 5 Gold Street, which changed from a restaurant/café use.

2.24 The Newlands Centre, owned by Ellandi, contains a concentration of town centre national retailers, such as Boots, H&M, and TK Maxx etc. Over the years, Ellandi has invested in improvements to the fabric of the shopping centre. To date, proposals for the delivery of a scheme accommodating Phase 1 of the Newlands Centre, compatible with allocated site SHQ1 for new large retail units and additional parking provision have not been progressed. The likelihood of a retail focussed redevelopment scheme of the scale proposed in Policy SHQ1 is minimal given the decline in High Streets nationally, the latest hit taken from the Covid-19 pandemic and lockdowns, and competition from Rushden Lakes to secure major High Street names.

2.25 The AAP includes a policy to ensure that no less than 75% of the Primary Shopping Frontage (PSF) is in retail use. This is to protect retail presence in the main shopping streets to seek to ensure the vitality and viability of the town centre through a strong retail focus. In the last year the retail frontages have increased by 0.63%, and now stands at 71.4%, so below the targeted percentage. Vacancy rates in the PSF are calculated to currently be at 11.36%, this is an increase of 0.89% in a year.

2.26 The overall vacancy rate in the Plan area is 13.36%, compared to the national average of 12.4% and is a decrease of 0.96% from last year's figure of 14.32%. In earlier years Kettering town centre's vacancy rates have been favourable, below the national average; this is the third consecutive year that the opposite is the case. A report undertaken as part of work for the Station Quarter, indicated that vacancy rates could increase to 26% nationally and there is likely to be a second wave of decline following the pandemic in 2020, the next survey will provide an indication as to the longer term impact of the pandemic on the town centre. The most significant vacant units in terms of frontage meterage from this

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survey include the Naseby Hotel, which closed in 2016, as well as the Conservative Club on Montagu Street. An application for the Conservative Club (KET/2017/0237) was received in March 2017 for 13 apartments; this application has been approved, although no work has commenced on this site. In addition, there are 2 longstanding vacant sites on Horsemarket on either side of Queen Street. The site to the north of Queen Street had consent for a residential and retail mixed use scheme, which has now lapsed. However, the other site to the south, forms part of a planning application for a mixed use development of 35 no. flats with a commercial unit at ground floor level (KET/2019/0663), this application was refused in July 2020. A further application was received for this site in August 2020, for mixed use development of 28 no. flats and ground floor commercial unit, this application is yet to be determined. It is acknowledged that it is important to utilise and maximise the potential to deliver housing on unused/vacant sites on previously developed land. Although, this must be where it is considered appropriate, as there is a risk that an introduction of residential properties in the town centre in the wrong locations could result in the potential further loss of other town centre uses, such as retail.

- 2.27 In addition, analysis shows a distinct cluster of vacant units at 11, 11a and 12 Newland Street since August 2009. The 2017 survey showed that these 3 units had been demolished. This site was completed in 2019 and comprises of 2 retail units and 24 flats (KET/2016/0674).
- 2.28 Evidence gathered by Peter Brett Associates, used in guiding town centre policies in the Joint Core Strategy, indicated that *“It will be challenging for the Northern Sub-Area to retain its current market share, due to the likely strong comparison goods offer at Rushden Lakes, which can be expected to draw trade from the Northern Sub-Area”*. The North Northamptonshire Joint Core Strategy, adopted in July 2016, includes a policy (Policy 12 – Town Centres and Town Centre Uses) advocating a minimum increase of 12,500m² net comparison shopping floorspace in Kettering town centre by 2031.
- 2.29 The Rushden Lakes out of town retail development in East Northamptonshire was originally granted consent by the Secretary of State in June 2014. Permission has been granted by East Northamptonshire Council to increase the retail floorspace beyond that approved by the Secretary of State. The first stores opened in July 2017; however, more stores have opened since then, with 76 retail units, 20 cafés and restaurants, and 14 leisure units/facilities reported on the Rushden Lakes Store Directory. An application for a further expansion was approved on 16th September 2020, with a revised scheme due for decision before the end of this month.
- 2.30 In October 2020, it was reported that Peacocks (33 High Street), was closing down, however no date was given for this. This unit was reported as being occupied in the October survey. The impact of this is likely to be seen in next year’s survey, although there is potential that a new occupier may be found by the time the 2021 is undertaken. In addition, Unit 17-19 of the Newlands Centre

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was vacated by M&Co in August 2020, this remained the case when the survey was undertaken in October.

- 2.31 Further expansion of Rushden Lakes is likely to exacerbate the decline of town centres only further, primarily in the retail sector, not only in Kettering but across North Northamptonshire as a whole, although this year has shown a decrease in vacancy rates. The results of surveys in the next few years will show whether this is a trend or an anomaly. However, this trend might be dwarfed by the accelerated trend of online shopping caused by Covid-19 – only time will tell if we will go back to the same levels of High Street shopping or prefer doing most shopping on-line. The quality of the experience and variety of experiences on offer in town centres are likely to be of significance.
- 2.32 Future Annual Monitoring Reports will continue to review the health of Kettering town centre in light of changes to retailing across the area. To this end, Section 106 funding was secured from the developers of Rushden Lakes to commission a study on the health of town centres in the area, and to understand the impact this scheme is having on our town centres.
- 2.33 The plan has a policy to ensure that drinking establishments and hot food takeaways do not become excessive and erode the retail function of the Secondary Shopping Frontages (SSF). In the SSF the figures show that the percentage of frontage that occupies drinking establishments and hot food takeaways have remained at the same level as last year. The drinking establishment frontage percentage has remained at 15.4% and the percentage for hot food takeaways has remained at 7.5%. Last year it was stated that drinking establishments and hot food takeaways should be resisted, in accordance with the adopted policy; this is still the case for drinking establishments and hot food takeaways within the Secondary Shopping Frontages.

AAP Objective 3: To deliver a new residential community and utilise residential uses to support and complement the quarters

- 2.34 As referenced in paragraph 2.15, the AAP has a target of delivering 957 new dwellings on the allocated sites: 540 to be within the New Residential Quarter. This year, no completions have been recorded on these sites.

AAP Objective 4: To create a town centre characterised by the high quality of urban design, architecture and public realm and respect for heritage

- 2.35 The AAP seeks the provision of new high-quality public realm as part of the Wadcroft/Newlands retail development and the development of The Yards. In addition, public realm improvements in the form of a Station Plaza are also sought in the Station Quarter. Network Rail is installing a new stabling facility and staff building to the south of the station. This has the potential to trigger a redistribution of car parking spaces to free up land for improved public realm at the eastern entrance to the station. In addition, all four platforms have been extended, and

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the overhanging canopies cut back to allow for electric cabling to pass through the station. This has sought to be done whilst retaining the integrity of the heritage of the station. Running alongside this work, the Borough Council, Network Rail and East Midlands Railway are working collaboratively to formulate a Business Case Masterplan that delivers improved accessibility at the station, significantly enhanced public realm, and releases underutilised public service land for development. In the New Residential Quarter, new public realm is to be delivered as a part of this new development. The Council has published a Green Infrastructure Delivery Plan, which provides a project plan for new public realm, including at the Meadow Road Park. The Council is part of the way through delivering a major upgrade in play and open space at the park. Provision exists within the Section 106 Agreement for the developers of East Kettering to fund public realm improvements in due course. In addition, the Council is releasing capital funding and some S106 funding to match fund a successful bid made to Historic England's High Street Heritage Action Zone funding of nearly £1.5 million, the total project budget is c£4m. The funding is intended to "Breathe new life into our town centres by revitalising buildings and helping to regenerate a vibrant place for locals, businesses and visitors". A consultation survey is underway to seek comments towards a public realm initiative for the southern end of High Street, between HSBC Bank and Meadow Road. In excess of 350 comments had been received by early January 2021.

- 2.36 A Section 106 receipt will fund cycleway improvements on Station Road. Work was undertaken in Spring/Summer 2016 to improve traffic flow at this part of the town centre. This work was completed in June 2016. This has resulted in a marked improvement to movement and flows of footfall in the area. Further planned improvements for Bowling Green Road/London Road/St Mary's Road are expected to better this yet further. This includes working with Northamptonshire County Council to improve the timing of the lights at the junction of Bowling Green Road to assist with traffic flow. This has been identified in the Kettering Town Centre Delivery Plan as a short-term project which is expected to be undertaken in the near future.
- 2.37 The Seats on Streets Local Development Order (LDO) was adopted by the Council on 26th September 2018. This new LDO gives restaurants, cafes snack bars and hotels permitted development rights, subject to certain conditions, to use part of the public realm/ pavements for seating and tables associated with their businesses. It therefore means that only an annual street café licence needs to be obtained. The area of Kettering town centre, the subject of the LDO has changed from the previous Order in 2013, and the lifetime of the LDO has been made permanent, so that it does not expire unless otherwise formally withdrawn or amended. The LDO will further encourage the development of a café culture and evening economy, which will attract and benefit visitors to the town centre so that they are able to enjoy food and drink whilst seated outdoors. Following the initial lockdown last Spring, the Government brought in regulations to further encourage the use of outdoor spaces for cafés and restaurants, to help increase serving space whilst restrictions are in place to allow for social distancing.

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Kettering Borough Council further sought to further encourage businesses the use of outdoor space by waiving the fees usually necessary to obtain a pavement licence to carry out this activity.

2.38 The Council has agreed a delivery programme with Northamptonshire Highways to bring forward the next phase of public realm improvements in the town centre. This phase of improvements, known as Public Realm Phase 4, will bring about a change in the appearance of High Street, Meadow Road, Lower Street and Gold Street with the introduction of new surfacing similar to that in Market Place, and new street furniture. The first elements of the proposals were delivered in 2015 through a new Traffic Regulation Order (TRO) for the zone and a rising bollard scheme at each of the gateways. This has limited vehicular access to this part of the town centre, making it a safer walkable space. The timetable for full delivery of the whole project is determined by progress of the East Kettering development through Section 106 receipts, linked into the speed at which the development builds out. However, as discussed at paragraph 2.36 of this report, a consultation survey is currently underway seeking comments on proposals for a public realm improvement between HSBC Bank and Meadow Road. The funding for this is to be provided by Kettering Borough Council, alongside further match funding securing Historic England's support for Kettering town centre as a High Street Heritage Action Zone.

AAP Objective 5: To create a significant increase in office employment space, along with further regeneration opportunities

2.39 As discussed above, the AAP has a target of at least 38,500m² new office floorspace in the plan area by 2021. In the past year there has been no office floorspace completed in the Plan Area, as aforementioned in paragraph 2.12. The Council is working with its Station Quarter partners (Network Rail and East Midlands Railway) to prepare a Kettering Station Quarter Business Case Masterplan, part of this is likely to result in a better understanding of the potential for the creation of new commercial space close to the station. The new stabling facility and staff building currently under-construction to the south of the station will improve the working environment for existing staff based at the station, but will also create new jobs for staff working on and associated with the railway.

2.40 The Department for Transport has been investing in the Midland Mainline; this includes electrification and the upgrade of key sections. The investment will improve line speeds, saving journey times, and provides the opportunity to reinstate two trains an hour north from Kettering, which will commence with the update to the timetable in May 2021. The new franchise agreement won by East Midlands Railway has proposed the restructuring of the Midland Mainline service, to provide two distinct services on the line. The intercity service will provide bi-mode trains first/last stop out of St. Pancras International at Kettering, before travelling to Derby, Leicester, Nottingham, and Sheffield. The commuter service will be an electric powered service stopping at the stations south of Kettering before finishing at Corby. Kettering station is expected therefore to benefit with

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a significant increase in passengers from its new four trains an hour service. Kettering will be an important hub station where passengers change between services, as well as making it more attractive to commuters due to the frequency of service. This is also likely to make Kettering a more attractive business location. Much of this is of course impacted by the current pandemic, how working patterns change in the future remains unclear.

2.41 The new rail franchise period will run for 8 years to 2027, with a potential additional 2 years. East Midlands Railway have set out improvements across the network to the value of £600 million, to be made during the franchise term. The main improvements identified include the replacement of the train fleet, with the splitting of the franchise into three operating brands, Intercity, Electrics and Regional. In addition, £20 million has been identified to enhance and improve existing stations such as Leicester, Nottingham, and Derby, all of which are accessible directly by train from Kettering. Through the initial proposals it is evident that Kettering will be a key location on the Midland Mainline route, providing an interchange between the Intercity and Regional services for East Midlands Railway.

AAP Objective 6: To make a safe, welcoming, walkable, and well connected town centre

2.42 The plan has a car parking policy for larger housing sites, which requires a car club/car share space for sites of 15 dwellings or above. In the last year no suitable sites of over 15 dwellings have been delivered in the plan area, so no car share spaces have been delivered.

