

PLANNING POLICY COMMITTEE

Thursday 11th March 2021 at 6.00 pm
www.kettering.gov.uk/youtube

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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.

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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 27 th January 2021 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 – Main Modifications	Simon Richardson
7.	Kettering General Hospital: Proposed Local Development Order (LDO)	Simon Richardson
	<p><i>Members of the Planning Policy Committee:-</i> 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><i>Substitute Members:- Cllrs Michael Brown, David Howes, Clark Mitchell, Cliff Moreton, Mark Rowley, Margaret Talbot, and Greg Titcombe</i></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: 27th January 2021

Meeting held virtually

Present: Councillor Michael Tebbutt (Chair)
Councillors, Linda Adams Cedwien Brown, John Currall, Ash
Davies, Ruth Groome and Jan O'Hara,

20.PP.22 APOLOGIES

Apologies for absence were received from Councillor Ian Jelley.

20.PP.23 DECLARATIONS OF INTEREST

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

Councillor Cedwien Brown declared a personal interest in Item 9 (Neighbourhood Planning) as a member of Rothwell Town Council.

20.PP.24 MINUTES

RESOLVED that the minutes of the meeting of the Planning Policy Committee held on 12th October 2020 be approved as a correct record and signed by the Chair.

20.PP.25 URGENT BUSINESS

None.

20.PP.26 SITE SPECIFIC PART 2 LOCAL PLAN – EXAMINATION UPDATE

A report was submitted which provided an update on the Examination of the Site Specific Part 2 Local Plan.

Members noted that the SSP2 had been submitted on 28th May 2020. All work in relation to the Examination was available to view on the Council's website (www.kettering.gov.uk/SSP2Exam).

Due to Coronavirus restrictions, hearing sessions had been conducted via Zoom and live-streamed on You Tube, it took place over 6 days from 8th to 16th October 2020.

The Inspector had just provided her interim findings. Main modifications would need to be consulted upon and would be submitted to a meeting of the Planning Policy Committee anticipated to take place in early March.

In discussion, questions were raised in relation to sites at Bosworth's Nursery and green space at The Wold in Burton Latimer. It was noted that the planning permission for Bosworth's Nursery had been implemented.

Issues around local green space, such as at The Wold, had been a major aspect explored at the Examination. Additional post-hearing evidence had been provided, broken down into individual sites, resulting in a significant submission to the Inspector. This formed part of the Inspector's interim findings and it was proposed to feedback conclusions to members in early March.

Officers were thanked for the submission made on green spaces and work in connection with the Examination.

RESOLVED that the update on the Examination in Public of the SSP2 be noted.

20.PP.27 **KETTERING TOWN CENTRE AREA ACTION PLAN (AAP) –
MONITORING UPDATE**

A report was submitted which informed Members of the results of the ninth Monitoring Report of the Kettering Town Centre Area Action Plan.

The AAP, which had been approved by Council in July 2011, represented the aspirations for the town centre and surrounding area from 2011 until 2021 and set out the Council's strategy and policies to meet the Plan's objectives. The report under consideration represented the ninth monitoring update, which evaluated the progress made in delivering the plan's objectives. The Kettering Town Centre Health Check had also been updated and provided further background information.

The results of the monitoring exercise were summarised in relation to the seven objectives of the AAP. It was particularly noted that direct comparisons regarding footfall in the town centre could not be made because of Coronavirus restrictions over the past year.

The following comments were made during debate:

- Covid-19 remained an international issue and would result in a permanent change to the High Street and shopping centres such as Rushden Lakes
- Inward investment into the Gallery, Library and Museum (GLaM) and the High Street Heritage Action Zone (HSHAZ) projects was welcomed
- Monitoring information on Voi scooters was felt to be useful to identify if the investment had resulted in increased footfall and other forms of movement in the town centre and could also inform where future investment should be targeted
- Information on electric charging points and scooter/bike locations should be available on the Council's website
- New developments should include wider pathways to cater for scooter/bike parking stations
- Scooters and bikes should be available at the railway station, with more pathways created which separated cyclists from pedestrians

It was noted that information on scooter use from Voi was thorough, monitoring miles, routes and activity whilst giving the opportunity to enhance provision at various locations. The information would feed through into the preparation of the Local Cycling and Walking Infrastructure Plan (LCWIP).

Discussions were taking place with East Midlands Railway and Kettering General Hospital regarding alignment with cycling provision at the railway station and hospital. Voi were looking to expand the provision locations (receptors) at these two locations.

Discussions on cycling and walking had also been held at the Examination in Public for the Site Specific Part 2 Local Plan. There would be a continued push to encourage more sustainable travel facilities in the town centre. New targets would also be set through the review of the Joint Core Strategy, including climate change and the need to encourage and enforce other forms of travel. It was noted that the government view at the present time was that it would support local authorities in providing additional routes for cyclists if the transport change resulted in a reduction in road space for cars. If a proposal did achieve this, there seemed to be a willingness to invest in cycle-focused projects.

Members welcomed the good news in the report, particularly in respect of the new rail timetable which provided an increased frequency of stops at Luton Airport terminal, as a result of an improved commuter service planned for between Corby and London St. Pancras.

RESOLVED that the contents of the report be noted, including key indicators in relation to:-

- Kettering Town Centre was 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 had decreased to 13.36%; this was less positive than the national average of 12.4% and was 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 had been delivered in the town centre since the plan was adopted, 37.4% against the AAP target of 957 dwellings.
- The Council was working with the town centre stakeholders to deliver projects set out in the Town Centre Delivery Plan which provided improvements to Kettering town centre.
- A positive working relationship had been built with Network Rail and East Midlands Railway, leading to the imminent publication of a Masterplan for the Station Quarter.
- Work was 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.

20.PP.28 HOUSING DELIVERY AND FIVE YEAR LAND SUPPLY

A report was submitted which provided Members with an update on Housing Delivery and the Council's five year land supply.

The North Northamptonshire Joint Core Strategy (JCS) set a requirement for Kettering Borough equating to 520 dwellings per annum. The report provided 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.

Discussion was held on the effects of social distancing on the construction industry and the fragility of the market due to the need for people to work from home. It was noted that the lockdowns and restrictions due to the pandemic would have a bigger impact on the figures for next year in terms of monitoring. Additionally, it was speculated that the decline in housing completions may be as a result of some larger sites coming to an end, and wet winter of storms had also impacted on housing delivery.

It was felt that mortgage availability and hesitation about moving home during uncertain times could also affect demand. However, Kettering had a strong housing market in terms of attractiveness as a place to live and work. The government had been lobbied in relation to relaxations to the five year supply, but had indicated it was focusing on seeing the construction industry through the pandemic and would not take its foot off the accelerator in terms of local authority housing figures.

RESOLVED that the update on the Housing Delivery and the Council's Five Year Land Supply position of 6.57 years be noted.

20.PP.28 UPDATE ON NEIGHBOURHOOD PLANNING

A report was submitted which updated Members on progress with Neighbourhood Plan Groups that had been formed in Broughton, Braybrooke, Desborough, Grafton Underwood, Great Cransley, Mawsley, Pytchley, Rothwell, South West Kettering (Headlands Community) and Harrington.

It was noted that climate change regulations post-Brexit would remain and plans would need to adhere to those requirements.

Products available in other countries in respect of eco-friendly building design were suggested. On a national level, discussions around incorporating future homes standards, transport and the built environment into the Building Regulations were ongoing, and it was hoped that impetus would be accelerated through the Climate Change Conference due to take place in November 2021.

RESOLVED that progress with Neighbourhood Plans be noted.

(The meeting started at 6.00pm and ended at 7.25 pm)

Signed
Chair

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Report Originator	Interim Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All	11 March 2021	
Title	SITE SPECIFIC PART 2 LOCAL PLAN – MAIN MODIFICATIONS		

1. PURPOSE OF REPORT

To inform Members of proposed Main Modifications to the Site Specific Part 2 Local Plan and to ask Members to agree a schedule of Main Modifications at Appendix 1 and a schedule of proposed changes to the Policies Map at Appendix 2, both for public consultation.

2. INFORMATION

- 2.1 Members will recall that at the meeting of this committee held on 27th January 2021 an update was provided on the Examination of the SSP2. At this meeting Member’s were advised that the Council had provided post hearing work to the Inspector, including a schedule of proposed Main Modifications to the Publication Plan. This work was being reviewed by the Inspector and it was anticipated that the Inspector would publish a note setting out the next steps in the Examination.
- 2.2 The Inspector’s Interim Findings have now been published. These are available to view on the Council’s Examination webpage (www.kettering.gov.uk/SSP2Exam).
- 2.3 In the Interim Findings letter the Inspector set out Main Modifications to the Plan and amended or deleted some of the Main Modifications proposed by the Council. The schedule of proposed Main Modifications has now been updated to reflect the Inspector’s Interim Findings, an updated schedule been provided to the Inspector, the schedule will need to be agreed by the Inspector prior to consultation and may therefore be subject to further minor amendments. The updated schedule of proposed Main Modifications is attached at Appendix 1, alongside this a schedule of proposed changes to the Policies map, this is attached at Appendix 2.
- 2.4 Updates to the Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) to assess the Main Modifications are currently being prepared, officers will provide an update on any implications arising from these at the Committee meeting.
- 2.5 Officers would like to draw Members attention to the following changes to the schedule of proposed Main Modifications resulting from the Inspector’s Interim Findings:

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- Policy HOU3 which supported proposals for retirement housing or care homes where developments have good access to public transport and local facilities has been deleted. The Inspector considered the requirements of Policy HOU3 are adequately addressed by the Joint Core Strategy (JCS) Policies 8 and 30.
- Policy TCE1 which stated that the town centre boundaries are defined on the policies map has been deleted. The Inspector considered that Policy TCE1 was unnecessary because Policies BLA1, DES1 and ROT1 all also refer to the town centre boundaries.
- Policy KET9 which allocated McAlpine's Yard, Pytchley Lodge Road, Kettering for mixed-use housing and employment has been deleted. The Inspector considered that due to unresolved issues relating to flood risk the Policy was not appropriate or justified.
- Amendments proposed by the Council to Policy KET10 and supporting text to refer to the aspirations of Wicksteed Park Charitable Trust to bring forward a larger development have been removed. The Inspector did not consider that this modification was justified in the interests of soundness.
- A large number of the Historically and Visually Important Local Green Space designations, Policy NEH3, have been removed. Where Local Green Spaces have been removed the Inspector did not consider that the requirements of the NPPF had been met, particularly in relation to demonstrating that sites had been identified and put forward by the community, and the reasons why the local community considered them demonstrably special.
- The allotment site at Thorpe Malsor, Policy NEH4, has been removed from the policies map. The Inspector considered that this designation was not justified because, while the allotment site is publicly available, the Inspector did not consider that it was publicly accessible.
- There are also a number of Main Modifications proposed to Policies and supporting text, and amendments to the Main Modifications proposed by the Council, those where the Inspector's changes resulted in more significant changes included policies HWC1 (Health and Well-being), HWC2 (Protection of Community facilities and Proposals for New Facilities), HWC3 (Sport, Recreation and Physical Activity), NEH2 (Green Infrastructure), NEH3 (Historically and Visually Important Local Green Spaces), NEH4 (Open Space), RS1 (Category A villages) and RS2 (Category B villages).