2.43 The plan has a policy to provide at least one secure cycle space for each new dwelling. In the last year, no new cycle parking spaces have been secured in association with residential development.

2.44 The AAP sets out a number of road and junction improvements in the plan area. Several improvements have been completed, the most recent being at Eskdaill Street, resulting in the introduction of a two-way route within the town centre. Further improvements are planned to improve flows on Eskdaill Street as well as renewing the line painting, where the bus laybys are located. Three replacement shelters are also planned to be installed in early February 2021. All of these improvements will allow for easier access to the town centre and reduce congestion as well assisting future growth of the town. No progress has been made on the Bowling Green Road/London Road junction improvements to date. This involves work to improve traffic flows through traffic light changes, filter lanes and timings. This is expected to be implemented during this year. Operational changes are also planned for Newland Street/ Silver Street junction, which includes improvements to signage in this location. Other work involving signage has been identified, and designs agreed, to improve wayfinding for pedestrians and cyclists. In addition to this, work to improve cycle facilities, and 12 electric vehicle charging points have been installed in the Council's car parks.

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- 2.45 In addition, the Council has launched a trial of E-scooters. The trial started on 10th December 2020 with a fleet of 50 e-scooters operating around the town centre, extending out to Telford Way Industrial Estate and the Hospital site in the north and towards Tresham College and Wicksteed Park to the south.
- 2.46 The trial is part of a wider initiative from the Department for Transport which has been accelerated as part of the response to the COVID-19 pandemic and NCC as the lead body have been working closely with KBC Officers to roll the scheme out in Kettering.
- 2.47 Voi, operators of the scheme confirm that initial take up in Kettering has been very successful and as a result an additional 30 e-scooters were added to the Kettering fleet week commencing 4th January, supplemented by 20 e-bikes which were launched in the same operating area on 12th January 2021.
- 2.48 E-scooters and e-bikes will help the Local Authority respond to the immediate need to provide a clean and green alternative to public transport and car sharing for those travelling to work and also improve local connectivity where availability of public transport is limited. They will also support the move towards a net zero emission carbon transport system.
- 2.49 The Kettering trial will operate until September 2021 and further information can be found at: <https://www.smartmovenorthamptonshire.net/page/e-scooters>
- 2.50 The Council is working in conjunction with Northamptonshire County Council to bring forward the next phase of improvements. The County Council published the Kettering Town Transport Strategy in January 2015. This document sets out the overarching vision for transport in Kettering and sets out a strategy to achieve it.
- 2.51 Since adoption, no large scale enhancements to car parks on the Station Quarter sites or Wadcroft site have been completed. However, the Council is working to generally improve car parks in the town and was successful in achieving the 'Park Mark', which recognises car parking excellence. During the latter part of 2020, the Council did install 12 electric vehicle charging bays, in its car parks at London Road, Wadcroft, and School Lane. This adds to the offer available at these car parks, and helps to support the Council's efforts in combatting climate change.
- 2.52 The Council, alongside partner organisations, instigated a Purple Flag assessment programme in 2013. Purple Flag recognises quality in the night-time economy, in much the same way as Green Flags (Parks) and Blue Flags (Beaches). It brings with it, a useful toolkit for towns looking to improve the town centre environment at night. An overnight appraisal of the town centre was carried out in May 2014 which fed into the production of an Action Plan which identified a series of improvements which need to be made to meet Purple Flag standards. The Purple Flag was awarded in 2015 and renewed in 2017; Kettering has held this accreditation since then. Following an assessment by the Association of

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Town Centre Management (ATCM), Kettering was awarded Purple Flag status in May 2019 for the third time. Unfortunately, no more recent update is available, impacted by lockdown restrictions and a staff resource being redirected towards supporting the local community in managing the effects of Covid-19.

2.53 This award recognises the creation of a safe, clean, and inviting environment in the town centre after 5pm. It is important that the standards set since 2015 are maintained to ensure that Kettering sustains its Purple Flag status as it is vital for economic growth and improving the public profile of the town. In addition, a draft report written as part of the work on the Station Quarter, acknowledged that the town centre has much wider role than providing a retail hub for the town. As a result, uses such as leisure, as well restaurants and cafes, contribute to a more all-encompassing shopping experience. By adapting to the changing town centre landscape, the town centre will ensure it maintains its vibrancy.

2.54 A number of improvements/achievements to the town centre which have helped to maintain interim accreditation through 2019, most notably, through private sector investment, include the following. There has clearly been disruption over the last year as a result of Covid-19 restrictions:

- Opening of Jurassic Grill, Casa di Roma and Sonora's Kitchen as well as Fiori
- Early evening cafés and takeaways such as Delightful Desserts and Krusha's Delight
- Improvements in existing pubs and bars such as The Old Market Inn and The Rising Sun and planned refurbishment of both Weatherspoon's and The Peacock
- Successful events at the Kettering Art Centre and Alfred East Art Gallery as well as festivals such as Kettfest and Ctrl-Alt-Delete Fest (affected by restrictions)
- Improvements to safety and wellbeing including Street Pastors, the Ask Angela campaign as well as a reduction in the number of rough sleepers and anti-social behaviour
- Positive results from a perception survey, which show more people are feeling safe when visiting the town
- Results from the Town Centre Survey which showed that cultural facilities, nightlife, events, and restaurants are the greatest assets and opportunities to develop the town centre.

2.55 In April 2018 the Kettering Town Centre Delivery Plan was approved by the Council's Executive Committee. The purpose of the Delivery Plan is to assist the AAP in meeting some of its objectives through recognising and addressing the challenges the town centre faces with regards to delivery and growth in the short, medium and long term. The Council has been working with Historic England to secure funding, which should deliver in excess of £4.3 million of investment directly into the fabric of the town centre environment. The final version of the

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Kettering Town Centre Delivery Plan 2018 to 2025 was subsequently agreed and published in April 2018.

2.56 The second Kettering Town Centre Conference took place on 27th February 2020, this event provided an opportunity to collaborate, reflect on the development and implementation of the Kettering Town Centre Delivery Plan (2018-2025) and continue to shape the future of Kettering Town Centre. No further events have taken place since, although delivery against the range of schemes has continued.

AAP Objective 7: To deliver a green town centre with an emphasis on provision of green infrastructure, renewable energy initiatives and environmentally efficient buildings to encourage green living

2.57 Several of the allocated sites in the New Residential Quarter are likely to be affected by surface water flooding. To ensure flood risk issues are managed, the provision of urban green space and the enhancement of the Slade Brook corridor are being considered in advance of the proposed developments in this area. The AAP committed the Council to the production of a Surface Water Management Plan (SWMP) and Green Infrastructure Delivery Plan (GIDP). Kettering Borough Council has published both documents in January 2019 and March 2018 respectively. These include a scheme to improve the Slade Brook river corridor as a piece of green infrastructure.

2.58 The Council has delivered 12 electric vehicle charging points in its car parks. This will contribute towards fighting climate change. In addition to this, the Kettering Town Centre Delivery Plan places a strong emphasis on Meadow Road, which lies adjacent to Slade Brook, in acting as a catalyst for improvements to this part of the town centre, with the potential in improving the connectivity and vibrancy of the town centre through engagement with businesses, the community and other agencies. This is despite on-going challenges brought about by the increases in vacancy rates, especially in the retail sector. However, through the Kettering Town Centre Delivery Plan as well as a review of the Kettering Town Centre Area Action Plan, attempts are being made to make progress in facing these challenges. This review will take place once the Site Specific Part 2 Local Plan is adopted, which is currently anticipated to be March 2020.

Kettering Town Centre Delivery Plan

2.59 The Council's Executive Committee agreed the Town Centre Delivery Plan on 18th April 2018. The Delivery Plan contains 20 high level town centre projects categorised to be completed in short, medium, and long-term periods. Commentary on progress with the short-term projects (by March 2019) are summarised below:

- Eskdail Street – project complete
- Meadow Road Urban Park – project partially complete
- Sheerness House – fully occupied

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- Bowling Green Road/London Road Traffic Improvements – Work is in progress to improve traffic flows through traffic light changes, filter lanes and timings. This is likely to be implemented in the first half of the year.
- Seats on Streets – project complete

2.60 Other medium/long-term projects to be benefitting from progress include:

- London Road Site Development – Development options are currently being considered for the site
- County Court Site/ Dryland Street – Now under Council ownership and site specific plans with the objective of this site being utilised for residential are being progressed
- Electric Car Charging Points – Four spaces for charging have been installed in each of the London Road, Wadcroft, and School Lane council car parks.
- Bakehouse Hill – Although not actually in Bakehouse Hill, a consultation survey is being carried out to seek comments on proposed public realm enhancements in the town centre, between HSBC bank and Meadow Road.

Heritage Action Zone (HAZ)

2.61 In September last year the Council was successful in a bid for national funding to revitalise the town centre in co-ordination with Historic England as part of the High Street Heritage Action Zone programme. This funding can assist with repairing historic buildings and restoring shop fronts as well as stimulating commercial investment and supporting education projects and providing training opportunities. The total value including Historic England's contribution, Kettering Borough Council funding, and private match funding is forecast to be over £4.3million.

2.62 A HSHAZ Project Manager has been appointed for the four year period of the fund to lead on delivering a programme of project designs. Interest in take up has been very positive at this early stage, and it is hoped that within the next year more information can be provided on the buildings benefiting from the first funding streams, and once these schemes are implemented, the town centre will appear more attractive to businesses and visitors.

Implications of the amendments to the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

2.63 As discussed above, Policy 3 of the AAP seeks to protect the retail focus of the Primary Shopping Frontages (e.g. High Street, Gold Street, Newlands Centre, Newland Street, Market Street) by resisting development that would result in less than 75% of frontages being in retail use. The aim of the policy is to ensure that the Primary Shopping Frontages remain the key locations for existing and new retail development. The policy is more flexible in relation to the Secondary Shopping Frontages (e.g. Horsemarket, Silver Street) and allows a greater

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diversification and mix of uses, including restaurants, cafes, public houses and take-aways.

2.64 In May 2013 the Government introduced amendments to the Town and Country Planning (General Permitted Development) Order 1995. The latest version of the General Permitted Development Order (Statutory Instrument 757) came into force on 1st September 2020. The main change as a result has seen classes A, B1 and D1, applicable to retail, office and non-residential institutions and assembly uses respectively, be replaced by Class E (commercial) and F uses (non-residential institutions). Also uses previously under A4 (drinking establishments) and A5 (hot food takeaways) will now be defined as 'sui-generis' uses. Whilst these changes allow for greater flexibility to the town centre to allow it to maintain its vitality, it will reduce the amount of control between uses within the new Class E use class. The consequences of these changes will be considered when next year's survey is undertaken. In the meantime, the Government is currently consulting on proposed new permitted development rights for the change of use from Commercial, Business and Service use (Class E) to residential to create new homes.

3. CONSULTATION AND CUSTOMER IMPACT

3.1 The monitoring report is for information only, and no consultation is required.

4. POLICY AND RESOURCE IMPLICATIONS

4.1 The monitoring report does not highlight any current trends which may require changes to local policy. However, the Council is engaging with its partners to progress projects as identified in the Kettering Town Centre Delivery Plan, the purpose of this being to continue to deliver improvements in the town centre. This detailed work will help to provide focus for a future review of the AAP. Officers are also ensuring that a review of the Kettering Town Centre AAP remains firmly on the agenda as a project to be carried forward into the new unitary authority.

5. LEGAL AND EQUALITY IMPLICATIONS

5.1 The purpose of the Kettering Town Centre Area Action Plan is to guide investment and future development within Kettering town centre. The AAP was subject to extensive consultation which involved engagement with a wide range of people, including hard to reach groups. This was examined by a Planning Inspector and found to meet legal requirements and equality standards. The Monitoring Update reports annually on a number of monitoring measures identified within the AAP; this is not required to be subject to consultation.

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6. CLIMATE CHANGE IMPLICATIONS

- 6.1 The achievement of sustainable development is a key aim of national planning policy, the Kettering Town Centre AAP prepared in the context of this aim. The AAP was subject to sustainability appraisal throughout its preparation, this ensures the Plan will help achieve relevant environmental, economic, and social objectives. The AAP 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 AAP will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change. A review of the AAP is identified in the Council's Local Development Scheme to commence within the next 12 months.

7. RECOMMENDATION

That Members note the contents of this report, including key indicators in relation to:

- Kettering Town Centre is understood to have retained its Purple Flag status.
- Events including the Christmas Market, and Kettering by the Sea were reduced in scale due to the Covid-19 pandemic. Overall vacancy rates have increased to 13.36%; this is less positive than the national average of 12.4% and is a decrease of 0.96% from last year's figure of 14.32%.
- Significant decrease in footfall recorded for both December surveys, market and non-market day compared to last year. Resulting in an overall decrease when taking into account for both surveys.
- A total of 358 dwellings have been delivered in the town centre since the plan was adopted, 37.4% against the AAP target of 957 dwellings.
- The Council is working with the town centre stakeholders to deliver projects set out in the Town Centre Delivery Plan which provides improvements to Kettering town centre.
- A positive working relationship has been built with Network Rail and East Midlands Railway, leading to the imminent publication of a Masterplan for the Station Quarter.
- Work is ongoing to progress the High Street Heritage Action Zone programme in bringing forward a public realm enhancement and attracting private investment in the fabric or buildings and shop fronts.
- The introduction of a trial e-scooter scheme, and other highway schemes to help encourage visitors into the town centre and allow them to self-distance in a safe manner.
- The installation of 12 electric vehicle charging points in the Council's car parks.

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Title of Document: Planning Policy Committee Item 6:
Kettering Town Centre Area Action Plan – Monitoring Update
Date: 20th June 2011

Title of Document: Planning Policy Committee Item 7:
Kettering Town Centre Area Action Plan – Monitoring Update
Date: 13th September 2012

Title of Document: Planning Policy Committee Item 8:
Kettering Town Centre Area Action Plan – Monitoring Update
Date: 7th November 2013

Title of Document: Planning Policy Committee Item 8:
Kettering Town Centre Area Action Plan – Monitoring Update
Date: 5th November 2014

Title of Document: Planning Policy Committee Item 6:
Kettering Town Centre Area Action Plan – Monitoring Update
Date: 4th November 2015

Title of Document: Planning Policy Committee Item 6:
Kettering Town Centre Area Action Plan – Monitoring Update
Date: 25th January 2017

Title of Document: Planning Policy Committee Item 5:
Kettering Town Centre Monitoring Update
Date: 23rd January 2018

Title of Document: Planning Policy Committee Item 8:
Kettering Town Centre Health Check Monitoring Report
Date: 26th February 2019

Title of Document: Planning Policy Committee Item 2:
Kettering Town Centre Health Check Monitoring Report
Date: 21st May 2020

Contact Officer: Andrew Needham – Development Officer (Planning Policy)

Kettering Town Centre Health Check Monitoring Report

January 2021 Update

1.0 Introduction

- 1.1 This Health Check forms part of the annual monitoring of the Kettering Town Centre Area Action Plan (AAP) which sets out a plan for the regeneration of Kettering town centre. The AAP was adopted in July 2011. This report reviews the eighth year of the adopted plan. The information within it feeds into the AAP's overall Monitoring Framework which annually will address the progress and implementation of the AAP.
- 1.2 A comprehensive Health Check was completed in August 2009 in order to establish the baseline position and assist in the formulation and review of policies contained within the emerging AAP. Updates were published in February 2011, September 2012, November 2013, November 2014, November 2015, January 2017, January 2018, February 2019, and May 2020.
- 1.3 It is important to annually update key elements of the health check to ensure:
- The sound application of AAP policies, for example the policies which control Changes of Use applications.
 - An understanding of how policies in the AAP are performing.
 - An accurate and up to date picture of the health of the town centre; and
 - An awareness of the current local context and well-being of the town centre.
- 1.4 This update report specifically aims to provide an update on the following areas:
- Survey of uses in the town centre, within the:
 - Primary Shopping Frontages.
 - Secondary Shopping Frontages; and
 - Restaurant Quarter Frontages
 - Vacancy rates
 - Footfall survey
- 1.5 The final section of this update provides a conclusion on the results of the update.

2.0 Survey of Uses in the Town Centre

- 2.1 A town centre's vitality and viability is dependent not only on its retail function but also on the mix of uses that contribute to the centre's attractiveness to those who live, work, and visit the area. Leisure and entertainment facilities including cafes, bars and restaurants can add variety to a town centre and can also generate an evening economy. However, the primary function of a town centre remains retail and the AAP sets out policies to protect the overriding retail character of the Plan Area. As such it is important to monitor the different uses within the town centre through an annual Use Class Survey in order to prevent an over proliferation of particular uses.
- 2.2 The survey methodology involves auditing the different ground floor uses within the town centre. The categories used are those defined under the Use Classes Order 2010 (as amended). The original 2009 survey measured the width of every unit's frontage (in metres) in order to ascertain the total metrage and percentage of frontages designated to each use class. However as mentioned in the main report (Item 2), the latest version of the General Permitted Development Order (Statutory Instrument 757) came into force on 1st September 2020. The main change as a result has seen classes A, B1 and D1, applicable to retail, office and non-residential institutions and assembly uses respectively, be replaced by Class E (commercial) and F uses (non-residential institutions). Also uses previously under A4 (drinking establishments) and A5 (hot food takeaways) will now be defined as 'sui-generis' uses. Therefore, although the original monitoring framework of the AAP refers to the revoked use classes, there is a need for this process to respond to changes in legislation, therefore, as a result, references to these use classes within this report will amended to simply state the use, rather than the use class, for example A1 will simply be referred to as retail as shown in the table below.

Previous use class	Use
A1	Retail
A2	Professional and financial services
A3	Restaurants and cafes
A4	Drinking establishments
A5	Hot food takeaways

- 2.3 Findings of the survey undertaken in October 2020 are presented below for the Primary Shopping Frontages, Secondary Shopping Frontages and Restaurant Quarter, as identified in the AAP.

Primary Shopping Frontages

- 2.4 The primary shopping frontages run up High Street, Gold Street, and Newland Street and incorporate the Newland Centre. The Shopping Quarter forms the majority of the Primary Shopping Area and will include planned large-scale

retail redevelopments projects at Wadcroft and Newlands Phase 1. The tables and figures below show the current uses within this area.

Figure 1: Primary Shopping Frontages: Uses October 2020		
Use	Metreage (m)	Percentage (%)
Total retail frontages	1617.6	71.4%
Total financial and professional services frontages	220.2	9.7%
Total restaurant and cafe frontages	65.4	2.9%
Total drinking establishment frontages	75.6	3.3%
Total hot food takeaway frontages	5.3	0.2%
Total other frontages	280	12.4%
Total PSF frontages	2264.1	100.00%

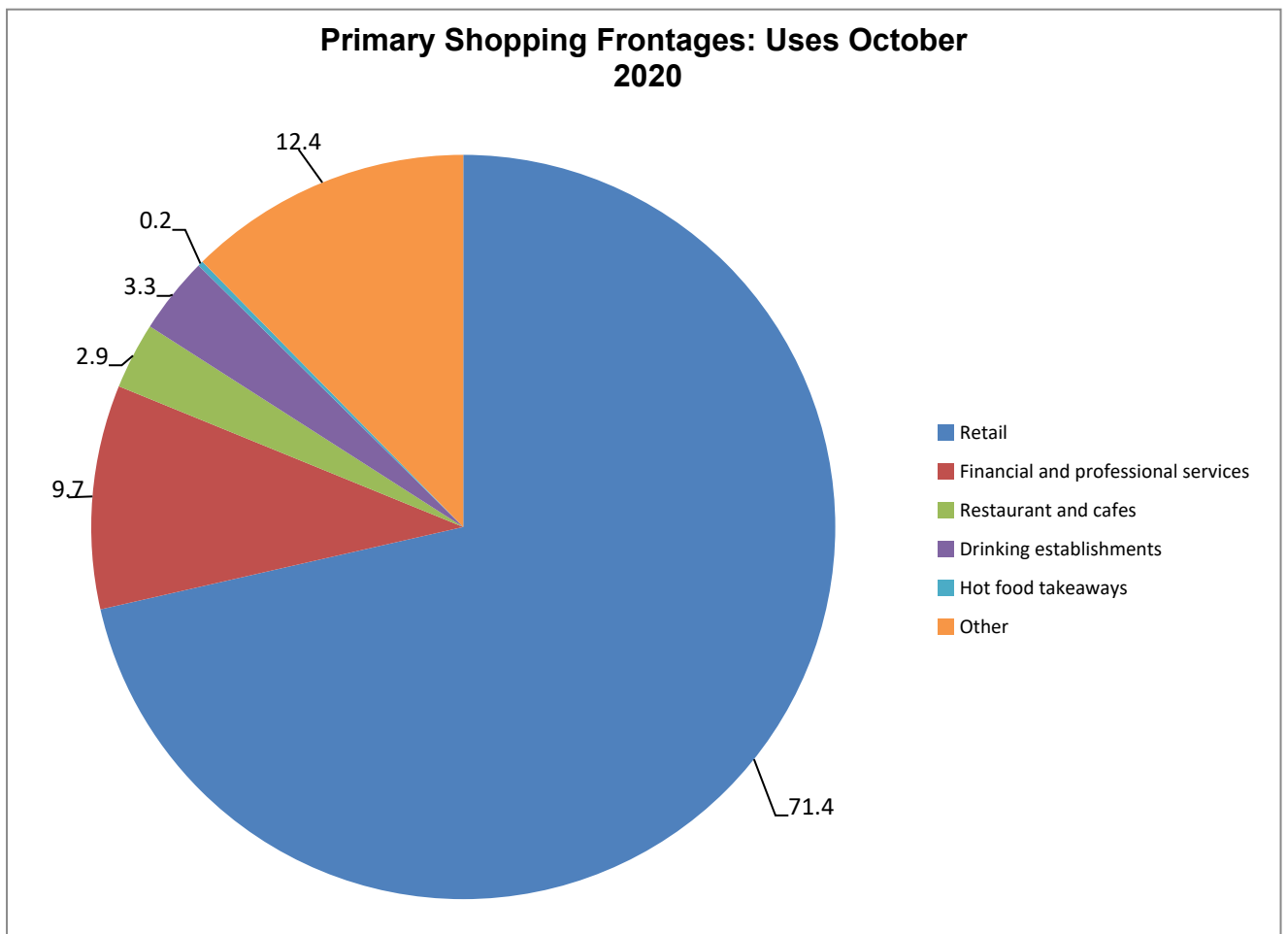


Figure 2: Primary Frontage Use Class Percentages (by year)

Use	Feb 2011 %	Aug 2012 %	Sept 2013 %	Aug 2014 %	Sept 2015 %	Sept 2016 %	Sept 2017 %	Sept 2018%	Sept 2019%	Oct 2020%
Total retail frontages	75.44	74.58	72.98	72.51	70.93	71.11	71.0	71.1	70.8	71.4
Total financial and professional services frontages	12.39	11.83	11.41	11.41	10.57	10.07	9.9	9.2	9.5	9.7
Total restaurant and cafe frontages	4.15	4.15	3.86	4.36	4.32	4.32	3.8	3.8	3.8	2.9
Total drinking establishment frontages	3.50	3.29	3.29	3.29	3.05	3.05	3.1	3.3	3.3	3.3
Total hot food takeaway frontages	0.25	0.23	0.23	0.23	0.23	0.23	0.2	0.2	0.2	0.2
Total other frontages	4.28	5.91	8.22	8.20	10.90	11.21	11.3	12.4	12.4	12.4

2.5 Policy 3 of the AAP requires that not less than 75% of frontages in this area are in retail use. Figure 2 shows that since 2009 there has been a slight decrease in the percentage of retail units within the Primary Shopping Frontages, which now falls under the 75% threshold, although there is a slight increase on the figure for 2016. This year's figure shows an increase of 0.6% from last year, resulting in a figure of 71.4%, the highest figure since 2014. Future change of use applications from retail use will need to be very carefully assessed as the threshold has been exceeded and has been under 75% since 2012.

2.6 Policy 3 of the AAP also requires no more than 3 consecutive non-retail units within the Primary Shopping Frontages. The 2020 survey shows there are four runs of such units: 3-14 Market Street and 64-70 Gold Street pre-date the adoption of the plan. In addition to this, as reported last year, there remain 2 runs of units where there are 3 consecutive non-retail units at 28-34 High Street and 7-13 Montagu Street. Future applications will need to be mindful of the need to protect the overriding retail character of the area in these locations and that it does not exceed the current number as it sits above the requirement set

out in the AAP. It should also be noted that 28-34 High Street is a collection of non-retail units. However, two of these units are mixed retail and cafe or hot food takeaway units and so this area retains its predominantly retail character.

- 2.7 There have been no new additional drinking establishments or hot food takeaways introduced in this area in the latest monitoring period.

Secondary Shopping Frontages

- 2.8 The Secondary Shopping Frontages are primarily located on parts of Rockingham Road, Montagu Street, Silver Street and Dalkeith Place.