2.6 The deletion of Policy KET9 (McAlpine's Yard) results in a reduction in the overall amount of housing and employment land allocated in the SSP2, however officers have provided updated information that demonstrates the plan allocates sufficient housing and employment land to meet requirements without this site and therefore it is not necessary for any alternative site or sites to be identified to achieve strategic requirements.

2.7 The deletion of a large number of the Local Green Spaces is disappointing, particularly given the work the Council submitted to the Inspector in document EXAM18c to address concerns raised. However, in considering the implications of the removal of the designation of Local Green Space from the sites listed the Inspector's Interim Findings did highlight that the Inspector is content that the

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spaces will be protected by other policies in the Plan and the JCS, including those relating to open countryside, heritage assets, green infrastructure and the development principles for both the rural area and individual settlements.

- 2.8 Officers have considered all the Historically and Visually Important Local Green Spaces which have been deleted and prepared the table below setting out where these spaces are protected by specific designations or policies, in addition to this there are other policies, for example Policy RS5 (General Development Principles in the Rural Area) and the settlement specific development principles in the SSP2 and Policies 2 (Historic Environment) and 3 (Landscape Character) in the JCS which also provide some protection.

HVI in Publication Plan	Specific designations or policies
Kettering & Barton Seagrave	
HVI068	Within Conservation Area
HVI053/071	Western Half of site within Conservation Area
Burton Latimer	
HVI056 c & e	Outside SSP2 settlement boundary
HVI058b	Within Conservation Area Outside SSP2 settlement boundary
HVI057	Outside SSP2 settlement boundary
HVI057a	Outside SSP2 settlement boundary
Rothwell	
HVI054	Small part of site within Conservation Area
Ashley	
HVI002	Outside SSP2 settlement boundary
HVI081	Outside SSP2 settlement boundary
Braybrooke	
HVI006	Within Conservation Area
HVI007	Outside SSP2 settlement boundary Within Conservation Area
Cranford	
HVI013	Within Conservation Area Most of site outside SSP2 settlement boundary
HVI014	Within Conservation Area Outside SSP2 settlement boundary
HVI015	Within Conservation Area
HVI080	Most of site is within Conservation Area Outside SSP2 settlement boundary
Geddington	
HVI016	Part of site within Conservation Area West of New Road outside SSP2 settlement boundary
HVI079	Outside SSP2 settlement boundary
Grafton Underwood	
HVI017	Within Conservation Area SSP2 Policy GRA1
HVI018	Within Conservation Area SSP2 Policy GRA1
Harrington	
HVI021	Outside SSP2 settlement boundary Part of site Scheduled Ancient Monument/ Historic

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	Park and Garden
Little Oakley	
HVI022	Mostly Outside Settlement Boundary Within Conservation Area Listed curtilage
HVI023 & HVI026	Outside SSP2 settlement boundary Within Conservation Area
HVI024	Outside SSP2 settlement boundary Part of site within Conservation Area
HVI025	Outside SSP2 settlement boundary Within Conservation Area
Loddington	
HVI027	Within Conservation Area SSP2 Policy LOD1
HVI028	Within Conservation Area SSP2 Policy LOD1
HVI054	Within Conservation Area
Pytchley	
HVI033	Within Conservation Area
Rushton	
HVI070 (Incorporating HVI036, 037 and 038)	Outside SSP2 settlement boundary Majority of site within Conservation Area
HVI067	Designated as open space Within Conservation Area Listed Curtilage
Stoke Albany	
HVI040	Outside SSP2 settlement boundary Part of site within Conservation Area
Sutton Bassett	
HVI042	Listed Curtilage
Warkton	
HVI043	Within Conservation Area
HVI044	Outside SSP2 settlement boundary Within Conservation Area
Weekley	
HVI045	Part of site outside SSP2 settlement boundary Within Conservation Area
HVI046	Most of site outside settlement boundary Within Conservation Area
HVI047	Outside SSP2 settlement boundary Within Conservation Area
Weston by Welland	
HVI048	Outside SSP2 settlement boundary Mostly within Conservation Area

2.9 Other amendments in the schedule of proposed Main Modification include:

- Amendments 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'.

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- Incidental amendments have been included which result from the deletion of policies, for example policy numbers have been amended.
- An amendment to the Introduction to provide certainty on the preparation of the Gypsy and Traveller Site Allocation Policy.
- Amendments 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 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 to Policy EMP1 provide clarification on the approach to expansion or modernisation of existing businesses. Amendments are also proposed to the supporting text in this chapter to provide information on strategic employment sites.
- Additional text in the town centres chapter to set out the role of District and Local Centres at SUE's in the retail hierarchy. Amendments to policies in the Town Centre chapter to remove repetition of the JCS and to provide clarification.
- Amendments to Policy HWC1 (Health and Well-being) to ensure the policy sets out more clearly for developers what is required. Amendments to Policy HWC2 (Protection of Community Facilities and Proposals for New Facilities) to provide clarification and amendments 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 to Policy NEH1 (Local Flood Risk Management Policy) to clarify requirements. Amendments 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. Amendments have been made to the heritage section to remove unnecessary text. Amendments have been proposed to NEH3 (Historically and Visually Important Local Green Space) to clarify the exceptional circumstances when development may be allowed, to provide further context to the designations and to list the Local Green Spaces in the policy. 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, opportunity for redevelopment policies, environmental improvement 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 have also been made to ensure policy wording is consistent, amendments are included where relevant. An amendment is included 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

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on the site. Amendments to the boundary previously included in the Schedule of Main Modifications submitted with the SSP2 have been removed to revert back to the boundary included in the Publication Plan.

- Amendments to the supporting text in the Rural Area chapter to provide clarification on the approach within each of the categories of village. Amendments are included to policies RS1 and RS2 to provide a consistent approach to policy wording and provide clarification. Amendments 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.
- Amendments to Appendix 1 – Housing Trajectory to update the trajectory to the most up to date monitoring period and to reflect the deletion of Policy KET9 and the increase in yield proposed for Policy STA2.

2.10 In addition to the schedule of proposed Main Modifications, a schedule of proposed Additional Modifications has also been prepared. The Additional Modifications are minor changes for example, clearer wording, punctuation and factual updates, they are changes which don't affect the policy. The Inspector will not consider Additional Modifications, these are a matter for the Council. The Additional Modifications will not form part of the formal consultation and are provided for clarity only. The schedule of Additional Modifications is attached at Appendix 3.

2.11 Members are asked to endorse the schedule of proposed Main Modifications (Appendix 1) and the schedule of proposed changes to the Policies Map (Appendix 2) for public consultation, and to note the schedule of proposed Additional Modifications (Appendix 3). Due to the need for the Inspector to be satisfied with the schedule of proposed Main Modifications and for the updates to the SA/ HRA to be taken into account, Members are asked to agree that final editing of the schedules is delegated to the Interim Head of Development Services in consultation with the Chair of Planning Policy Committee.

3. CONSULTATION AND CUSTOMER IMPACT

3.1 The 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.

3.2 The consultation only relates to the Main Modifications and changes to the policies map; it does not relate to any other aspects of the plan. The Inspector will consider all representations made on the Main Modifications before finalising the examination report and schedule of Main Modifications.

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3.3 The schedule of proposed Additional Modifications will be published alongside the schedule of proposed Main Modifications, the Additional Modifications do not form part of the formal consultation and are provided for clarity only.

3.4 The consultation will begin in the week commencing 15th March and will run for six weeks. This will mean that the consultation continues beyond vesting day for the North Northamptonshire Unitary Authority, consultation material will highlight this change to ensure that this does not impact on the consultation. It is proposed the consultation will include:

- Letter/ email to consultees.
- Notice in the press.
- Information on the Council's website.
- From 1st April, a link to the consultation from the North Northamptonshire Unitary Authority website.
- Information on the Council's social media sites.
- For those unable to access the Internet copies of documents will be made available on request.

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.

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7. RECOMMENDATION

That Members:

1. Agree the schedule of proposed Main Modifications and the schedule of proposed changes to the Policies Map, attached at appendices 1 and 2 for public consultation, and note the schedule of Additional Modifications; and
2. Delegate final editing of these schedules to the Interim Head of Development Services in consultation with the Chair of the Planning Policy Committee.

Previous Reports/Minutes:

Ref: Site Specific Part 2 Local Plan – Examination Update
Date: 27th January 2021

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

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

Appendix 1 - Schedule of proposed Main Modifications

Ref No.	Para/ Policy/ Figure/ Table/M ap ref	Public ation Plan Page	Proposed Change	Reason for Change
Introduction				
MM1	Paragra ph 1.4	Page 4	<p><i>Amend paragraph 1.4 as follow:</i></p> <p>The SSP2 will cover the period 2011-2031. The SSP2 covers the whole of Kettering Borough, however it will not address issues covered in the JCS, the Kettering Town Centre Area Action Plan, or the Broughton Neighbourhood Plan. The allocation of gypsy and traveller accommodation which will be progressed through a standalone Development Plan Document (DPD). In addition to this standalone DPD, Policy 31 of the JCS sets out criteria to be applied to planning applications for gypsy and traveller accommodation. <u>The Council is undertaking work on a series of themes to identify additional pitches as a follow-up to the Gypsy and Traveller Accommodation Assessment (GTAA), this is to be fed into support the preparation of the Gypsy and Traveller Site Allocation Policy DPD. The Gypsy and Traveller Site Allocation Policy DPD will be prepared in accordance with the timescales set out in the Local Development Scheme (LDS). In addition, discussions are taking place across North Northamptonshire in relation to provision of gypsy and traveller accommodation to meet identified needs ahead of the creation of the North Northamptonshire Unitary Council.</u> The diagram below shows the documents that will form part of the Development Plan for the area.</p> <p><i>Delete paragraphs 1.7 and 1.8 as follows:</i></p> <p>1.7 Regulation 19 of the Local Plan Regulations 2012 (as amended) requires that before submitting a plan to the Secretary of State, the local planning authority must make a copy of the proposed submission documents available for inspection. Any person may make representations to the local planning authority about the local plan</p>	<p>To improve readability.</p> <p>To provide certainty on the preparation of the Gypsy and Traveller Site Allocation Policy.</p> <p>To reflect current stage in plan making.</p> <p>To provide clarification.</p>

Appendix 1 - Schedule of proposed Main Modifications

			<p>which the local authority propose to submit to the Secretary of State. Representations received will be sent to the Secretary of State when the plan is submitted.</p> <p>1.8 The Site Specific Part 2 Local Plan - Publication Plan is the plan that the local planning authority intends to submit to the Secretary of State.</p> <p><i>Amend paragraph 1.9 as follows:</i></p> <p>The SSP2 must be consistent with national policy and should be prepared with the objective of contributing to sustainable development. National Planning Policy is set out in the National Planning Policy Framework (see glossary). When the SSP2 is examined the The examination of the SSP2 will be considered whether the plan has been prepared in accordance with legal and procedural requirements, and whether the plan is sound. To be considered sound a plan must be:</p>	
Spatial Portrait, Vision and Outcomes				
MM2	Paragraph 2.4	Page 9	<p><i>Amend paragraph 2.4 as follows:</i></p> <p>A significant proportion of the growth in Kettering Borough will take place through the East Kettering Hanwood Park Sustainable Urban Extension (SUE), which is planned to deliver 5,500 dwellings and associated development. Two smaller sustainable urban extensions, which will deliver 700 dwellings each, are also planned at Rothwell and Desborough. The three Sustainable Urban Extensions are shown on the policies map for information, these are strategic sites considered through the North Northamptonshire Joint Core Strategy not this Part 2 Local Plan. In addition to this the Kettering Town Centre Area Action Plan makes provision for significant levels of retail, employment and residential development.</p>	To provide clarification following discussions at the hearing sessions.
Location of Development				
MM3	Policy LOC1 and supporting text	Page 23 & 24	<p><i>Delete paragraph 3.8:</i></p> <p>The Settlement boundaries have been identified on the policies maps, shown in appendix 3. The Settlement Boundaries Background Papers (2012, 2018 and 2019) explain how the settlement boundaries have been drawn.</p>	To avoid repeating the policy.