Figure 3: Secondary Shopping Frontages: Uses October 2020		
Use	Metreage (m)	Percentage (%)
Total retail frontages	416.7	32.4%
Total financial and professional services frontages	165	12.8%
Total restaurant and cafe frontages	145.3	11.3%
Total drinking establishment frontages	196.7	15.3%
Total hot food takeaway frontages	95.2	7.4%
Total other frontages	265.4	20.7%
Total SSF frontages	1284.3	100.0%

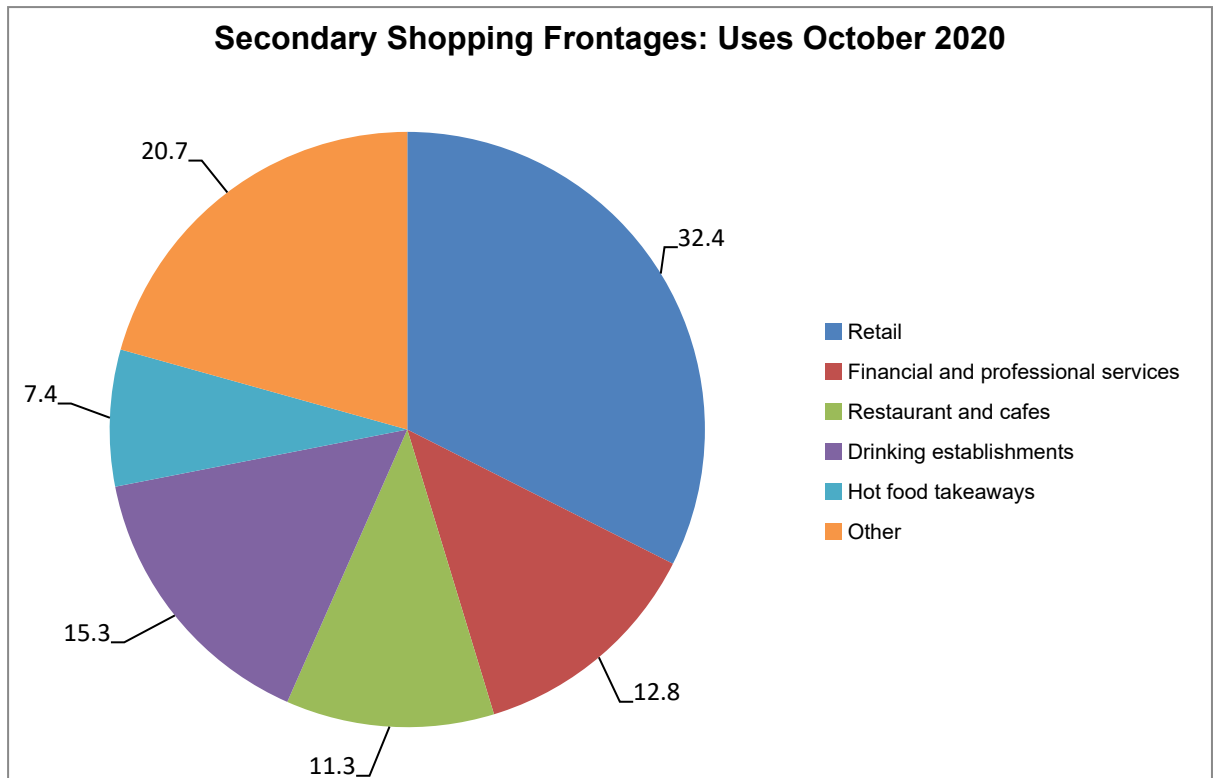


Figure 4: Secondary Frontage Use Class Percentages (by year)

Use	Feb 2011 %	Aug 2012 %	Sept 2013 %	Aug 2014 %	Sept 2015 %	Sept 2016 %	Sept 2017 %	Sept 2018 %	Sept 2019 %	Oct 2020 %
Total retail frontages	46.76	39.99	39.61	38.78	36.55	37.4	35.7	35.5	33.5	32.4
Total financial and professional services frontages	15.43	15.53	14.90	15.73	15.00	14.92	14.0	13.7	12.9	12.8
Total restaurant and cafe frontages	8.12	8.35	8.79	8.79	10.38	10.3	11.0	10.0	10.0	11.3
Total drinking establishment frontages	16.16	16.19	16.19	16.19	16.44	15.4	15.4	15.4	15.4	15.3
Total hot food takeaway frontages	6.71	8.27	8.27	8.27	8.09	7.98	7.5	7.5	7.5	7.4
Total other frontages	6.82	8.11	8.68	8.68	9.91	10.4	12.8	7.9	20.8	20.7

- 2.9 The figures above show retail frontages within this area have decreased by 1.1% in the year since the last monitoring period. Retail frontages now stand at 32.4 % for the latest monitoring year.
- 2.10 Some of the change in percentage since 2009 can be attributed to the re-drafted frontages designations in the final adopted version of the AAP (first shown in the August 2012 figures), which effectively resulted in fewer Secondary Shopping Frontages and more Primary Shopping Frontages. However, the trend for less retail use in this area will need to be carefully monitored in order to protect its overriding retail function as required by Policy 3 of the AAP. The current figure of 32.4% is broadly acceptable, but future decreases below this level will need to be very carefully assessed.
- 2.11 The maximum 8% threshold of total metrage occupied by hot food takeaways in the Secondary Shopping Frontages was reached in 2012 and did not change until 2015 which saw a slight decrease. This year's figure shows a decrease of 0.1% compared to the previous year, resulting in a figure of 7.4% meaning that the percentage of hot food takeaways within the Secondary Shopping Frontage Area has been below the threshold of 8% for the fourth consecutive year. Therefore, this will need to be carefully monitored and applications for hot food takeaways in the area will need to consider this.

The Restaurant Quarter

- 2.12 The Restaurant Quarter incorporates the units around Market Place. The Vision for the Restaurant Quarter is to create a high quality public realm, surrounded by restaurants. A multi-purpose civic space enclosed by a range of activities – a place where people want to stop, sit, and spend time during the day and the evening. In order to deliver that vision within such a small quarter, Policy 19 of the AAP places restrictions upon the types of uses permissible within this location.

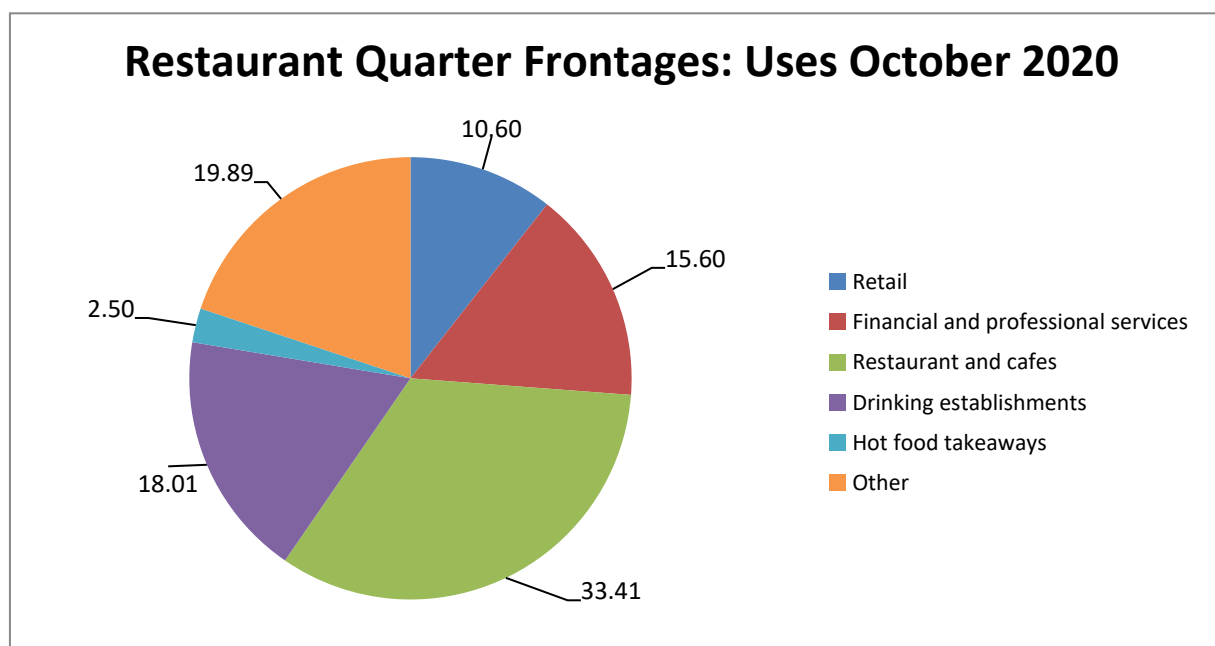


Figure 5: Restaurant Quarter Frontages: Uses October 2020		
Use	Metreage (m)	Percentage (%)
Total retail frontages	37.3	10.6%
Total financial and professional services frontages	54.9	15.6%
Total restaurant and cafe frontages	117.6	33.4%
Total drinking establishment frontages	63.4	18.0%
Total hot food takeaway frontages	8.8	2.5%
Total other frontages	70	19.9%
Total RQ metreage	352	100.0%

Figure 6: Restaurant Quarter Frontage Use Class Percentages (by year)										
Use	Feb 2011 %	Aug 2012 %	Sept 2013 %	Aug 2014 %	Sept 2015 %	Sept 2016 %	Sept 2017 %	Sept 2018%	Sept 2019%	Oct 2020%
Total retail frontages	18.81	14.74	14.74	14.74	11.20	12.3	8.1	10.6	10.6	10.6
Total financial and professional services frontages	21.20	16.62	16.62	16.62	15.21	13.1	15.6	15.6	15.6	15.6
Total restaurant and cafe frontages	10.80	22.05	22.05	22.05	28.13	30.5	29.7	33.4	33.4	33.4
Total drinking establishment frontages	11.02	9.97	9.97	9.97	9.73	9.3	21.7	18	18	18
Total hot food takeaway frontages	3.19	2.50	2.50	2.50	2.44	2.5	2.5	2.5	2.5	2.5
Total other frontages	34.98	34.12	34.12	34.12	33.29	32.3	22.4	19.9	19.9	19.9

2.13 The completion of the Market Place Buildings increased the restaurant frontages in the Restaurant Quarter from 10% to 22% in 2014 in accordance with the vision for the quarter and Policy 19 of the AAP. Compared to last year there has been no change for any uses within the Restaurant Quarter.

2.14 There have been no consents granted for changes of use within the quarter contrary to Policy 19 within the monitoring period.

3.0 Street Level Vacancy Rates

- 3.1 The number of vacant units in a centre can be a useful indicator of the health of a town centre. However, this indicator must be used with caution, as vacancies can arise even in the strongest town centres and are simply an indicator of market conditions.
- 3.2 There are 2 ways of measuring vacant shops – by number of units or by measuring the width of vacant frontages. The percentages used in the policies in the AAP are based on frontage widths, and so this is the most appropriate factor to monitor. The tables below show the results of the October 2020 survey, using both methods.

Figure 7: Vacant Units October 2020			
	No. Vacant	Total No. units	Percentage (%)
Plan Area (designated frontages)	51	347	14.70
Primary Shopping Frontages	29	197	14.72
Secondary Shopping Frontages	21	127	16.54
Restaurant Quarter	1	23	4.35

Figure 8: Vacant Frontage Metreage October 2020			
	Vacant frontages (m)	Total metreage (m)	Percentage (%)
Plan Area (designated frontages)	521.0	3899.8	13.36
Primary Shopping Frontages	257.3	2264.1	11.36
Secondary Shopping Frontages	208.7	1284.3	16.25
Restaurant Quarter	55.0	352	15.63

- 3.3 Compared to the figures from September 2019, Figure 8 shows the vacancy rates in the town centre have decreased from 14.32% to 13.36%, a decrease of 0.96% when using the metreage. However, when calculating this using the number of units (Figure 7) there is an increase in vacancy rates from 14.41% to 14.70% with the biggest increase in vacant units in seen in the Primary Shopping Frontages, with an increase from 26 to 29 vacant units (11.5%) The number of vacant units decreased by one for the Secondary Shopping

Frontages whilst for the Restaurant Quarter there was a decrease from 2 to 1 units (50%).

- 3.4 Within the **Primary Shopping Frontages**, which are the retail focus of the town centre, vacancy rates have increased to 11.36% with an increase of 0.89% from 10.47%. Compared to last year's survey there is one more vacant unit with a slight increase in the amount of vacant frontage in this area. Policy 15 of the AAP (the Shopping Quarter) consequently sets out plans to deliver a significant amount of new, large footprint, retail floorspace which will address this issue. However, those residual small units which remain vacant will be something for future Health Checks to analyse carefully. In October 2020, it was reported that Peacocks (33 High Street), was closing down, however no date was given for this. This unit was reported as being occupied in the October survey. The impact of this is likely to be seen in next year's survey, although there is potential that a new occupier may be found by the time the 2021 is undertaken. In addition, Unit 17-19 of the Newlands Centre was vacated by M&Co in August 2020, this remained the case when the survey was undertaken in October.
- 3.5 Vacancy rates are higher within the **Secondary Shopping Frontages**, perhaps reflecting their periphery status and the transient nature of some uses. The vacancy rate in the Secondary Shopping Frontages has decreased by 4.14%, to 16.25% from 20.39% in 2019. In 2016 it was reported that there were two units on Dalkeith Place (23 and 24) which have been vacant since February 2011; however it was reported in 2018 that one of these units, 23, had been occupied by a retail use, with the other remaining vacant, which remains the case in 2020. In 2014, a few other units were reported to be vacant for a period of time with records indicating that 24 Rockingham Road has been vacant since August 2009. This year's results show that this unit remains vacant.
- 3.6 One of the restaurant units within the Market Place Buildings in the **Restaurant Quarter** continues to be occupied by Prezzo with the adjacent unit now occupied by Jurassic Grill, which opened in June 2019. The vacancy rate within the Restaurant Quarter has decreased by 1.56% from 17.19% in 2019 to 15.63% in the 2019 survey. The closure of the Royal Hotel in early 2016 accounted for the significant increase of vacant frontage in the Restaurant Quarter at this time. In addition to this at the time of the survey in September 2016, 7 Market Place was undergoing refurbishment to turn it into a new bar and therefore could not be recorded as occupied and therefore vacant. However, this refurbishment was completed later in 2016 and the unit 'Retro Union' opened in October last year.
- 3.7 In 2020 the national average vacancy rate was 12.4% (Local Data Company). Therefore, the vacancy rate across the plan area of 13.36% is less positive than the national trend.

4.0 Pedestrian Footfall Flows Survey

- 4.1 A footfall survey is a key indicator of the health and vitality of shopping streets. Footfalls are measured by the numbers and movement of people on the

streets, in different parts of the centre at different times of the day, who are available for businesses to attract into shops, restaurants or other facilities. This indicator is useful over time to indicate trends both as a result of local and national influences.

- 4.2 The original footfall survey for Kettering Town Centre was undertaken in December 2008 and has been updated on an annual basis up to this year, 2018. The same methodology is used, undertaking surveys on both a market day and non-market day, and pedestrian footfall was counted in the same locations.
- 4.3 Since the adoption of the KTCAAP footfall counts have been done in both September and December. However, this year the September count was not undertaken due to the other priorities at the time, and the restrictions in place because of the Covid-19 pandemic. However, the December counts did take place. The two tables below show the results of the December 2020 survey, compared to December 2019 survey. The survey took place on two weekdays, one a non-market day and one on a market day.

No.	Count Location	02/12/19	Count	07/12/20	Count	Comparison (Green – increase/ red – decrease)
		Time		Time		
1	Sheep Street/ Piccadilly Buildings-	10:28- 10:43	47	10:30- 10:45	34	-27.7%
2	Market Place	10:45- 11:00	153	10:47- 11:02	64	-58.2%
3	Southern end of High Street	11:03- 11:18	225	11:03- 11:18	130	-42.2%
4	Mid High Street- between Huxloe Place & Walkers	10:49- 11:04	322	10:35- 10:50	218	-32.3%
5	Lower Street- outside Peacock Inn	10:49- 11:04	203	10:51- 11:06	163	-19.7%
6	Southern end of Tanners Lane	11:06- 11:21	34	11:08- 11:23	29	-14.7%
7	Southern end of Gold Street	10:30- 10:45	224	10:33- 10:48	271	21%
8	Northern end of Gold Street	10:47- 11:02	115	10:52- 11:07	129	12.2%
9	Newland Street (outside no.6)	11:04- 11:10	119	11:09- 11:24	134	12.6%

10	Dalkeith Place- outside no. 10, nr Jobs Yard	10:30- 10:45	62	10:34- 10:49	72	16.1%
11	Dryland Street	10:48- 11:03	65	10:53- 11:08	19	-70.8%
12	Eastern end of Market Street- outside Room 21	11:05- 11:20	64	11:11- 11:26	45	-29.7%
Total			1633		1308	-19.9%

No.	Count Location	06/12/19	Count	11/12/20	Count	Comparison (Green – increase/ red – decrease)
		Time		Time		
1	Sheep Street/ Piccadilly Buildings- opposite	10:30- 10:45	47	10:30- 10:45	51	8.5%
2	Market Place	10:48- 11:03	125	10:48- 11:03	83	-33.6%
3	Southern end of High Street	11:05- 11:20	188	11:05- 11:20	122	-35.1%
4	Mid High Street- between Huxloe Place & Walkers Lane	10:31- 10:46	330	10:28- 10:43	238	-27.9%
5	Lower Street- outside Peacock Inn	10:48- 11:03	210	10:46- 11:01	178	-15.2%
6	Southern end of Tanners Lane	11:04- 11:19	33	11:02- 11:17	44	33.3%
7	Southern end of Gold Street	10:32- 10:47	365	10:32- 10:47	186	-49.0%
8	Northern end of Gold Street	10:50- 11:05	326	10:46- 11:01	165	-49.4%

9	Newland Street (outside no.6)	11:10- 11:25	169	11:03- 11:18	118	-30.2%
10	Dalkeith Place- outside no. 10, nr Jobs Yard	10:33- 10:48	130	10:30- 10:45	48	-63.1%
11	Dryland Street	10:50- 11:05	53	10:47- 11:02	36	-32.1%
12	Eastern end of Market Street- outside Room 21 Bar	11:09- 11:24	58	11:05- 11:20	79	36.2%
Total			2034		1348	-33.7

4.4 The 2020 footfall survey shows that footfall has decreased by 19.9% on a non-market day (Monday), compared to 2019. There has been a significant increase in the footfall on Gold Street, Newland Street and Dalkeith. However, Market Place, High Street and Dryland Street and Lower Street all saw significant decreases.

4.5 On a market day the 2020 footfall survey shows that footfall has decreased significantly, 33.7%, compared to 2019. There has been a significant increase in footfall at Tanners Lane and Market Street, but as shown above footfall has decreased in most areas across the town centre, most significantly Gold Street and Dalkeith Place. In comparison to the weather on this particular day it was better, compared to the previous year. It is recommended that the survey be repeated next later this year to see if a consistent pattern can be detected.

Meadow Road Park

4.9 The survey undertaken on the park shows that there was no use of the park at around 11:30 on both the surveys undertaken in December, with a mitigating factor in all of these cases being inclement weather. It is therefore the aim of the Town Centre Delivery Plan project to improve these figures by improving connectivity to the town centre and the facilities available on the park. Although the September survey has not been undertaken which would have been the survey which is more likely to show a higher level use of the park. This will continue to be monitored to see if there is a lasting benefit on the improvements. The footfall counts on a Monday and Friday in December this year both show a significant decrease of 62.5% and 40% respectively.

Footfall Monitoring - Meadow Road (Previous year's figure)		
	Non-market day	Market day
December	15 (40)	18(30)

No. of people on Meadow Road Park (Previous year's figure)		
	Non-market day	Market day
December	0 (0)	0 (0)

5. Conclusion

- 5.1 The findings of this health check update indicate that the town centre continues to feel the impact of the loss of a flagship store in Marks and Spencer, although given the drop in vacancy rates it is apparent that more of the frontages in the town centre are occupied. This is also very encouraging given the Covid-19 pandemic which could have potentially had a detrimental impact on the health of the town centre, but the results of this year's survey show that the town centre maybe recovering from the impact of this at the time when the survey was undertaken in October 2020.
- 5.2 The pedestrian flow survey from December shows an overall decrease in footfall on a non-market day, despite a number of increases in various locations in the town centre. The findings on a market day are more negative, given that there was more of a significant decrease. However, the survey should be repeated next year to see if a consistent pattern can be detected.
- 5.3 Kettering remains the principle retail centre in North Northamptonshire. Some weaknesses need to be addressed in order for Kettering Town Centre to fulfil its sub-regional potential and compete with surrounding centres. However, these weaknesses have been acknowledged and deliverable solutions identified within the Kettering Town Centre AAP and the Kettering Town Centre Delivery Plan, in particular Meadow Road Park and most recently through the Town Centre High Street Heritage Action Zone programme. Of particular importance, there is a need to maintain or enhance the number of retail uses within the primary shopping frontage and diversify the retail offer to include higher-value shops through the provision of additional comparison retail floorspace and offer retail units of suitable size for this purpose. Achieving the objectives, particularly in relation to the retail objectives of the Kettering Town Centre Area Action Plan have and will become increasingly important to ensure vacancy rates don't increase further, and the vibrancy diminishes. This is likely

to be considered when a review of the Kettering Town Centre Area Action Plan is undertaken.

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Report Originator	Interim Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All	27 January 2021	
Title	HOUSING DELIVERY AND FIVE YEAR LAND SUPPLY		

1. PURPOSE OF REPORT

To provide Members with an update on Housing Delivery and the Council's Five Year Land Supply.

2. INFORMATION

2.1 The North Northamptonshire Joint Core Strategy (JCS) set a housing requirement for Kettering Borough of 10,400 dwellings for the period 2011 to 2031, this equates to 520 dwellings per annum. This report provides an update on the annual monitoring of completions, the results of the Government's Housing Delivery Test and the Five Year Land Supply position for the period 2020/21 to 2024/25

Housing Completions

2.2 Housing completions are monitored on an annual basis, between 1st April and 31st March. Officers can report that in the period 2019-20, 350 dwellings were completed. This is less than the annual requirement and fewer than the completions achieved in recent years. Table 1 sets out the completions for each year since 2011 along with a cumulative year on year performance against the JCS requirement.

Table 1 - Completions and cumulative performance against requirements

Monitoring Year	Completions	Cumulative performance against JCS requirement
2011/12	313	-207
2012/13	351	-376
2013/14	540	-356
2014/15	282	-594
2015/16	547	-567
2016/17	706	-381
2017/18	495	-406
2018/19	644	-282
2019/20	350	-452
Total	4,228	-452

BOROUGH OF KETTERING

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2.3 Table 2 provides details of the housing completions on a settlement-by-settlement basis for the last monitoring year, 2019/20, and the period 2011 to 2020.

Table 2 - Housing Completions by Settlement

Settlement	Completions 2011-2019	Completions 2020	Total 2011-2020	JCS Requirement
Kettering (inc. Barton Seagrave)	1,902	254	2,156	6,190
Burton Latimer	1,110	59	1,169	1,180
Desborough	373	20	393	1,360
Rothwell	320	2	322	1,190
Rural Area	173	15	188	480
Total	3,878	350	4,228	10,400

2.4 The number of affordable homes completed in the 2019/20 monitoring year was 129, this is 37% of the total number of homes completed. The sites where this provision was made are listed below:

- Carey Street, Kettering - 42 homes (supported housing)
- Higham Road, Burton Latimer - 9 homes
- White Lodge Farm, Higham Road, Burton Latimer - 5 homes
- Cranford Road, Kettering - 25 homes
- Warkton Lane, Kettering - 20 homes
- Westhill, Kettering - 25 homes

Housing Delivery Test

2.5 In February 2019 the Government first published the Housing Delivery Test results. The Housing Delivery Test is an annual measurement of housing delivery and assesses delivery over the preceding three financial years. Where delivery falls below the housing requirement certain policies in the NPPF apply. Depending on the level of delivery, these are that:

- The authority should publish an action plan if delivery falls below 95%;
- A 20% buffer on the local planning authority's 5 year land supply if housing delivery falls below 85%; and
- Application of the presumption in favour of sustainable development if housing delivery falls below 75%.

2.6 The Housing Delivery Test results published for Kettering Borough are:

Table 3 - Housing Delivery Test Results

Annual Measurement	Period Assessed	Results
2018 Measurement	2015/16 to 2017/18	129%
2019 Measurement	2016/17 to 2018/19	130%

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2.7 The Housing Delivery Test 2020 will cover the 3 year period 2017/18 to 2019/20, and will be published by the Government in due course. Kettering Borough is not expected to fall into one of the sanctioned categories.

Five Year Land Supply

2.8 To support the Government's objective to significantly boost the supply of homes, the NPPF seeks to ensure that a sufficient amount and variety of land can come forward when it is needed. Paragraph 73 of the NPPF requires local planning authorities should identify and update annually a supply of specific sites to provide a minimum of five years' worth of housing against their housing requirement in adopted strategic policies, where these requirement policies are less than 5 years old. The JCS provides the strategic policies for Kettering Borough, this document will not turn 5 years old until July, therefore assessing against local housing need is not relevant at this time.