Appendix 1 - Schedule of proposed Main Modifications

			<p><i>Amend Policy LOC1 as follows:</i></p> <p>The settlement boundaries, shown on the policies maps, will be used to interpret whether proposals are within or adjoining settlements for the purpose of Policies 11 and 13 of the Joint Core Strategy (or superseding policies) and Policies RS1 and RS2 of this plan. Land located outside settlement boundaries will be considered open countryside.</p>	
Housing				
MM4	Housing Requirements and Allocations Section	Page 27	<p><i>After paragraph 4.7 add:</i></p> <p><u>Paragraph 68 of the NPPF requires that land to accommodate at least 10% of the housing requirement is on sites no larger than 1 hectare. The Council can demonstrate it meets this requirement, evidence is contained within the Housing Land Supply Background Paper (October 2019).</u></p>	To clarify that the requirement has been met.
MM5	Policy HOU1 and supporting text	Page 28	<p><i>Amend and divide paragraph 4.16 as follows:</i></p> <p>Within Kettering Town there are a number of areas recognised for their particular <u>distinctive</u> residential character. <u>Gipsy Lane / Northampton Road, Warkton Lane / Poplars Farm Road and Headlands (south of Glebe Avenue) are particularly noteworthy as</u> they feature large dwellings in generous grounds and <u>these areas</u> are often well-populated by mature trees.</p> <p><u>Under the 1995 Local Plan for the Borough these three areas were afforded policy protection from residential development.</u> Allowing infilling through the division of a curtilage or garden development <u>was considered</u> is likely to have a negative impact on the neighbourhood character. Furthermore, it will <u>would</u> diminish a range of housing in the town which <u>that</u> would be challenging to replace <u>and</u> while adding pressure on local residential amenity. Areas of particular note are:</p> <ul style="list-style-type: none"> • Gipsy Lane / Northampton Road 	<p>To provide clarification following discussions at the hearing sessions.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p>

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		<ul style="list-style-type: none"> • Warkton Lane / Poplars Farm Road • Headlands South of Glebe Avenue <p><i>Add new paragraph below paragraph 4.16 as follows:</i></p> <p><u>During the development of the SSP2 a background paper on defined and protected housing was prepared to determine whether these areas should retain policy protection. The paper was informed by a policy analysis, desktop study, consultation and site visits. It concluded, based on the evidence set out, that these three areas should continue to be protected by a more refined and strengthened policy approach.</u></p> <p><i>Amend Policy HOU1, as follows:</i></p> <p>Windfall and infill development within settlement boundaries, including the complete or partial redevelopment of residential garden land, will generally be accepted in principle providing: <u>there is no erosion to the character and appearance of the area and no detrimental effects to the environmental quality, amenity and privacy enjoyed by existing residents.</u></p> <ul style="list-style-type: none"> a. there is no erosion to the character and appearance of the area and no detrimental effects to the environmental quality, amenity and privacy enjoyed by existing residents b. They meet the requirements of policy set out in the JCS and are in conformity with policy contained within this Plan and/ or a Neighbourhood Plan where relevant <p><u>eHowever, infilling through the division of a curtilage or garden development in the following areas named below and as shown on the policies map will be resisted in order to protect the distinctive townscape character, and retain the range of family dwellings in a this part of the town centre location and to avoid a negative impact on local residential amenity: in the following locations:</u></p>	
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MM6	Supporting text to Policy HOU2	Page 30	<p><i>Amend paragraph 4.25 as follows:</i></p> <p>The NCC Report, <u>Study of Housing and Support Needs of Older People Across Northamptonshire</u>, published March 2017 provides a clear definition of different types of retirement housing, and sets an annual target for the provision of the different housing types.</p> <p><i>Amend paragraph 4.29 as follows:</i></p> <p>To meet this need, the Council will expect sites of 50 dwellings or more (or 1.6ha or more) to incorporate supported accommodation to meet the needs of older people and people with support needs, for example sheltered and extra care housing that falls within Use Class C3 (Residential), <u>properties designed as wheelchair user dwellings, bungalows</u> or residential care/nursing care which falls within Use Class C2 (Institutional Uses). The precise amount of older persons housing which will be required will be determined following negotiation with the applicant as part of the planning application process. This will take into account the need for this type of housing within the locality, the financial viability of individual housing developments and accessibility to good public sector links and local facilities. <u>The requirement will be flexible and proportionate to the size of the site.</u></p>	<p>Factual correction.</p> <p>To clarify the range of uses required by the policy.</p>
MM7	Policy HOU3, HOU4, HOU5, Outcomes, Table 15.1	Page 31, 32, 33, 21, 159	<p><i>Delete paragraph 4.30 and Policy HOU3 as follows:</i></p> <p>The Study of Housing and Support Needs of Older People Across Northamptonshire (2017) highlights the need for retirement housing and care homes to have good access to public transport and to local facilities. The following policy supports proposals for retirement housing or care homes which have good access to public transport links and local facilities.</p> <p>Policy HOU3 Retirement Housing and Care homes Proposals for retirement housing or care homes will be supported where the development has good access to public transport links and to local facilities.</p>	<p>Policy deleted as requested by the Inspector. Policy is not necessary or justified. The policy repeats existing JCS policies.</p>

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			<p><i>Amend the policy number for HOU4 in the Policy title and paragraph 4.35 as follows:</i></p> <p>Policy HOU4<u>3</u></p> <p><i>Amend the policy number for HOU5 in paragraph 4.38, 4.39 and the Policy title as follows:</i></p> <p>HOU5<u>4</u></p> <p><i>In Chapter 2 Spatial Portrait, Vision and Outcomes amend bullet points 4 and 5 under policies to help achieve Outcome 10 in the green box under Outcome 10 as follows:</i></p> <ul style="list-style-type: none"> • Policies HOU2 and HOU3 which seek<u>s</u> to support the provision of housing for older people • Policies HOU4<u>3</u> and HOU5<u>4</u> <p><i>In Chapter 7 Health and Well-being and Community Facilities amend the wording in brackets after the first bullet point under paragraph 7.1 as follows:</i></p> <p>(see JCS Policy 30 and Policies HOU2 and HOU3)</p> <p><i>In Chapter 15 Monitoring and Review amend table 15.1, monitoring targets, indicators and actions, policy numbers HOU2 and HOU3 and HOU4 and HOU5 as follows:</i></p> <ul style="list-style-type: none"> • HOU2 and HOU3 • HOU4<u>3</u> and HOU5<u>4</u> 	To correct policy numbering following the deletion of Policy HOU3.
MM8	Policy HOU5	Page 33	<p><i>Amend paragraph 4.38 as follows:</i></p> <p>Affordable self-build housing schemes will be supported as they provide an additional option for those whose needs are not being met by the market to build their own affordable home in the rural area. These will typically Support <u>will be given to</u></p>	To remove criteria which repeat policies in the JCS as

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		<p><u>schemes which are</u> be delivered through registered providers, self-build groups or community trusts <u>as well as individuals seeking to build their own affordable home</u>. Policy 13 of the JCS allows for the provision of housing which meets locally identified need, located adjacent to settlement boundaries in the rural area, <u>this could include self-build or custom build schemes. Through</u> Policy HOU54, <u>the Council seeks to enable the provision of self-build homes, expanding on JCS Policy 13, to provide for self and custom build housing</u> would allow the expansion of the policy to allow self-build or custom build schemes <u>on single plot rural exception sites. This would allow local people to build their own affordable home to own. However, given that this is an exception to existing planning policies, these need to be managed strictly. Therefore,</u> to ensure that Policy HOU54 meets local need as set out in Policy 13 of the JCS, applicants need to have a strong local connection and the property will need to remain affordable in perpetuity. Permitted development rights <u>may</u> will be removed to ensure that any future proposals to extend the property are regulated through the planning application process. Beyond this, the future sale of these properties will be restricted by a planning obligation to restrict the resale to only those with a local connection. The future resale value of the property will be capped at a percentage of the open market value.</p> <p><i>Amend Policy HOU5 as follows:</i></p> <p>Policy HOU54 Single Plot Exceptions Sites for Self-Build</p> <p>Single plot affordable exception sites will be supported for self-build housing in the rural area, where the proposal is in accordance with Policy 13 of the Joint Core Strategy and <u>where the applicant:</u></p> <ul style="list-style-type: none"> • The applicant <u>I</u> is the prospective owner of the proposed affordable dwelling; • The applicant <u>C</u> can demonstrate a strong local connection to the village; <u>and</u> • The applicant <u>H</u> has a need that is not met by the market. 	<p>discussed at the hearing sessions.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To provide further clarity on what this policy seeks to achieve over and above Policy of the JCS.</p>
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			<ul style="list-style-type: none"> The property is built to the minimum nationally described space standards <p>A planning obligation will be used to ensure that the property remains affordable for the local community in perpetuity. Permitted development rights may will also be removed where exceptional circumstances are considered to exist.</p>	
Employment				
MM9	Policy EMP1	Page 36	<p><i>After paragraph 5.14 add as follows:</i></p> <p><u>It is also important to recognise existing and committed strategic employment sites in the Borough which will provide jobs throughout the plan period and will be supplemented through allocations in this Plan. These strategic sites are as follows:</u></p> <ul style="list-style-type: none"> <u>Land at Kettering South (Policy 37 of the JCS)</u> <u>Land at Kettering North (Policy 38 of the JCS)</u> <u>Roxhill/Segro Park</u> <u>Cransley Park</u> <p><u>The Hanwood Park SUE and Rothwell North SUE will also provide a significant contribution to employment provision.</u></p> <p><i>Amend paragraph 5.15 as follows:</i></p> <p>Policy 22 of the JCS requires employment sites and areas to be safeguarded for employment purposes, unless it can be demonstrated that there is no reasonable prospect of the site being used for that purpose and that an alternative use would not be detrimental to the mix of uses within a Sustainable Urban Extension, in this case it would be East Kettering <u>Hanwood Park</u>, or would resolve existing conflicts between land uses.</p> <p><i>Amend paragraph 5.16 as follows:</i></p>	<p>To address comments received from Weetabix (Rep 154) and Buccleuch Property (Rep 194).</p> <p>To provide clarity as to the purpose and content of the policy.</p> <p>To provide a stronger emphasis on the importance of existing and committed employment sites.</p>