2.9 The Council's five year land supply position has now been updated for the period 2020/21 to 2024/25.

2.10 When calculating the five year land supply 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:

- 5% to ensure choice and competition in the market for land; or
- 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
- 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.

2.11 The Council does not intend to prepare an annual position statement, and the results of the Housing Delivery Test confirm that there has not been significant under delivery of housing over the previous three years. Therefore, the buffer which should be included in the supply of specific deliverable sites, is the 5% buffer.

2.12 When calculating five year land supply any shortfall in provision from earlier in the plan period also needs to be added to the housing requirement. The Council uses the Sedgfield approach to dealing with shortfall, this approach involves making up the shortfall within the next five year period. The shortfall is added to the five year requirement before the 5% buffer is applied.

2.13 Table 4 sets out the JCS housing requirement (row a), the housing requirement plus shortfall (row b) and finally the housing requirement plus shortfall plus 5% buffer (row c).

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Table 4 - Housing Requirements

(a)	JCS Housing Requirement 2020 – 2025 (520 dwellings per year x 5 years)	2,600 dwellings
(b)	JCS Housing Requirement 2020 – 2025 plus shortfall (452 dwellings)	3,052 dwellings
(c)	JCS Housing Requirement 2020 – 2025 plus shortfall plus 5% buffer	3,205 dwellings

2.14 The JCS requirement plus shortfall plus relevant buffer is therefore 3,205 dwellings. This is the figure used to calculate the five year housing land supply position using the sites identified in the schedule of specific deliverable sites.

2.15 When preparing the supply of specific deliverable sites, the following sources are used:

- Extant planning permissions (including sites under construction)
- Development Plan Allocations (including the JCS and Area Action Plan (AAP) allocations)
- Emerging Allocations (included in the Site Specific Part 2 Local Plan)
- Resolutions to grant planning permission
- Brownfield Land
- Windfall Allowance

2.16 The NPPF defines what a deliverable site is, this states that:

‘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 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 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 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 5 years.’

2.17 This definition has been used to prepare the site schedule attached at **Appendix 1**. The final column of the site schedule provides a justification for the site’s inclusion. Where appropriate site promoters and developers have been contacted to gain additional information in relation to timescales for delivery and

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build out rates for sites. This information has been used in the preparation of the site schedule.

- 2.18 Table 5 provides a breakdown of the sources of supply included in the site schedule.

Table 5 - Sources of supply

Components of Housing Land Supply 2020 - 2025	Yield 2020 - 2025
Extant planning permissions (at 31/03/20)	3,861
Kettering Town Centre Area Action Plan Allocations	60
Emerging Allocations	68
Resolutions to grant planning permission	70
Brownfield Land	17
Windfall Allowance (2023/24-2024/25)	138
Total Supply 2020-2025	4,214

- 2.19 The site schedule, attached at Appendix 1, demonstrates a supply of housing for the period 2020-2025 of 4,214 dwellings. This provides a deliverable housing land supply for the period 2020–2025 of 6.57 years, this is set out in table 6 below:

Table 6 - Five Year Land Supply

JCS Housing Requirement plus shortfall plus buffer	3,205 dwellings
Identified Housing Supply	4,214 dwellings
Number of Years Deliverable Housing Land Supply (4,214/3,205 x 5)	6.57 years

3. CONSULTATION AND CUSTOMER IMPACT

- 3.1 There is no consultation necessary as a result of this report. The findings will be reported through the next North Northamptonshire Authorities Monitoring Report.

4. POLICY AND RESOURCE IMPLICATIONS

- 4.1 The National Planning Policy Framework requires Local Planning Authorities to demonstrate a Five Year Housing Land Supply. Where a Local Authority is unable to demonstrate a Five Year Housing Land Supply the presumption in favour of sustainable development applies.
- 4.2 As the Council is able to demonstrate significantly in excess of five years housing land supply, for applications involving the provision of housing, relevant development plan policies are considered up-to-date.
- 4.3 There are no resource implications as a result of this report.

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5. LEGAL AND EQUALITY IMPLICATIONS

5.1 The content of this report contains information in support of Chapter 5 *Delivering a Sufficient Supply of Homes* of the National Planning Policy Framework, and in particular paragraphs 73-76 on *Maintaining Supply and Delivery*.

6. CLIMATE CHANGE IMPLICATIONS

6.1 Ensuring that housing numbers are monitored helps to maintain an understanding of what the Council should do to continue delivering to its JCS requirements and demonstrate a five year land supply. This in turn gives the Council greater control over where housing is permitted, and enables the Council to ensure that development is located in sustainable locations and in accordance with the spatial strategy, in support of its efforts to combat climate change.

7. RECOMMENDATION

That Members note the update on Housing Delivery and the Council's Five Year Housing Land Supply position of 6.57 years.

Previous Reports/Minutes:

Ref: Planning Policy Committee – Kettering Borough Housing Completions Update 2018/19

Date: 5 June 2019

Ref: Planning Policy Committee – Five Year Housing Land Supply

Date: 26 February 2019

Contact Officer: Julia Baish – Development Team Leader

Location	App. No.	Proposal	Location	5YHLS Site	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	Completions 2011 to 2020	Current year					Five year total	Justification for inclusion	
										2020/2021	2021/2022	2022/2023	2023/2024	2024/2025			
Burton Latimer																	
Burton Latimer	2020/0006	3 no. detached dwellings and garages	260 Polwell Lane	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. Time allowed in trajectory for submission of reserved matters.	
Burton Latimer	2013/0750 & 2016/0883	Residential development for up to 69 no. dwellings with access	Bosworths	Y		69						10	30	29	69	Reserved matters approved 8th June 2018. Site has detailed planning permission, therefore considered deliverable until permission expires. A number of conditions have been discharged and the planning permission has been implemented. Delivery timescales provided by the site promoter, these allow time for relocation of the garden centre and for work to start on site. Build out rates are realistic taking into account completions achieved on similar sized schemes in the Borough. A position statement has been agreed with the site promoter for this site.	
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	2013/0763	Residential developmnet of upto 110 no. Dwellings with access	Higham Road (Land off)	Y		1	3			4					4	Site under construction, deliverable 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	2013/0714, 2015/0586, 2017/0926, 2018/0216	Residential development of up to 199 no. dwellings with access	Higham Road (land off)	Y		14	12			26					26	Site under construction, deliverable within 5 years	
Burton Latimer	2014/0335	S73A: 1 no. dwelling	5 Cranford Road	Y			1			1					1	Site under construction, deliverable within 5 years	
Burton Latimer	KET/2019/0160	Barn conversion and single storey extension with South East elevation to create 1 no. dwelling	17 Kettering Road, Burton Latimer	Y			1			1					1	Site under construction, deliverable within 5 years	
Burton Latimer	KET/2019/0534	1 no. dwelling	Builders Yard, Church Lane, Burton Latimer	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																	
Desborough	2011/0235	Residential development	Desborough North	Y	700							25	120	120	120	385	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. Discussions are taking place with a national house builder who, subject to contract, will deliver the whole site and it is the intention that reserved matters will be submitted by April 2021. Trajectory previously provided by the site promoter moved back a year to allow time for submission and determination of reserved matters and to allow time for work to start of site. It is anticipated that there will be two outlets on the site so the delivery rates are considered to be realistic. A position statement has been agreed with the site promoter for this site.
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	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	Completions 2011 to 2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Five year total	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							20	50	50	120	Site has outline permission. KBC is part landowner of the site, a number of conditions have been discharged. A reserved matter application is due to be submitted early in 2021. The site has been marketed. Due to constraints it is likely the reserved matters application will be for in the region of 210 units, the trajectory has been amended to reflect this. Trajectory allows time for submission and determination of reserved matters and delivery rates take account levels of completions achieved on sites of a similar size in the Borough. Clear evidence the 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	KET/2017/1019	135 dwellings	Land off Buxton Drive and Eyam Close	Y	135							40	50	45	135	The agent has advised that sale of the site has been agreed but not concluded. Reserved matters expected summer/ autumn 2020. Start on site summer 2021 with a three year build out with sales on the site starting in January 2022. A position statement has been agreed with the site promoter for this site, through this an update was provided confirming the name of the housebuilder.
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	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	Site under construction, deliverable 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	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	2017/0903	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
Desborough	2018/0289	Alterations to internal layout of groundfloor restaurant (part retrospective). Conversion of first floor into 2 no. one-bedroom flats with associated external works.	17-19 Station Road, Desborough	Y			1				1				1	Site under construction, deliverable within 5 years
Desborough	2019/0777	1 no. dwelling and associated works including creation of vehicular access and parking to new dwelling and to No. 52 Braybrooke Road	52 Braybrooke 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	2019/0333	1 no. dwellinghouse including cellar (revised scheme)	6 St Anthony's Walk, 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	2019/0686	Conversion of house back into 2 no. Dwellings	48 Paddock Lane, Desborough	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																
Kettering	2014/0593 & 2016/0917	Construction of up to 40 dwellings with access	Thurston Drive	Y		6	16				22				22	Site under construction, deliverable within 5 years
Kettering	2016/0088 & 2019/0179	2 no. three bedroom dwelling houses.	Bath Road (land between 104 and 110)	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

Location	App. No.	Proposal	Location	5YHLS Site	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	Completions 2011 to 2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Five year total	Justification for inclusion
Kettering	2019/0571	Outline planning application with all matters reserved for the demolition of the existing factory and replacement with 1 no. two bedroom bungalow	126 Regend Street (land to rear)	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.
Kettering	2015/0551	Residential development of up to 350 dwellings with associated access	Gipsy Lane (land west)	Y	350						36	54	72	72	234	Outline planning permission. Agent advised that reserved matters to be submitted by the end of 2020 with start on site mid 2021. Build out rates provided by the agent. A position statement has been agreed with the site promoter for this site, through this an update was provided that a reserved matters application has been submitted and which confirmed the purchase of the site and confirmed the developers intentions to start on site at the earliest opportunity.
Kettering	KET/2017/0137	81 dwellings	Land north of Gipsy Lane , Kettering	Y		43	16			25	25	9			59	Site under construction, deliverable within 5 years
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 & 2018/0661	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	Site has detailed planning permission and therefore considered deliverable until the permission expires. No evidence to suggest that the permission would not be delivered in five 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		10				6	4				10	Detailed permission, therefore considered deliverable until permission expires. No evidence to suggest that the homes 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 homes 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	14	27			52	Site under construction, deliverable within 5 years. Site trajectory provided by the agent. Given the scale of development the delivery rates are considered to be realistic.
Kettering	2015/0580 & 2019/0580	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 homes 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 homes 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 homes will not be delivered within 5 years.
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 homes will not be delivered within 5 years
Kettering	2016/0526	Conversion of extension to 1 no. apartment	30 Garfield Street	Y			1			1					1	Site under construction, deliverable within five years.

Location	App. No.	Proposal	Location	5YHLS Site	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	Completions 2011 to 2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Five year total	Justification for inclusion
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					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					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.
Kettering	2017/0149	1 no. dwelling	245 London Road	Y			1			1					1	Site under construction, deliverable 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 homes 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 homes will not be delivered within 5 years.
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 homes will not be delivered within 5 years
Kettering	2017/0558	Demolition of existign 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 homes will not be delivered within 5 years.
Kettering	2017/0237	Conversion of club into 10 no. appartments	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 homes 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				114	41	45			200	Site is currently being built out. Site has detailed planning permission, therefore considered deliverable until permission expires. Housing trajectory provided by developer.
Kettering	2015/0485	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 sallon	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	Site under construction, deliverable within 5 years
Kettering	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.
Kettering	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.

Location	App. No.	Proposal	Location	5YHLS Site	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	Completions 2011 to 2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Five year total	Justification for inclusion
Kettering	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.
Kettering	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.
Kettering	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.
Kettering	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.
Kettering	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.
Kettering	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.
Kettering	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.
Kettering	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	Site under construction, deliverable within 5 years
Kettering	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.
Kettering	2018/0286 2018/0749	Replacement dwelling	84 Warkton Lane	Y						0					0	Site under construction, deliverable within 5 years
Kettering	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.
Kettering	2018/0799	22 no. dwellings with access road and associated works	Scott Road (land north-east of)	Y		22					22				22	Site has detailed planning permission, therefore considered deliverable until permission expires. Council own development. Start on site expected end October/ early November 2020. Given scale of development delivery rates are realistic.
Kettering	2018/0856	Conversion of dwelling into 2 no. flats	98 Lower Street, Kettering	Y		2 (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	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				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	2018/0886	Conversion of dwellings into 2 no. flats	5 King Street, Kettering	Y		2 (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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Kettering	2018/0889	Change of use from office space to 5no. Dwellings. Third floor extension	34-38 Gold Street, Kettering	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.
Kettering	2018/0736	Conversion of first and second floors to 6 no. apartments	Dalkeith House, Dalkeith Place	Y		6				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					-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	2018/0948	Convert first floor from 1 no. to 2 no. flats	87 Rockingham Road	Y		2 (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	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					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	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					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	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					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.
Kettering	2018/0902	33 dwellings	17 Lower Street Kettering	Y		33					33				33	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	2019/0385	Erection of 2 new dwellings and two storey side/rear extension and single storey rear extension to No.41	41 Oxford Street, Kettering	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	2019/0130	Change of use to 8 person HMO	2 Broadway, Kettering	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	2019/0143	Conversion of dwelling to 2 no. flats including alterations to door and window	48 Wood Street, Kettering	Y		2 (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	2019/0109	Conversion of dwelling to form 2 no. flats with amendments to windows and removal of chimney to rear	76 Havelock Street, Kettering	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.