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		<p>Policy EMP1 safeguards a number of existing employment areas. These areas have been assessed as part of the Employment Land Review, the findings of which have informed this policy. Within these areas the modernisation of existing buildings will be supported.</p> <p><u>It is recognised that there may be circumstances where parts of employment sites need to be redeveloped or expanded to enable existing businesses to grow and/or modernise. Where an extension is proposed to an existing employment area to enable an existing business to expand or modernise, and the proposed expansion area is located immediately adjacent to a safeguarded employment area but outside the settlement boundary, consideration will be given to the degree of conflict the proposal has with policies which seek to protect the open countryside, and the potential benefits of the proposal in terms of retention and enhancement of employment provision and impact on the local area.</u></p> <p><i>Amend Policy EMP1 as follows:</i></p> <p>Safeguarding Employment Land</p> <p>The following employment areas, identified on the proposals- policies map, will be safeguarded for B1 (Business (including offices, research, and light industry)), B2 (General Industry) and B8 (Storage or Distribution) uses in accordance with JCS Policy 22 (criterion c):</p> <ul style="list-style-type: none"> • North Kettering Business Park • Telford Way Industrial Estate, Kettering • Pytchley Lodge and Orion Way Industrial Estate, Kettering • Kettering Parkway • Northfield Avenue, Kettering • Desborough Industry (including Magnetic Park) • Latimer Business Park, Burton Latimer • Station Road, Industrial Estate, Burton Latimer • Eckland Lodge, Desborough 	<p>To ensure that this policy is in conformity with relevant policies in the JCS, as discussed at the hearing sessions.</p> <p>To reflect the changes to the Use Classes Order as discussed at the hearing sessions.</p> <p>Accuracy and consistency.</p>
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			<p><u>In accordance with Policy EMP3 (Non-Employment Uses (non-Business/B2/B8 uses) in Safeguarded Employment Areas), non-B-class uses, which are ancillary to the employment uses, will be supported.</u></p> <p>Within safeguarded employment sites the modernisation of buildings will be supported.</p> <p><u>Immediately adjacent to safeguarded employment areas, extensions to enable an existing business to expand or modernise, will be assessed taking into account the degree of conflict with policies which seek to protect the open countryside and local area and the potential benefits which would arise. Where such proposals are acceptable, masterplans/development briefs will be encouraged where appropriate.</u></p>	
MM10	Policy EMP3 & Supporting text	Page 38	<p><i>Amend heading and supporting text at paragraph 5.18 as follows:</i></p> <p>Non-Employment Uses (non-Business/B2/B8 uses-B use class) in Safeguarded Employment Areas</p> <p>It is recognised that in addition to those uses safeguarded in Policy EMP1, a number of non-B class Business/B2/B8 uses are present within a number of the areas identified in this policy. These uses complement the B class Business/B2/B8 uses in these areas and do not undermine their primary function. Therefore, it is considered prudent to set out criteria which allow for non-employment uses, particularly where there is no reasonable prospect of sites within these areas being used for employment use, in accordance with Policy 22 of the JCS and preventing units remaining vacant for a prolonged period of time.</p> <p>Proposals for non-Business/B2/B8 uses-B class employment will need to demonstrate that the proposed use does not have a detrimental impact on existing employment uses and the character of the area and that they do not result in an over</p>	<p>To address comments from Eskmuir Securities. (Rep 13) and Buccleuch Property (Rep 194).</p> <p>To reflect the changes in the Use Classes Order as discussed at</p>

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		<p>concentration of non-B use class uses within a Safeguarded Employment Area. Evidence will need to be provided that the site has been marketed at a reasonable price and that there is no realistic prospect of the site being used for B-use class employment Business/B2/B8 uses and that employment use would no longer be viable on the site. <u>Proposals which seek to deliver non-Business/B2/B8 uses within Safeguarded Employment Areas will be supported where they comply with Policy EMP3 and other policies in the Development Plan.</u></p> <p><i>Amend Policy EMP3 as follows:</i></p> <p>Non-Employment Uses (non-Business/B2/B8 uses-B use class) in Safeguarded Employment Areas</p> <p><u>Within the Safeguarded Employment Areas as defined in Policy EMP1, proposals which include non-Business/B2/B8 uses, which are ancillary to the employment uses, will be supported.</u></p> <p>Proposals which include non-employment uses within the Safeguarded Employment Areas as defined in Policy EMP01, which are not ancillary to existing employment uses, <u>should will:</u></p> <ul style="list-style-type: none"> a. Provide evidence to show the site has been marketed at a reasonable price and period, for a continuous period of at least twelve months as well demonstrating that there is no realistic prospect of the proposal site being <u>viable</u> used for an employment use; b. Provide evidence to demonstrate that employment use on the site would no longer be viable <u>b.</u> Be suitable in the location in which it is proposed and ensure that it does not impact current and future operations of adjoining businesses; <u>c.</u> Not undermine the existing employment uses and adversely affect the character of the area; and <u>d.</u> Not result in an over-concentration of non-B class uses within a Safeguarded Employment Area; and 	<p>the hearing sessions.</p> <p>To provide clarification and readability.</p>
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			d. Not adversely affect the supply of employment opportunities within a Safeguarded Employment Area.	
MM11	Employment Allocations supporting text	Page 38	<p><i>Amend paragraph 5.21 as follows:</i></p> <p>Policy 23 of the JCS identifies an overall job target of 8,100 within the plan period to 2031, with approximately 65% of these in B-class uses, equating to 5,265 jobs, as set out in the North Northamptonshire Joint Core Strategy - Employment Background Paper (January 2015). The Employment Land Review and Allocations Background Paper (2019) sets out the completed floorspace and corresponding job provision between 2011 and 2018.</p> <p><i>Amend paragraph 5.22 as follows:</i></p> <p>Full details on meeting the job growth target are set out in the Employment Land Review and Allocations Background Paper (2019).</p> <p><i>Add paragraph after 5.23 as follows:</i></p> <p><u>The changes to the Town and Country Planning (Use Classes) Order 1987 (as amended) in September 2020 mean that a number of use classes which were previously considered B-class uses, now fall within the new Class E. The Employment Allocations Background Paper and Employment Land Review considered B-class uses, which included B1 uses that now fall into the Class E Use Class. The uses identified in the Employment Allocation policies in Desborough and Geddington reflect the September 2020 changes to the Use Classes Order.</u></p>	<p>To reflect the changes to the Use Classes Order as discussed at the hearing sessions.</p> <p>Clarification.</p>
MM12	Policy EMP4	Page 39	<p><i>Add new paragraph under paragraph 5.24 as follows:</i></p> <p><u>When considering the local air quality, proposals will need to demonstrate that the 'Air Quality Annual Status Reports (ASR)' reports published by the Council, as required by Part IV of the Environment Act 1995 Local Air Quality</u></p>	<p>To reflect the changes to the Use Classes Order as discussed at</p>

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		<p><u>Management are taken into account as well as any other relevant local air quality guidance available at the time.</u></p> <p><i>Amend Policy EMP4 as follows:</i></p> <p>New developments will be encouraged to make provision for live/work units which offer flexible living and working space for small businesses. Such units should:</p> <ul style="list-style-type: none"> • a. Be limited to <u>business uses (including offices, research and light industrial)</u> and <u>professional and financial services</u>—A2 and B1 uses; • b. Not result in a loss of residential amenity, significantly increase on-street parking or result in a significant increase in traffic or congestion; <u>and</u> • c. Be specifically designed to ensure that the commercial use of the property remains ancillary to the residential use. <p>Live/work units will not normally be permitted <u>in Safeguarded Employment Areas</u> or in close proximity to B2 and B8 class uses and other uses where:</p> <ul style="list-style-type: none"> • d. Operations are likely to cause a significant amount of noise; • e. Local Air Quality is inappropriate for a residential environment; • f. There are businesses operating 24 hours a day, in close proximity; <u>or</u> • g. It is not possible to ensure adequate lighting and ventilation of living areas. <p>The provision of live/ work units will be supported in the following locations:</p> <ul style="list-style-type: none"> • h. Town centres and Local centres, excluding the primary, secondary and core shopping areas <u>as shown on the policies map;</u> • i. Mixed-use and residential areas outside of designated town and local centres; • j. Vacant employment sites outside of safeguarded employment areas; <u>and</u> • k. Rural locations where provision would support the rural economy. <p>Live/work units will not normally be permitted in Safeguarded Employment Areas</p>	<p>the hearing sessions.</p> <p>To provide clarity in relation to the policy criteria and that these are separated to ensure it is clear when certain criteria apply.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p>
Town Centres			

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MM13	Paragraph 6.2	Page 41	<p><i>Add additional wording after paragraph 6.2 as follows:</i></p> <p>The JCS sets out the network and hierarchy of towns over the North Northamptonshire area, with Kettering being defined as the growth town within Kettering Borough; Burton Latimer, Desborough and Rothwell are defined as market towns and provide a focus for secondary growth. Kettering is also identified as the largest centre within the North Northamptonshire area in terms of comparison shopping floor space and expenditure.</p> <p><u>In addition to the town centres there are also a number of Local Centres which provide a smaller range of facilities and meet the day to day shopping needs of communities. Local Centres will be provided in the Sustainable Urban Extensions. The Hanwood Park SUE will include three Local Centres and a District Centre. The District Centre will provide another tier in the retail hierarchy between the Local Centres and the town centres. The District Centre will provide a mix of convenience, comparison and specialist retail facilities (e.g. post office, dry cleaners etc) alongside other facilities such as restaurants, public houses, offices, leisure and residential to meet local, day to day needs of residents of the SUE.</u></p>	To set out the role of Local Centres and District Centres in the retail hierarchy.
MM14	Policy TCE1 and supporting text, TCE2, TCE3, TCE4, TCE5, TCE6, TCE7, Outcom	Page 41, 42,43, 44, 45, 46, 47, 13, 14, 16, 18, 20, 21, 160, 161	<p><i>Delete sub-heading as follows:</i></p> <p>Town Centre Boundaries</p> <p><i>Amend paragraph 6.6 as follows:</i></p> <p>The town centre boundaries <u>and Primary Shopping Areas</u> for Burton Latimer, Desborough and Rothwell are shown on the proposals policies maps. <u>The town centre boundaries and Primary Shopping Areas are defined using a single line because the market towns do not have areas of predominantly leisure, business and town centre uses adjacent to the primary shopping area and therefore the town centre boundaries do not extend beyond the primary shopping area.</u> The</p>	To clarify that the town centre boundaries and Primary Shopping Areas are drawn using a single line.

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	<p>es, Table 15.1</p>	<p>background paper '<i>Town Centres and Town Centre Uses (update) (April 2018)</i>' sets out the approach to defining these boundaries.</p> <p><i>Delete Policy TCE1 as follows:</i></p> <p>Policy TCE1 Town Centre Boundaries</p> <p>The extent of the town centre boundaries for Burton Latimer, Desborough and Rothwell are defined on the proposals map.</p> <p><i>Amend the policy number for TCE2, TCE3, TCE4, TCE5, TCE6 and TCE7 in the policy titles and amend the policy number for TCE3 in paragraph 6.9, as follows:</i></p> <ul style="list-style-type: none"> • Policy TCE<u>2</u><u>1</u> • Policy TCE<u>3</u><u>2</u> • Policy TCE<u>4</u><u>3</u> • Policy TCE<u>5</u><u>4</u> • Policy TCE<u>6</u><u>5</u> • Policy TCE<u>7</u><u>6</u> <p><i>In Chapter 2 Spatial Portrait, Vision and Outcomes:</i></p> <p><i>Amend bullet points 2 and 5 under policies to help achieve Outcome 1 in the green box under paragraph 2.15 as follows:</i></p> <ul style="list-style-type: none"> • Policies TCE<u>3</u><u>2</u>, TCE<u>4</u><u>3</u>, • Policy TCE<u>7</u><u>6</u> <p><i>Amend bullet point 2 under policies to help achieve Outcome 2 in the green box under paragraph 2.16 as follows:</i></p> <ul style="list-style-type: none"> • Policy TCE<u>7</u><u>6</u> 	<p>Missing weblink added.</p> <p>Accuracy and consistency.</p> <p>Deletion of Policy TCE1 as requested by the Inspector to ensure a sound plan. Policy is not necessary, the extent of the boundaries is referred to in Policies BLA1, DES1 and ROT1</p> <p>To correct policy numbering following the deletion of Policy TCE1.</p>
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		<p><i>Amend bullet points 1 and 2 under policies to help achieve Outcome 4 in the green box under paragraph 2.18 as follows:</i></p> <ul style="list-style-type: none"> • Policies TCE2<u>1</u>, TCE3<u>2</u> <p><i>Amend bullet points 2 and 3 under policies to help achieve Outcome 7 in the green box under paragraph 2.21 as follows:</i></p> <ul style="list-style-type: none"> • Policy TCE7<u>6</u> • Policies TCE2<u>1</u>, TCE3<u>2</u>, <p><i>Amend bullet points 1 and 2 under policies to help achieve Outcome 9 in the green box under Outcome 9 as follows:</i></p> <ul style="list-style-type: none"> • Policies TCE2<u>1</u>, TCE3<u>2</u>, • TCE5<u>4</u> and TCE6<u>5</u> <p><i>Amend bullet point 3 under policies to help achieve Outcome 10 in the green box under Outcome 10 as follows:</i></p> <ul style="list-style-type: none"> • Policies TCE2<u>1</u>, TCE3<u>2</u> <p><i>In Chapter 15 Monitoring and Review: Table 15.1 - Delete policy, objective, indicator and target for TCE1 as follows:</i></p> <table border="1" data-bbox="638 1129 1854 1391"> <tr> <td data-bbox="638 1129 943 1391">TCE1</td> <td data-bbox="943 1129 1247 1391">To focus retail and other town centre uses in the most sustainable areas in the Market Towns</td> <td data-bbox="1247 1129 1552 1391">Amount of additional floorspace (net), of town centre uses within the defined Town-Centre boundaries</td> <td data-bbox="1552 1129 1854 1391">Achieve a net gain in ton centre uses within the defined Town-Centre boundary</td> </tr> </table>	TCE1	To focus retail and other town centre uses in the most sustainable areas in the Market Towns	Amount of additional floorspace (net), of town centre uses within the defined Town-Centre boundaries	Achieve a net gain in ton centre uses within the defined Town-Centre boundary	
TCE1	To focus retail and other town centre uses in the most sustainable areas in the Market Towns	Amount of additional floorspace (net), of town centre uses within the defined Town-Centre boundaries	Achieve a net gain in ton centre uses within the defined Town-Centre boundary				

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			<p><i>Table 15.1 – Amend policy numbers for TCE2, TCE3, TCE4, TCE5, TCE6 and TCE7 as follows:</i></p> <ul style="list-style-type: none"> • TCE2<u>1</u> • TCE3<u>2</u> • TCE4<u>3</u> • TCE5<u>4</u> • TCE6<u>5</u> • TCE7<u>6</u> 	
MM15	Policy TCE2 and supporting text	Page 42	<p><i>Amend the supporting text at paragraph 6.7 as follows:</i></p> <p>Policy 12 of the JCS supports the provision of a medium sized food store to serve the Rothwell/ Desborough area. No potentially suitable sites have yet been identified. Potential sites would need to be assessed using a sequential test set out in the NPPF. The supermarket should be located in an accessible location that is well connected to the town centre of either Rothwell or Desborough.</p> <p><u>Proposals should protect and enhance the Jurassic Way Sub-Regional Green Infrastructure Corridor and the Sywell Reservoir to Broughton Local Green Infrastructure Corridor, including land adjoining the River Ise, and identified Local Wildlife Sites, County Wildlife Sites, Nature Reserves and Sites of Special Scientific Interest.</u></p> <p>Any proposals for a medium-sized food store which come forwards will need to be considered against the following Policy:</p> <p><i>Amend Policy TCE2<u>1</u> as follows:</i></p> <p>Proposals for a Medium Sized Foodstore</p>	<p>To remove repetition with the JCS.</p> <p>To remove unnecessary detail from the Policy.</p>

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			<p>A dDevelopment proposals for a medium sized food store serving the Rothwell and Desborough catchment <u>area</u> will be <u>supported</u>considered positively where:</p> <ol style="list-style-type: none"> They<u>It does</u> not exceed a floorspace area of 2000m² of convenience retail; A sequential approach to their location demonstrates that priority is given to the town centre first, in accordance with Policy TCE5; It will not result in the displacement of an existing community use or viable business use; <u>and</u> The use would be compatible with existing neighbouring uses within the immediate area. They<u>It protects</u> and <u>enhances</u> the Green Infrastructure <u>corridors</u> status of the Jurassic Way Sub-Regional Green Infrastructure Corridor and Sywell Reservoir to Broughton Local Green Infrastructure Corridor, including land adjoining the River Ise and the River Ise itself, and identified Local Wildlife Sites, County Wildlife Sites, Nature Reserves and Sites of Special Scientific Interest. 	
MM16	Policy TCE3 and supporting text	Page 42 and 43	<p><i>Amend supporting text as follows:</i></p> <p>In addition to traditional retail provision, it is recognised that retail markets have the potential to make an important contribution to the vitality and viability of town centres. Specifically, the NPPF requires local planning authorities to retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive. Desborough and Rothwell already operate a weekly market, whilst Burton Latimer offers a monthly market; there is local ambition to enhance this further to offer a market on a weekly basis. Policy TCE3<u>2</u> sets out general principles for market proposals within the towns <u>of Burton Latimer, Desborough and Rothwell. New or enhanced markets should accord with Market Standards Guidance where this has been prepared.</u> More detailed policies for each of the individual market towns are included within their respective chapters.</p> <p><i>Amend Policy TCE3<u>2</u> as follows:</i></p> <p>Markets - General Principles</p>	<p>To remove unnecessary wording from the Policy.</p> <p>Accuracy and consistency.</p> <p>Clarification.</p>

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			<p>Proposals for new or enhanced markets will be supported where:</p> <ol style="list-style-type: none"> a. They are located within the defined town centre boundary, as shown on the proposals policies map, and within close walking distance to existing retail uses; b. Market proposals/sites do not displace existing main town centres uses or existing markets, unless these uses/markets are relocated elsewhere within the defined town centre boundary which is not to their detriment, and the proposal enhances the existing available retail offer; c. Existing main town centres uses are not obscured or obstructed by the positioning of a new market or alteration to an existing market, ensuring that any proposal makes a positive contribution to existing retail and service offers within the town; and d. The trading area of market sites occupy a level surface to facilitate pedestrian access, layout, and appearance of markets; <p>New or enhanced markets accord with Market Standards Guidance which could be prepared to provide a framework across all markets within the borough to provide a consistent standard.</p>	
MM17	TCE4 and supporting text	Pages 43 and 44	<p><i>Amend paragraph 6.16 as follows:</i></p> <p>Within the town centres there are many historic buildings and buildings of local significance, where proposals involve the re-use of these buildings consideration will need to be given to the suitability of these buildings for conversion to residential development. Conversion should not result in significant alteration to these buildings or loss of historic features or character.</p> <p><i>Amend Policy TCE4<u>3</u> as follows:</i></p> <p>Residential Development within the Town Centres</p>	<p>For clarification and to avoid repetition.</p> <p>To remove repetition of JCS policies.</p>

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			<p>Development proposals for residential development within town centre boundaries of Burton Latimer, Desborough and Rothwell, as defined on the policies maps, (including material changes of use), will be supported where they:</p> <ul style="list-style-type: none"> a. Are compatible with existing neighbouring and nearby uses; b. Do not result in the loss of viable main town centre uses; c. Comply with the 'design out crime' standards; d <u>c</u>. Provide for sufficient space and access for private amenity and servicing; and e <u>d</u>. Preserve an active main town centre use in ground floor level frontages. <p>Further support will also be given to proposals involving the conversion and re-use of historic buildings and buildings of local significance for residential use, where they:</p> <ul style="list-style-type: none"> f Are suitable for conversion without significant alteration or loss of historic features or character. <p><u>Proposals for the residential conversion of historic buildings, will be supported where they are suitable for conversion without significant alteration or loss of historic features or character.</u></p>	
MM18	TCE5 and supporting text	Page 45	<p><i>Amend paragraphs 6.19 and 6.20:</i></p> <p>The sequential test will not be applied to proposals for small scale retail, leisure, entertainment or recreational use which are of a purely neighbourhood <u>local</u> significance. <u>A small scale proposal is one which is of a limited size, the precise size will be dependent of the location and type of use, however, proposals should be of a scale that meets day to day needs of local residents, and not the type of facility which people would travel to access.</u> Applications for this type of use should demonstrate that the proposal is of a purely neighbourhood <u>local</u> significance. If this cannot be demonstrated then a sequential test would be required.</p>	<p>To provide clarification for the term 'small-scale'.</p> <p>To clarify the approach to district centres within SUE's.</p> <p>Factual corrections</p>

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			<p>The growth strategy for the borough involves the development of Sustainable Urban Extensions (SUE's). Within SUE's provision will be made for the creation of local centres to meet the day to day needs of residents living within the SUE's. <u>Policy 12(g) of the JCS provides an exception to the requirement for sequential tests for the creation of local centres to meet the day to day needs of residents in the SUE's. Therefore, where local centres are located within SUE's to meet the day to day needs of resident's living within the SUE's a sequential assessment will not be required. This exception does not apply to the District Centre located in the Hanwood Park SUE.</u></p> <p><i>Amend Policy TCE54 as follows:</i></p> <p>Application of the Sequential Test</p> <p>Development proposals for main town centres uses not located within a defined town centre, <u>as shown on the policies map,</u> or in accordance with an up-to-date Local Plan shall be accompanied by a sequential assessment in accordance with Section <u>72</u> of the National Planning Policy Framework, unless the proposal relates to:</p> <ul style="list-style-type: none"> a. a small scale rural office use or small scale rural development; or b. the creation of local centres to meet the day to day needs of residents in Sustainable Urban Extensions; or c. a small scale retail, leisure, entertainment or recreation use located to serve its immediate <u>local area</u> neighbourhood of a limited scale and type limited to neighbourhood <u>local</u> significance only. 	<p>and clarification.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p>
MM19	Policy TCE6 and supporting text	Page 46	<p><i>Amend paragraph 6.21 as follows:</i></p> <p>The NPPF requires an impact assessment to assess the impact of a development on town centre vitality and viability where a retail, leisure or office use with a floor space area of over 2500m² is proposed outside of the town centre, and the proposal is not in accordance with an up-to-date Local Plan. The NPPF makes provision for local authorities to set a local floorspace threshold lower than the default nationally set threshold, where it would be appropriate to do so. Local floorspace thresholds have</p>	<p>To clarify the approach to local and district centres within SUE's.</p>