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Kettering	2019/0303	Change of use from A1 to C3 of first and second floor to create six residential units, associated bike store to ground floor and bin storage to rear.	38 High Street, Kettering	Y		6					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	2019/0180	2 no. dwellings with associated works and access	Poplars Farm Road (land at), Kettering	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	2019/0302	Subdivision of dwelling house to create 2 no. dwellings	45 Duke Street, Kettering	Y		1				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	2019/0368	Conversion and extensions to provide five one-bed flats and associated cycle/bin store with a revised shop layout	25-27 High Street, Kettering	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.
Kettering	2019/0438	Change of use from Beauty Parlour and 1 no. flat to 1 no. 1-bedroom flat and 1 no. 2-bedroom flat with single storey rear extension	47 Bath Road, Kettering	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	2019/0732	Change of use from bed & breakfast to a single dwelling	Brooklyn House, 28 Kingsley 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	2019/0309	9 no. dwellings with associated parking and landscaping. Construction of footpath along Furnace Lane	Malham Drive (land off), Kettering	Y		9					9				9	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	2019/0664	Rear extension to ground floor flat, loft conversion to habitable accommodation with rear dormer and 2 no. rooflights to front to first floor flat, change front porch to canopy and sub-divide rear garden	Ground Floor Flat & First Floor Flat, 43 Naseby Road	Y		1					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	2019/0750	Demolition of garage and erection of 1 no. dwelling	82 Kingsley Avenue	Y			1			1					1	Site under construction, deliverable within five years.
Kettering	2019/0703	Subdivision of dwelling house to create 2 no. dwellings with single storey rear extensions	49 Alfred 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	2019/0485	Redevelopment of mixed commercial/residential building to create 3 no. flats and office space. Demolition of existing outbuildings and covered area	7 Regent Street, Kettering	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.
Rothwell																
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	473	227										Site has outline planning permission for 700 dwellings and reserved matters approved for 227 dwellings. The site is under construction. A Matters Statement submission to the SSP2 Local Plan Examination from Persimmon Homes Midlands sets out that around 16 dwellings will be completed by the end of 2020 and the site will deliver 100 dwellings per year. These delivery rates are considered realistic taking into account completions achieved on parcels R23 and R26 at East Kettering and are consistent with the delivery rates set out in the JCS for the site.
Rothwell	2018/0009	1 no. dwelling	74 Glendon Road	Y			1			1					1	Site under construction, deliverable within 5 years

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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 wither 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.	
Rothwell	2019/0147	1 no. dwelling	11 Greening Road (Land adj), Rothwell	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.	
Rothwell	2019/0175	Demolition of garages and erection of a dwelling	20-24 Underwood Road (land between), Rothwell	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	2019/0236	Demolition of garage and construction of single storey dwelling with access off Crown Lane	40 Wales Street, Rothwell	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	2019/0261	Change of use from care home to residential dwelling	12 Wales Street, Rothwell	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	2019/0748	Redevelopment of disused coach company yard to create 3 no. dwellings	The Old Coach Yard, 11 Desborough 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.	
Rothwell	2019/0597	1 no. dwelling	2 & 8 Nunnery Avenue (land between), Rothwell	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	2014/0300	Demolition of timber outbuildings and construction of 2 no. dwellings (resubmission of KET/2013/0704	High Street Newsagents, 9 High 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.	
Barton Seagrave																	
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)	N	60											0	Outline application. Site is also included as a housing allocation in the emerging Site Specific Part 2 Local Plan. Evidence is not currently available to demonstrate that the site will be delivered within the five year period.
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	2016/0382	1 no dwelling to rear	2 Polwell Lane, Barton Seagrave	Y			1			1					1	Site under construction, deliverable within 5 years	

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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 homes will not be delivered within 5 years.	
Barton Seagrave	2019/0212	2 no. Chalet bungalows	2 Cranford Road, Barton Seagrave	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.	
Barton Seagrave	2019/0475	1 no. dwelling with associated landscaping	135B Barton Road (land adj), 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.	
Rural																	
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.
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 homes will not be delivered within 5 years.
Cranford	2019/0446	2 no. dwellings	Mill Barn, High 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.
Cranford	2019/0152	Change of use of building to 3 residential dwellings including associated building operations (as previously approved under prior notification appeal W/18/3195337) plus the installation of external flues. Change of use of agricultural land to amenity/garden land to be used in association with these dwellings	Clarks Barn, Kettering Road, Cranford	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.
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.
Cransley	2019/0418	Change of use from agricultural buildings to form three dwellings, associated works and garage extension (Retrospective) and subdivision of garden land	New Lodge Farm, Church Lane, Cransley	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.
Cransley	2019/0790	1no. Dwelling and double garage with associated access	2 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.
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.

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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.
Geddington	2019/0099	Demolition of garages, erection of dwelling and creation of hard paved driveway	37 Newton Road, Geddington	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.
Geddington	2019/0067	Conversion of house into 2 no. dwellings with two storey side and single storey rear extensions. Erection of summer house	2 Malting Lane, Geddington	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.
Grafton Underwood	2019/0197	Demolition of barn and erection of 1 no. dwelling	Glebe Farm, Slipton Road, Grafton Underwood	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.
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.
Loddington	2016/0272	Demolition of office building and erection of 4 dwellings	1 Sterling Court	Y		3	1			1	3				4	Site under construction, deliverable 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.
Pipewell	2019/0394	Erection of replacement dwelling	1 Oakley Road, Pipewell	Y		1					0				0	Not major development and detailed permission, therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five 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.
Rushton	2019/0006	Conversion of barn to 1 no. dwelling. Demolition of B&B and erection of 1 no. dwelling	Manor Farm, Station Road, Rushton	Y		2					2				2	Not major development and detailed permission, therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five 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	Not major development and detailed permission, therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five 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.
Weston by Welland	2018/0787	Redevelopment of site to create 10 no. dwellings with associated infrastructure. Creation of garden/paddock land and hardstanding for existing farm house	Home Farm, 3 Valley Road, Weston by Welland	Y		10						10			10	Site has detailed planning permission, therefore considered deliverable until permission expires. No evidence that the permission would not be delivered in five years.

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Kettering TCAAP	TCAAP - Allocation	39 dwellings	SHOPPING QUARTER: Wadcroft/ Newlands Phase 1 (SHQ1 and SHQ3), Kettering	N				39							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	120 dwellings	RESIDENTIAL QUARTER: Land north and east of Trafalgar Road (NRQ4), Kettering	N				120							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	14 dwellings	RESIDENTIAL QUARTER: National Grid site north, Jutland Way (NRQ6), Kettering	N				14							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	14 dwellings	RESIDENTIAL QUARTER: National Grid site south, Jutland Way (NRQ7), Kettering	N				14							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	18 dwellings	RESIDENTIAL QUARTER: Northampton Road/ Northfield Avenue (NRQ11), Kettering	N				18							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	47 dwellings	RESIDENTIAL QUARTER: Stagecoach Site, Northampton Road (NRQ12), Kettering	N				47							0	Site not included in five year land supply.
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							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	28 dwellings	YARDS QUARTER: Soans Yard (Y2)*, Kettering	Y				28					20		20	Allocated site. The site is identified in the Kettering Town Centre Delivery Plan. The site is disused and in the Council's ownership. Initial survey and design work has been undertaken. Time allowed in the trajectory for application to be submitted. Site is available and deliverable within the five year period.
Kettering TCAAP	TCAAP - Allocation	30 dwellings	YARDS QUARTER: Job's Yard North (Y1), Kettering	N				30							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	15 dwellings	STATION QUARTER: Land Opposite Station Square (SHLAA 930) (STQ4)*	N				15							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	22 dwellings	RESIDENTIAL QUARTER: Former Lidl store site, north of Trafalgar Road (SHLAA: 714) (NRQ2)	N				22							0	Site not included in five year land supply.

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Kettering TCAAP	TCAAP - Allocation	53 dwellings	RESIDENTIAL QUARTER: B&Q & Comet site, Meadow Road / Jutland Way (SHLAA 717+718) (NRQ5)	N				53							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	67 dwellings	RESIDENTIAL QUARTER: Land at Lidl store site, west of Trafalgar Road (SHLAA 711) NRQ1	N				67							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	62 dwellings	SILVER STREET QUARTER: Queen Street / Horsemarket north (SSQ4)	N				62							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	48 dwellings	RESIDENTIAL QUARTER: Temporary car park, land west of Trafalgar Road (715) (NRQ3)	N				48							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	5 dwellings	RESIDENTIAL QUARTER: Hazelwood Lane (NRQ13)	Y				5					5		5	Allocated site. 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							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	11 dwellings	SILVER STREET QUARTER: Montagu Street / Tordoff Place (SSQ1)	N				11							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	19 dwellings	SILVER STREET QUARTER: Carrington Street / Victoria Street (SSQ2)	N				19							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	8 dwellings	SILVER STREET QUARTER: Queen Street east (SSQ3)	N				8							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	9 dwellings	SHOPPING QUARTER: South of Northall St (Iceland car park) (SHQ4)	N				9							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	24 dwellings	SHOPPING QUARTER: South of Northall St (Tanners Gate 2) (SHQ6)	N				24							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	18 dwellings	RESIDENTIAL QUARTER: Meadow Road / Cromwell Road backland (NRQ8)	N				18							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	20 dwellings	RESIDENTIAL QUARTER: Commercial Road car park (NRQ9)	N				20							0	Site not included in five year land supply.
Kettering TCAAP	TCAAP - Allocation	8 dwellings	RQ1 - Market Place North	N				8							0	Site not included in five year land supply.

Location	App. No.	Proposal	Location	5YHLS Site	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	Completions 2011 to 2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Five year total	Justification for inclusion
Kettering TCAAP	TCAAP - Allocation		SSQ5 - Queen Street/ Horsemarket South	Y				35					35		35	Identified in the Town centre Delivery Plan as a medium term project. KET/2020/0586 - Pending application - Mixed use development of 35 no. flats and ground floor commercial unit (A1/A2/B1). Time allowed in trajectory for application to be determined.
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/2020/0101), the application has a resolution to grant planning permission subject to S106. Demolition and site clearance undertaken. Agent has advised that the site will be delivered in the next 2-3 years, time allowed for work to commence on site. Site is considered deliverable as there is clear evidence, through progress with the application, that housing completions will begin within five years. A position statement has been agreed with the site promoter for this site.
Kettering	KE/007	17 dwellings	Kettering Fire Station, Headlands	N				13							0	Site not included in five year land supply.
Kettering	KE/151	33 dwellings	Glendon Iron Works	Y				33					19		19	Emerging plan allocation. Site is available, the previous use has moved to a new location. The timescale for delivery has been informed by information provided by the site promoter. A position statement has been agreed with the site promoter for this site, an update was provided through this which advised that a planning application has been submitted for 19 dwellings on the site (KET/2020/0776), the yield has been amended to reflect this. The site is available, is progressing through the planning application process and is therefore deliverable within the five year period.
Kettering	KE/152	15 dwellings	Ise Garden Centre, Warkton Lane	N				15							0	Site not included in five year land supply.
Kettering	KE/153	25 dwellings	Factory adjacent to 52 Lawson Street	N				25							0	Site not included in five year land supply.
Kettering	KE/184a	186-217 dwellings	McAlpine's Yard, Pytchley Lodge Road (including KE/184)	N				217							0	Site not included in five year land supply.
Kettering	KE/033a	30-35 dwellings	Land at Wicksteed Park	N				35							0	Site not included in five year land supply.
Burton Latimer	BL/044	22 dwellings	Land to the west of Kettering Road	N				22							0	Site not included in five year land supply.
Burton Latimer	BL/038	7 dwellings	Land adjacent to the Bungalow, Higham Road	N				7							0	Site not included in five year land supply.
Rothwell	RO/088a	300 dwellings	Rothwell North/ Land to the west of Rothwell	N				300							0	Site not included in five year land supply.
Rural - Braybrooke	RA/128	3 dwellings	Top Orchard (The Old Rectory), Braybrooke	N				3							0	Site not included in five year land supply.
Rural - Geddington	RA/107	10 dwellings	Geddington Sawmill, Geddington	N				10							0	Site not included in five year land supply.
Rural - Geddington	RA/110	8-10 dwellings	Old Nursery Site at Grafton Road, Geddington	N				10							0	Site not included in five year land supply.
Rural - Great Cransley	RA/146	10-15 dwellings	Land to the north of Loddington Road, Great Cransley	N				15							0	Site not included in five year land supply.
Rural - Pytchley	RA/117	8 dwellings	2 fields on outskirts of Pytchley	N				8							0	Site not included in five year land supply.
Rural - Geddington	RA/109	10 dwellings	Geddington South East	N				11							0	Site not included in five year land supply.
Rural - Cranford	RA/170	5-6 dwellings	South of New Stone House, Duck End, Cranford	N				6							0	Site not included in five year land supply.