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		<p>been set for Kettering, Burton Latimer, Desborough and Rothwell. Proposals which exceed these thresholds will be required to provide an Impact Assessment. Where a proposal falls below the threshold an Impact Assessment will not normally be required. However, there may be some instances where proposals would still require an impact assessment, this could include whether there may be cumulative impacts of proposals which could result in harm to the vitality and viability of the town centre. <u>Where an assessment is required it should be proportionate to the scale of the proposal.</u></p> <p><u>Policy 12(g) of the JCS provides an exception to the requirement for Impact Assessments for small scale rural development and the creation of local centres to meet the day to day needs of residents in the SUE's, this exception does not apply to the District Centre located in the Hanwood Park SUE.</u></p> <p><i>Amend policy TCE65 as follows:</i></p> <p>Locally Set Impact Assessment Threshold <u>Unless they meet the exceptions set out in JCS Policy 12 (g) p</u>Proposals for retail, leisure and office development located outside of the defined town centre, <u>as shown on the policies map,</u> and not in accordance with an up-to-date Local Plan, will require an Impact Assessment in accordance with the National Planning Policy Framework where the resulting floorspace of the proposed use (including enlargements) exceeds the following locally set thresholds:</p> <ul style="list-style-type: none"> • Kettering - 750m² • Burton Latimer - 400m² • Desborough - 300m² • Rothwell - 500m² <p>Where the resulting floorspace of a proposed use/development falls below the above threshold in the respective town, then an impact assessment will not normally be required. In some instances, proposals will still require an impact assessment, where it is evident that cumulative impacts are likely to give rise to significant harm <u>to the vitality and viability of a town centre.</u></p>	<p>For clarification and consistency.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p>
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MM20	Policy TCE7	Page 47	<p><i>Amend Policy TCE76 as follows:</i></p> <p>Protection of Local Centres</p> <p>The Council will resist the loss of local shopping facilities within Local Centres, as set out below and identified on the proposals policies map, in order to meet local needs.</p> <ul style="list-style-type: none"> • Belvoir Drive, Barton Seagrave; • Bignal Court, Lake Avenue, Kettering; • Brambleside, Kettering; • Cedar Road, Kettering • Grange Place, Kettering; • Hampden Crescent, Kettering; • Hawthorn Road, Kettering; • St. Johns Road, Kettering; • St. Stephens Road, Kettering <p>Emerging local centres:</p> <ul style="list-style-type: none"> • Hanwood Park SUE, Kettering (East Kettering) • <u>Rothwell North SUE</u> • <u>Desborough North SUE</u> 	<p>Accuracy and consistency.</p> <p>To include all SUE's.</p>
Health and Well-being and Community Facilities				
MM21	Policy HWC1	Pages 49 - 50	<p><i>Amend the last sentence of paragraph 7.5 as follows:</i></p> <p>The focus of future land and facility requirements will be on ensuring there is adequate health care provision in the borough to meet the objectives of NHS England (Hertfordshire and South Midlands) and Nene Clinical Commissioning Group and the anticipated growth in population in the district, including that from the Hanwood Park (East Kettering) Sustainable Urban Extension.</p> <p><i>Amend Policy HWC1 as follows:</i></p>	<p>To address comments received from North Northampton shire Joint Planning Unit – Health and</p>

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			<p>The Council will seek to <u>maintain and</u> improve <u>the</u> health and well-being <u>of local communities and encourage active and healthier lifestyles</u> in the Borough. The Council will by <u>working</u> with its partners <u>and developers</u> to <u>identify appropriate sites for new healthcare facilities based on the health service delivery plan.</u> <u>Proposals for healthcare facilities will be supported which:</u></p> <ul style="list-style-type: none"> a) <u>meet an identified health need of the community they are intended to serve;</u> b) <u>accommodate a range of health related services; and</u> c) <u>prioritise areas in the borough where health inequalities are greatest</u> <ul style="list-style-type: none"> • Identify appropriate sites for new health infrastructure based on a health service delivery plan; • Protect existing facilities and support the provision of new or improved health facilities; • Prioritise interventions and resources to those areas of the borough where health inequalities are greatest; • Support the integration of community facilities and services, i.e. health, education, cultural and leisure in multi-purpose buildings; and 	<p>Planning (Rep 252).</p> <p>To provide clarification following discussions at the hearing sessions.</p> <p>To provide clarification on the purpose and application of the Policy.</p>
MM22	Policy HWC2 and supporting text	Pages 50 - 52	<p><i>Amend paragraph 7.14 as follows:</i></p> <p>The existing number and concentration of other similar community facilities within the area will be taken into account. However, where new provision <u>such as those proposed on the Hanwood Park SUE</u> adds to the variety of activities that could benefit the local <u>community</u> population, then the existing number of facilities in an area will not necessarily work against a new proposal.</p> <p><i>Amend Policy HWC2 as follows:</i></p> <p>Development should protect and enhance local services and facilities which meet a local need, and guard against their loss, unless it can be demonstrated that:</p>	<p>To provide clarification following discussions at the hearing sessions.</p> <p>To provide clarification.</p>

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			<p><u>Proposals that lead to the loss of community facilities will be resisted, unless it can be demonstrated that:</u></p> <ul style="list-style-type: none"> a. the loss of the service or facility would will not have a negative impact on the vitality and viability of a settlement or neighbourhood local area; and b. the property has been marketed for its current use as a for a period of 12 months and that there is no interest in the property and its existing use is no longer viable. b. <u>the site is no longer viable to the market as a community facility as demonstrated by evidence that it has been actively marketed as a community facility for a period of 12 months.</u> <p><u>Proposals for the enhancement of existing and / or provision of new community facilities will be supported where these provide a greater variety of facilities in the local area and/ or provide increased multi-functionality.</u></p> <p>The Council will support proposals for new facilities and extensions to existing facilities provided they are not detrimental to the local character of amenity of the immediate area.</p>	
MM23	Policy HWC3 and supporting text	52 - 54	<p><i>Amend paragraph 7.21 as follows:</i></p> <p>At a local level the Council's Playing Pitch Strategy (PPS) (201920) and Sports Facility Strategy (SFS) (201920) <u>read together with the Playing Pitch and Sports Facilities Audits and Needs Assessments (2019 / 2020)</u> provide a robust local evidence base with which to inform plan making and decision taking. They highlight identify deficiencies in the quality, quantity and accessibility of indoor and outdoor sports facilities including associated ancillary facilities; determine current and future needs; identify facilities exceeding their carrying capacity; describe changes in provision reserves and the spatial distribution of unmet need.</p> <p><i>Amend paragraph 7.22 as follows:</i></p>	To address comments from Kettering Amateur Swimming Club (Rep 8), Rothwell FC (Rep 20), Sport England (Reps 27 and

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		<p>Having established the base line tThe strategies provide prioritised action plans that include recommendations <i>on, inter alia,</i> to address issues such as which facilities should be protected and enhanced; possible potential locations for new provision and what opportunities exist for change or potential rationalisation. <u>In summary, the PPS and SFS identify what provision is needed and where. All major development will be required to</u> The strategies provide the Council with a justified approach toward the enhancement of existing and <u>/ or creation</u> of new facilities; <u>to meet the community need arising from the development.</u> they have been used to inform Policy HWC3 below.</p> <p><i>Add new paragraph</i></p> <p><u>The process for determining what will be required in terms of new provision and / or developer contributions will be set out in a Supplementary Planning Document (SPD) for Sports and Physical Activity Provision in Kettering Borough. This will provide a step by step guide using the Sport England planning tools (Active Places Power, Playing Pitch Calculator and Sports Facilities Calculator) to inform decision making. It will provide a justified and proportionate approach to identifying need.</u></p> <p><i>Add new paragraph</i></p> <p><u>The focus for investment and therefore, spending of off-site contributions, will be in accordance with, but not limited to, the recommendations set out in the PPS and SFS (or any subsequent updates) and, where appropriate, with provisions set out in the Northamptonshire Physical Activity and Sport Framework (2018 – 2021), (Northamptonshire Sport) and Supporting Northamptonshire to Flourish: Northamptonshire’s Joint Health and Wellbeing Strategy 2016-2020, Neighbourhood Plans and/or plans or strategies prepared by the National Governing Bodies for sport and physical activity.</u></p>	<p>28), Local Resident (Rep 36).</p> <p>Amendments arising from the Matters Statements (Matter 11 – Paragraph 8.5).</p> <p>To provide clarification to policy and supporting text following discussions at the hearing sessions.</p> <p>To clarify the approach to contributions.</p>
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		<p><i>Amend paragraph 7.23 as follows:</i></p> <p>The combination provisions set out in the NPPF and Policy 7 of the JCS policy is are considered to provide afford sufficient assurance policy protection to an unwarranted loss afford of the Borough’s existing sports and recreational buildings and land, including playing fields the protection from loss where warranted. A Supplementary Planning Document on Sports Provision and Developer Contributions will be produced following the adoption of this Plan to provide further guidance in relation to delivering Policy HWC3</p> <p><i>Amend Policy HWC3 as follows</i></p> <p><u>All major development proposals are required to enhance existing and / or create new facilities to meet community needs arising from the development. This</u> Proposals that will ensure build on the delivery provision of an inclusive, high quality, easily accessible, multi-functional and well-maintained network of sport, and recreational and physical activity facilities will be supported to ensure so taking part in physical activity is safe and easy, making and active lifestyles are facilitated effortless.</p> <p>To ensure playing pitches, including associated ancillary facilities, and outdoor and indoor sport and physical activity facilities are enhanced and developed to meet the needs of the present and future population for Kettering Borough:</p> <p><u>Decision making to determine the proportionate requirement of sport and recreational facilities and / or developer contributions will take into account the most up-to-date evidence base. Sport and recreational facilities will be delivered on-site or through off-site contributions, as appropriate, and in association with other funding mechanisms where applicable.</u></p> <p><u>The enhancement of existing and / or delivery of new sport and recreational facilities should include the provision of associated ancillary facilities (where appropriate) and a long-term management and maintenance programme.</u></p>	
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			<p><u>Development proposals for sport and recreational facilities will be informed by Sport England’s Active Design Principles and will be delivered in accordance with facility design guidelines as set out by Sport England and the National Governing Bodies for sport and physical activity. Such proposals will be well connected with their locality. Existing connections will be, wherever achievable, preserved and improved. New provision will be located to ensure accessibility by a choice of sustainable and active travel options. Routes that create connected, safe walking and / or cycle ways to encourage freedom of movement for pedestrians and cyclists will be supported. Routes providing traffic free connectivity will be favoured.</u></p> <p>i. The focus of investment will be in accordance with, but not limited to, the Recommendations set out in the Playing Pitch Strategy (2019), the Sports Facilities Strategy (2019) and the Local Football Facilities Plan (2020) for Kettering Borough (or any subsequent updates) and, where appropriate, with provisions set out in the County led sports and active lifestyle strategies, Neighbourhood Plans and / or Plans or Strategies prepared by the National Governing Bodies for sport and physical activity;</p> <p>i.ii. Sport and physical activity facilities will be well connected with their locality. Existing connections will be, wherever achievable, preserved and improved. New provision will be located to ensure accessibility by a choice of sustainable and active travel options. Routes that create connected, safe walking and / or cycle ways to encourage freedom of movement for pedestrians and cyclists will be supported. Routes providing traffic free connectivity will be favoured.</p> <p>iii. Community use of existing and new sport and physical activity facilities on school sites will be supported and encouraged. The provision of a separate reception and changing facilities from the school allowing independent access from the school will be supported where appropriate.</p>	
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			<p>iv. Sport and physical activity facilities will be managed and maintained to respect their primary use and functionality with opportunities being sought to increase their multi-functionality</p> <p>To achieve the goals above the following requirements will be informed by the Supplementary Planning Document for Sport and Physical Activity Provision in Kettering Borough, the Sport England Active Design Principles and will be delivered in accordance with facility design guidelines as set out by Sport England and the National Governing Bodies for sport and physical activity.</p> <p>1. All major development will be required to contribute to the enhancement of existing and / or the provision of new sport and physical activity facilities to meet the needs of the population arising from the development in accordance with the following:</p> <ul style="list-style-type: none"> a. Contributions will be calculated on the basis of the Supplementary Planning Document for Sport and Physical Activity Provision in Kettering Borough to cover the cost of:- b. enhancing existing and / or the provision of new sport and physical activity facilities and / or; c. associated ancillary facilities and a; d. long term management and maintenance programme <p>2. Where practicable the provision of new sport and physical activity facilities shall be made with a view to remedy deficiencies in existing sport and physical activity facilities and / or associated ancillary facilities.</p> <p>3. Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new or enhancements to existing sport and physical activity facilities</p>	
Natural Environment and Heritage				

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MM24	Policy NEH1 and supporting text	Page 56 and 57	<p><i>Amend paragraph 8.8 as follows:</i></p> <p>The Surface Water Management Plan (2018) (SWMP) outlines the predicted risk from surface water in the Borough and sets out the preferred surface water management strategy. It identifies Critical Drainage Catchments (CDCs) where stricter management for surface water runoff will be applied <u>because of higher risks of occurrence and resultant affect for people, property or infrastructure.</u> as these areas have the greatest impact on fluvial and surface water flooding. <u>Critical Drainage Catchments are those areas identified to be at greatest risk of flooding, defined as “a discrete geographical area (usually a hydrological catchment) where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event thereby affecting people, property or local infrastructure.” Those CDC’s with the highest rankings and so where stricter management is necessary, were identified as Kettering Town (associated with the Slade Brook), Desborough South (associated with the River Ise), and Eastbrook Culvert, as defined on maps contained within the SWMP. These were subject to further investigation through hydraulic modelling. The SWMP identifies a variety of measures to address flood risk: including maintenance of drainage systems; use of SuDS; improved land management and farming practices; attenuation storage; and education and emergency resistance.</u> The SFRA identified the significant potential for cumulative impact of development on flood risk, particularly from unconstrained surface water drainage from minor developments. Considering the sites identified for potential future developments, the cumulative impacts are most likely to be seen in Kettering town centre, Burton Latimer, Broughton, Rothwell, Geddington and Desborough.</p> <p><i>Amend paragraph 8.9 as follows:</i></p> <p><u>All Mmajor new developments must address surface water drainage requirements as set out in the Northamptonshire Flood Toolkit and local guidance. Development proposals should also address Anglian Water’s surface water policy and guidance relating to the adoption of SuDS where SuDS features are proposed to</u></p>	<p>To address comments received from Anglian Water</p> <p>To provide clarification following discussions at the hearing sessions</p> <p>To clarify the requirements in policy rather than supporting text</p>
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		<p><u>be adopted by Anglian Water.</u> The Council will continue to explore alternative sources of funding to undertake feasibility studies in order to improve our understanding of local flooding issues and identify viable solutions that would alleviate future flooding or minimize the impact. It is acknowledged that the guidance only applies to major schemes however, in light of the findings of the Kettering SWMP, stricter requirements on surface water drainage proposals for sites located in areas draining into the CDCs will be required for all development schemes. The particular measures used to reduce flood risk off-site will depend on site specific circumstances and be proportionate to the scale of development. Sites should look to discharge their surface water to as sustainable location as possible. Planning applications involving discharging surface water to foul sewers are unlikely to be supported <u>as a surface water connection will only be accepted by Anglian Water in exceptional circumstances where it can be demonstrated that there are no alternatives.</u></p> <p><i>Amend paragraph 8.10 as follows, and add the following text to the end:</i></p> <p>At the planning application stage, an appropriate site-specific flood risk assessment (FRA) will be required for all development proposals <u>falling within the parameters outlined in Policy NEH1</u> of 1 hectare or greater in Zone 1 and for all proposals for new development located in Flood zones 2 and 3 to <u>The FRA should</u> demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others will be managed taking climate change into account. The site-specific FRA should build on the information included in the borough SFRA.</p> <p><u>Schemes for the retrofitting of SuDS to existing properties and urban areas will be encouraged. The Strategic Flood Risk Assessment, Surface Water Management Plan and Green Infrastructure Delivery Plan all contain projects that will help combat flood risk, and add to the quality of green infrastructure, recreational areas and wildlife habitats, helping to provide biodiversity gain. Where appropriate, development should contribute towards or deliver projects identified in these studies, either through delivery on-site or development contributions.</u></p>	
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		<p><i>Amendments to Policy NEH1 as follows:</i></p> <p>Change policy title to Local Flood Risk Management Policy</p> <p>Development <u>should contribute towards reducing the risk of flooding where appropriate, it</u> should:</p> <ul style="list-style-type: none"> • a. Have regard to the findings and actions of the Strategic Flood Risk Assessment and Surface Water Management Plan, and any updates to these documents.; • b. Where appropriate, Contribute towards the flood risk management projects identified within the Strategic Flood Risk Assessment, Surface Water Management Plan and Green Infrastructure Delivery Plan.; and • c. Have regard to the Flood Toolkit and Local Standards and Guidance for Surface Water Drainage in Northamptonshire, and where appropriate, demonstrate how the proposal has had regard to these documents. <p>All Development proposals within the Critical Drainage Catchments identified in the Surface Water Management Plan' will be subject to stricter requirements for surface water drainage schemes and must be supported by a site-specific Flood Risk Assessment (FRA) and Drainage Strategy.</p> <p>Schemes for the retrofitting of SUDS to existing properties and townscapes will be encouraged.</p> <p><u>A site-specific flood risk assessment will be required in the following circumstances:</u></p> <ul style="list-style-type: none"> • <u>For proposals of 1 hectare or over within Flood Zone 1;</u> • <u>For all proposals within Flood Zones 2 and 3; and</u> 	
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			<ul style="list-style-type: none"> • <u>For all proposals within a Critical Drainage Catchment area as identified in the Surface Water Management Plan.</u> 	
MM25	Policy NEH2 and supporting text	Pages 61 - 64	<p><i>Amend and split paragraph 8.22 as follows:</i></p> <p>The JCS emphasises that the local GI corridor positionings are indicative. It goes on to note that the alignment and extent could be defined further through, <i>inter alia</i>, Part 2 Local Plans. In response to this the Council commissioned a Green Infrastructure Delivery Plan (2018) (GIDP). for Kettering. It <u>The GIDP builds on the work undertaken at a strategic level by focusing on enhancing and expanding the green infrastructure network for Kettering Borough. identifying seven new borough level GI corridors which create a Borough Level Green Infrastructure Network (BLGIN). The borough level corridors connect into the sub-regional and local corridors passing through the Borough to provide a comprehensive network of GI.</u></p> <p><u>As with the sub-regional and local GI corridors, the borough level corridors remain indicative and are not intended to have an identified, fixed boundary line. They do not preclude or restrict development proposals but they do indicate the need for development to respond positively to the BLGIN. They are an important aid for decision-making to ensure the integrity of the BLGIN is not compromised by development and / or land management.</u> In addition it outlines the Best Practice Principles to help stakeholders create a climate change resilient GI for wildlife and people</p> <p><i>Amend paragraph 8.23 as follows</i></p> <p>The aim of the GIDP identifies seven new Borough Level GI Corridors that will support and enhance the strategic network. is To <u>guide the delivery of the BLGIN and to enrich the overall quality and function of the corridors. It sets out best practice principles and identifies general principles and initiatives specific to the BLGIN. It concludes by reinforce and expand these corridors</u> GIDP identifying projects <u>within the BLGIN which are supported by</u> and includes associated project plans.</p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Amendments arising from the Matters Statements (Matter 12 – Paragraph 16.2).</p> <p>To provide clarification to policy and supporting text following discussions at the hearing sessions.</p>