Location	App. No.	Proposal	Location	5YHLS Site	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	Completions 2011 to 2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Five year total	Justification for inclusion
Rural - Cranford	RA/173	8-10 dwellings	Land east of the corner of Duck End and Thrapston Road, Cranford	N				10							0	Site not included in five year land supply.
Rural - Stoke Albany	RA/221	16 dwellings	Land to the south of Harborough Road, Stoke Albany	N				16							0	Site not included in five year land supply.
Rural - Mawsley	RA/174	50 dwellings	Land to the west of Mawsley	N				50							0	Site not included in five year land supply.
Resolution to Grant Planning Permission - KET/2018/0623		70 dwellings	Gaultney Farm	Y				70				35	35		70	Outline planning permission granted 7/04/20, KET/2018/0623. Agent has advised that discussions are at an advanced stage with a national house builder. Reserved matters application likely to be submitted in first half of 2021. Start on site anticipated September/October 2021. Delivery schedule provided by the agent. A position statement has been agreed with the site promoter for this site.
Brownfield Land, Kettering		17 dwellings	Maplefields School Beatrice Road	Y				17			17				17	Site is in the ownership of a housebuilder. New application on the site expected in 2020 with work starting as soon as possible. Delivery schedule provided by agent. A position statement has been agreed with the site promoter for this site.
Broughton NDO	NDO	7 dwellings	BT Exchange, Church Street, Broughton	N	7										0	Site not included in five year land supply.
Rural Windfall allowance				Y									12	12	24	Windfall allowance is based on analysis of past trends and expected future trends.
Urban Windfall allowance				Y									57	57	114	Windfall allowance is based on analysis of past trends and expected future trends.
East Kettering		347 dwellings	Parcels R7, R9 & R10	Y		3				3					3	Site under construction, site will be complete within the five year period.
East Kettering		242 dwellings	Parcels R23 & R26	Y		202	20			100	100	22			222	Site under construction. Developer has advised there will be approximately 10 units per month. The delivery rates set out are considered to be realistic, in the 2019/20 year 120 completions were achieved on the site.
East Kettering		167 dwellings	Parcel R19	Y		162	5				50	50	50	17	167	Site under construction, housing trajectory provided by the house builder, the delivery rates set out are considered to be realistic and the site will be complete within the five year period.
East Kettering		125 dwellings	Parcels R8, R11,	Y		125				15	50	50	10		125	Site has full planning permission, KET/2019/0782 for 125 dwellings granted 19/03/20, therefore considered deliverable until permission expires. Housing trajectory provided by the developer who also built out the adjacent parcels R7, R9 and R10. Trajectory is realistic based on the completions achieved on the adjacent parcels.
East Kettering		241 dwellings	Parcels R12, R13 & R14	Y	241										177	Site now has full planning permission, KET/2019/0852 granted 27/05/2020 for 241 dwellings, therefore considered deliverable until permission expires. Housing trajectory provided by the developer who also built out the adjacent parcels R7, R9 and R10. Trajectory is realistic based on the completions achieved on the adjacent parcels. A position statement has been agreed with the site promoter for this site.
East Kettering		167 dwellings	Parcel R20	Y	167										167	Reserved matters application pending. Housing trajectory provided by house builder. Build out rates are considered realistic taking into account completions achieved on similar sized sites in the Borough. A position statement has been agreed with the site promoter for this site, this provides an update that the reserved matters application has now been approved and provided an update to the site schedule which has been updated to reflect this.

Location	App. No.	Proposal	Location	5YHLS Site	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	Completions 2011 to 2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	Five year total	Justification for inclusion
East Kettering		219 dwellings	Parcel R21	Y	219						10	70	70	69	219	Reserved matters application pending. Housing trajectory provided by the agent. Time allowed in the trajectory for determination of reserved matters and for work to start on site. Build out rates are considered realistic when taking into account completions achieved on similar sized schemes in the Borough. A position statement has been agreed with the site promoter for this site, an update was provided through this on progress with the reserved matters application and housebuilder purchase deals.
East Kettering		361 dwellings	Parcel R22	Y	350						10	85	85	85	265	Reserved matters application pending. Housing trajectory provided by the agent. Time allowed in the trajectory for determination of reserved matters and for work to start on site. Build out rates are considered realistic when taking into account completions on similar sized sites in the Borough. A position statement has been agreed with the site promoter for this site, an update was provided through this on progress with the reserved matters application and housebuilder purchase deals.
East Kettering		71 dwellings	Parcel 24	Y	71						21	36	14		71	Reserved matters application approved 23/09/20 (KET/2019/0817), housing trajectory provided by the housebuilder. Build out rates are considered realistic when taking into account completions on similar sized sites in the Borough.
East Kettering		117 dwellings	Parcel 25	Y	117						18	52	47		117	Reserved matters application pending. Housing trajectory provided by the housebuilder. Build out rates are considered realistic when taking into account completions on similar sized sites in the Borough. A position statement has been agreed with the site promoter for this site.
East Kettering	Whole Site		Remaining parcels	Y	3,307									59	59	Trajectory based on deliver rates set out in the JCS. Remainder will be delivered beyond the plan period.
									4,228						4214	
										574	858	995	1010	777		

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Report Originator	Interim Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All	27 January 2020	
Title	UPDATE ON NEIGHBOURHOOD PLANNING		

1. PURPOSE OF REPORT

To update Members on progress with Neighbourhood Planning in the Borough.

2. INFORMATION

2.1 There are ten Neighbourhood Plan groups formed in the Borough, each at different stages in preparation of their Plans. Details of progress made with these is provided below:

Broughton Neighbourhood Plan

2.2 The Broughton Neighbourhood Plan and the Broughton Neighbourhood Development Order were formally “Made” (adopted) by the Council’s Executive Committee on 17th October 2018. This therefore means the Broughton Neighbourhood Plan is part of the statutory Development Plan, and the Broughton Neighbourhood Order granted planning permission for the development outlined in the Order.

Braybrooke Neighbourhood Plan

2.3 The Neighbourhood Plan Area for Braybrooke was designated on 14th April 2020. The neighbourhood plan group has made progress in the early stages of preparation of their neighbourhood plan. Officers have attended regular meetings since the designation of the Neighbourhood Plan Area and have provided a supporting and advisory role. The neighbourhood plan group has appointed consultants to assist with the preparation of the neighbourhood plan. During the latter months of 2020, a village questionnaire was circulated to obtain views of the village, to inform the content of the neighbourhood plan. Since this time, theme groups have been set up to cover agreed topics, these are ‘Housing and the Built Environment’, ‘The Natural and Historical Environment’ and ‘Community Activities and Sustainability’, these groups will have their first meeting in early 2021. These groups will begin to gather relevant evidence to inform policies related to these topic areas. Officers will continue to attend monthly meetings to assist with the preparation of this neighbourhood plan.

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Desborough Neighbourhood Plan

- 2.4 Work on the Desborough Town Plan had progressed to Pre-submission stage, an updated draft Neighbourhood Plan was prepared in October 2017. The new Town Council membership set up a working party in early 2019 to review the draft plan before reporting its findings to the Town Council. It is hoped to provide a verbal update at this committee meeting. The Borough Council has committed to continue to support the Steering Group in preparing its Plan.

Grafton Underwood Neighbourhood Plan

- 2.5 The Neighbourhood Plan Area for Grafton Underwood was designated on 3rd June 2019. The Neighbourhood Plan group has completed a design code with Locality and is working with a consultant on the preparation of the plan. Community engagement will be undertaken in due course. Officers have provided support and advice to the group.

Great Cransley Neighbourhood Plan

- 2.6 The Neighbourhood Plan Area for Great Cransley was designated on 27th May 2015. The neighbourhood plan steering group undertook a village questionnaire to obtain views of village residents in 2019. Once the findings of this survey were collated, theme groups were set up to progress those areas of particular interest resulting from this evidence gathering exercise. Officers have provided support to these theme groups and the steering group in early 2020 to enable them to begin more theme specific tasks, including policy writing.

Mawsley

- 2.7 Initial consultation was undertaken on the Mawsley Neighbourhood Plan, however no further progress has been made.

Pytchley

- 2.8 The Neighbourhood Plan Area for Pytchley was designated on 7th December 2015. Officers have provided assistance with evidence gathering and the drafting of policies as well as providing general advice and assistance. In May 2020 a pre-submission version of the Pytchley Neighbourhood Plan was provided to officers for comment. Comments were provided to the neighbourhood plan steering group to address before formal submission to the Council.

Rothwell

- 2.9 Rothwell Town Council is revisiting producing a Neighbourhood Plan for the town. The Town Council has requested a meeting with officers to discuss the Neighbourhood Plan. The meeting is expected to take place in the second half of January.

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South West Kettering (Headlands Community)

- 2.10 The South West Kettering Neighbourhood Forum was redesignated by the Council's Executive Committee on 14th October 2020 and the group is continuing plan preparation. The Neighbourhood Forum will cease to have effect with the creation of the Town Council in the coming months. It is the Forums intention to progress the Neighbourhood Plan to independent examination moving towards a referendum in May should Covid-19 restrictions allow these to take place. The Forum hope that by continuing in this manner they will assist the Town Council in taking the Plan forward. It is hoped that the Forum can continue to provide support to the Town Council with respect to the delivery of the Plan as the Forum appreciate the Town Council will have many new processes and duties that they need to undertake upon their formation.
- 2.11 Officers are currently reviewing an amended version of the Plan following the modifications made as a result of the Regulation 14 Pre-submission Plan consultation. The Forum aim to submit the Plan once they have made any final changes as a result of this review and prepared their basic conditions statement. Officers are also working on the final amendments of the SEA / HRA Screening Report which the Forum will need as part of the basic conditions.

Harrington

- 2.12 The Neighbourhood Plan Area for the Harrington Neighbourhood Plan was designated on 9th September 2019. The Neighbourhood Plan group has appointed consultants to assist in the preparation of the Neighbourhood Plan. Initial consultation took place in February 2020 through a community questionnaire. The questionnaire responses have been analysed and theme groups have been set up to progress sections of the plan. Officers have attended meetings with the group to provide assistance and advice.

3. CONSULTATION AND CUSTOMER IMPACT

- 3.1 The Neighbourhood Plan Groups are undertaking consultation during the preparation of their Neighbourhood Plans, including the Pre-submission stage, also known as Reg. 14. The Groups are then responsible for summarising the main issues and how these will be addressed under Reg. 15. The Plan is then submitted to the Borough Council whereby the Council publicise the Plan proposal in accordance with Reg. 16, and then send a copy of the Plan and the representations to the Examiner as required by Reg. 17.

4. POLICY AND RESOURCE IMPLICATIONS

- 3.1 A neighbourhood plan attains the same legal status as the Local Plan once it has been approved at referendum. At this point it comes into force as part of the statutory Development Plan.

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- 4.1 There are no resource implications as a result of this report. Support and assistance to neighbourhood plan groups is covered from existing budgets

5. LEGAL AND EQUALITY IMPLICATIONS

- 5.1 Neighbourhood Planning enables local communities to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Neighbourhood Plans need to be prepared in accordance with the Neighbourhood Planning Regulations and need to meet the Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.

6. CLIMATE CHANGE IMPLICATIONS

- 6.1 The Basic Conditions require that Neighbourhood Plans have regard to National Policy and advice, be in general conformity with the strategic plan and do not breach and are otherwise compatible with EU regulations. This ensures that climate change is taken into account in the preparation of neighbourhood plans.

7. RECOMMENDATION

That Members note the update on progress with Neighbourhood Plans.

Previous Reports/Minutes:

Ref: Neighbourhood Plan Progress Report
Date: 28 November 2018

Contact Officer: Julia Baish – Development Team Leader (Planning Policy)