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		<p>These provide indicative costings and which provide the means for implementation. The plans identify the multi-functional opportunities of within each project for the enhancement, restoration and protection of existing and /or creation of new green infrastructure assets.</p> <p><i>Delete paragraph 8.24 as follows:</i></p> <p>Refining the GI corridors at a Borough scale makes it possible to understand how Kettering's GI functions at the local level. The Borough corridors, in tandem with the sub-regional and local corridors, provides a focus for investment to ensure the overall function and quality of the green infrastructure network for Kettering Borough is a justified outlay.</p> <p><i>Amend paragraph 8.25 as follows</i></p> <p>The pragmatic, project led approach set out in the GIDP makes it easier to identify what needs to be done in the first instance over time to enhance the BLGIN green infrastructure at the local level. As these projects are delivered, new projects will be identified to pursue a continued development and investment program that will to secure a net gain in GI for Kettering Borough.</p> <p><i>Add new paragraph</i></p> <p><u>Major development will support the delivery of the BLGIN by making on-site provision and / or off site contributions. The process for determining this will be set out in a Supplementary Planning Document (SPD) for Open Space and Green Infrastructure Provision. The SPD will provide a step by step guide for decision makers on how to calculate requirements in terms of the scale of provision and costs relating to the enhancement of existing and / or provision of new GI as well as the management and maintenance of these assets.</u></p> <p><i>Add new paragraph as follows:</i></p>	<p>To clarify the approach to contributions.</p>
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		<p><u>To ensure a commensurate approach when determining contributions, decision makers will take account of requirements arising from Policy NEH4 – Open Space. Opportunities to combine green infrastructure and open space schemes should be sought to optimise design and keep contributions proportionate</u></p> <p><i>Add new paragraph as follows:</i></p> <p><u>The enhancement of existing and/ or provision of new GI will be in accordance with, but not limited to, the general principles, initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (2018), the Open Space Standards Paper (2020), the North Northamptonshire Green Infrastructure Delivery Plan (2014) and Neighbourhood Plans where appropriate.</u></p> <p><i>Amend policy NEH2 title as follows:</i></p> <p><u>Borough Level Green Infrastructure Network</u></p> <p><i>Amend Policy NEH2 as follows:</i></p> <p>The integrity of t<u>The Borough Level Green Infrastructure Network (BLGIN) as set-out shown in Figure 8.1 of this Plan will not be compromised by new development, and illustrated on the policies map, will not be compromised by new development. It will be recognised for its important contribution to the built, historic and natural environment, to people and wildlife and to ecosystem services. <u>Proposals which undermine the integrity of the BLGIN will be resisted.</u></u></p> <p>To ensure the protection and enhancement of existing and creation of new green infrastructure (GI):</p>	
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		<p>i The focus for investment will be on, but not limited to, the delivery of the general initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (or subsequent updated documents)</p> <p>ii The BLGIN will be managed and maintained with a view to increasing the multi-functionality and provision of ecosystem services through GI assets</p> <p>iii Where achievable new GI assets will be well-connected to the Borough Level and Strategic Green Infrastructure Corridors; whenever possible connectivity between the GI Corridors and the wider transport network will be improved to create routes that enable freedom of movement for pedestrians and cyclists</p> <p>To achieve the goals above</p> <p>a. All Mmajor development proposals will are required to deliver on-site and / or make off-site contributions to achieve a net gain of GI through on-site provision and / or off-site contributions. in accordance with the Best Practice Principles, Aims and Objectives set out in the Kettering Green Infrastructure Delivery Plan (or subsequent updated documents).</p> <p>b. a. Applications Proposals for residential development of 50 units or more, or, for non-residential development providing an additional floorspace of 1,000m² or more, or a site of 1 hectare or more, will be accompanied by required to provide a site specific, green infrastructure strategy and /or plan to illustrate how the GI is integrated within the development proposal and seeks to improve connectivity, where possible, to the BLGIN beyond the development site boundary.</p> <p>e. The Council will work with developers and partners, including neighbouring authorities and the Local Nature Partnership, to support the planning for, and delivery of, GI projects at a landscape scale. The spending priority will be given, but not limited to, delivering projects associated with the BLGIN and the Nene Valley Nature Improvement Area. New projects will be identified so the Council can continue to</p>	
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			<p>protect and enhance existing GI assets and restore fragmented links. This will enable freedom of access for people and wildlife to natural green space and improvements to landscape character. <u>The design and delivery of GI projects shall:</u></p> <ul style="list-style-type: none"> ● <u>i. be in accordance with the general principles, initiatives and projects identified by the Green Infrastructure Delivery Plan;</u> ● <u>ii. where possible, be well-connected to the BLDG and provide links to the wider transport network to improve movement for pedestrians and cyclists; and</u> ● <u>iii be managed and maintained with a view to increasing the multi-functionality and the provision of ecosystem services through GI assets.</u> 	
MM26	Heritage supporti ng text	Pages 64 to 67	<p><i>Make font size on orange title 'Heritage' consistent with the whole document</i></p> <p><i>Delete black title 'Heritage and Green Infrastructure'</i></p> <p><i>Delete paragraph 8.26</i></p> <p>Beyond contributing to the attractiveness of the district as a place to live, work and invest green infrastructure has a supporting role with respect to the historic environment. An attractive and well maintained green infrastructure network can enhance heritage assets in their settings. It does this by defining, safeguarding and conserving the important social, cultural and economic features of those assets. A distinctive green infrastructure network will provide access to and enjoyment of valued landscapes and heritage assets for recreation, education, and lifelong learning. Furthermore, GI can strengthen and / or restore historic links between heritage assets.</p> <p><i>Amend and split paragraph 8.27 as follows:</i></p>	To remove unnecessary text and to clarify the approach to heritage.

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		<p>The historic environment has the potential to bring significant benefits to Kettering the Borough. Historic England’s Heritage Counts (2017) survey identified a positive relationship between heritage, wellbeing, health, civic pride, and community cohesion. Heritage also delivers significant economic benefits as a driver for tourism and business activity contributing to the district’s dynamic market towns and a strong rural economy. Heritage assets are an irreplaceable resource and effective conservation delivers the wider social, cultural, economic and environmental benefits.</p> <p><i>Add new title</i></p> <p>Protecting Heritage</p> <p><i>Continued amendment of split paragraph 8.27</i></p> <p>National legislation safeguards the historic environment by aiming to adequately protect and enhance it through within the development management process. This is supported by national and locally strategic policy. <u>The NPPF provides a clear policy framework on plan-making and decision-taking for the historic environment and heritage assets. This is reinforced locally by the JCS through Policy 2 (Historic Environment). National legislation and the national and local policies are considered to provide sufficient assurance to afford the Borough’s designated assets adequate protection, preservation and opportunity for enhancement.</u></p> <p><i>Delete title as follows:</i></p> <p>National Policy</p> <p><i>Delete paragraph 8.28 as follows:</i></p> <p>The NPPF sets out a range of policies that provide a clear framework for both plan-making and decision-taking with respect to the historic environment. It defines the historic environment as being all aspects of the environment resulting from the</p>	
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		<p>interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Heritage assets are identified as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.</p> <p><i>Delete paragraph 8.29 as follows:</i></p> <p>The NPPF emphasizes the importance of a heritage asset’s setting. It continues by stressing that planning should conserve, and where appropriate, enhance heritage assets in a manner that is consistent with their significance. In developing their strategy, local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets. This will ensure that they can be enjoyed for their contribution to the quality of life of this and future generations. When considering heritage assets and the significance apportioned to them in decision-making it is necessary to draw a distinction between ‘designated’ and ‘non-designated assets’</p> <p><i>Amend paragraph 8.30 as follows:</i></p> <p>Designated heritage assets are designated (or ‘Listed’) under statute against using a prescribed set of selection criteria. The Planning Practice Guidance (PPG) advises that nNon-designated assets are locally important buildings, monuments, sites, etc. which are identified by the local planning authority. They have a degree of heritage significance meriting consideration in planning decisions but they do not meet the criteria set for designated heritage assets. There are a number of processes through which non-designated heritage assets may be identified locally, for example including the through local and neighbourhood plan-making processes and or in conservation area appraisals and reviews. The PPG goes on to state establishes that plan-making bodies should provide make clear and up-to-date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. It is important that all non-designated heritage assets</p>	
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		<p>are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets.</p> <p><i>Delete title and paragraph 8.31 as follows:</i></p> <p>North Northamptonshire Policy</p> <p>The JCS states that the historic environment of North Northamptonshire is one of the Plan areas most valued assets. It is an important element of the landscape and contributes to the individual character and appearance of settlements. Policy 2 (Historic Environment) sets out how the historic environment will be protected, preserved and where appropriate enhanced. When considering the difference between designated and non-designated assets the JCS notes that the latter do not have statutory status. However these are assets of local importance and therefore they have a degree of significance that merits consideration in the determination of planning applications. The JCS continues by noting that it may be appropriate to preserve such assets as future historic assets through local listings. Local Lists provide a positive way for Councils to identify non-designated assets against a consistent criteria.</p> <p><i>Amend title as follows:</i></p> <p><u>Heritage in</u> Kettering Borough</p> <p><i>Amend paragraph 8.32 as follows:</i></p> <p>On a local level †The Borough of Kettering has a range of designated and non-designated heritage assets. The Heritage Counts Local Authority Profiles (2018) detail the number of d Designated assets <u>include</u> as 11 Scheduled Monuments (e.g. these include the moats, fishponds and shrunken medieval village remains at Barton Seagrave and the late 16th century house with gardens and a dovecote 300m west of Mill Farm); 535 Listed Buildings, 23 of which are listed as Grade I, 36 Grade II* and 476 Grade II (examples are varied, for instance, <u>e.g.</u> Rushton Triangular Lodge and</p>	
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			<p>Boughton House, which are notable for their tourist significance and Newton Dovecote or Barton Seagrave Orangery, which are important as relatively unique examples of 'type'). There are also four Historic Parks and Gardens in the Borough comprising of Boughton House (Grade I); Wicksteed Park, a well-known tourist destination (Grade II); and Rushton Hall and Harrington (both Grade II*).</p> <p>Many sites of Archaeological and Historic Importance have been found across the Borough. Notable examples include:</p> <ul style="list-style-type: none"> • Roman artifacts such as coins and pottery and evidence of settlements and villas have been found at various locations including around Kettering and Burton Latimer; • Anglo Saxon artifacts such as spearheads, cemeteries and coins have been found at various settlements including Barton Seagrave, Geddington and Desborough • Iron age / Celtic artifacts such as cooking pots and pottery shards have been found around Kettering, Weekley, Barton Seagrave, Burton Latimer, Isham and Pipewell <p>There are also many non-designated buildings, sites, areas and landscapes dispersed across the Borough that make a positive contribution to local character and provide a sense of place because of their heritage value. Some are afforded protection through location in one of the 26 conservation areas (CA) spread across the Borough, the Kettering Town Centre CA provides a good example of a traditional Market Town whilst Grafton Underwood provides a good representation of a rural estate village. Others gain protection through one of the 21 Article 4 Directions. Neighbourhood Plans have the opportunity to deliver future change in a managed way to suite the Plan Area which is often a village setting. The Broughton Neighbourhood Plan (Made 2018) seeks to do just this by incorporating cohesive policies underpinning the village identity and heritage.</p>	
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			<p><i>Add new title as follows:</i></p> <p><u>Protecting Non-designated Assets</u></p> <p><i>Amend paragraph 8.35 as follows:</i></p> <p>There are many more assets <u>in the Borough which not afforded protection under such mechanisms but where would warrant protection is warranted nonetheless</u> under the terms of the PPG. <u>In this context both the PPG and JCS advise that it can be helpful for local planning authorities to keep a local list of non-designated heritage assets and the Council is committed to doing so.</u> Such assets will be identified and assessed (using a consistent criteria) to classify them as non-designated assets on a Local List for Kettering Borough. Identifying and managing the historic environment in this way will be an important part of the heritage protection system for the Borough. This local designation allows for the management of local heritage through the planning system and provides an opportunity to engage with local communities. Local listing will raise the profile of the local heritage by identifying heritage assets that are of greatest importance to local people. This will help provide greater clarity and certainty for developers and decision-makers when determining development proposals.</p> <p><i>Amend paragraph 8.36 as follows</i></p> <p>The combination of the national legislation and the national and North Northamptonshire strategic policy is considered to provide sufficient assurance to afford the Borough's designated assets the protection, preservation and opportunity for enhancement they warrant. Generating a Local List for the Borough following the Adoption of the SSP2 Site Specific Part 2 Local Plan. This will ensure greater consideration is given towards the local historic environment of Kettering Borough during plan-making and decision taking in the future.</p>	
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MM27	Policy NEH3 and supporting text	Pages 67 - 69	<p><i>Add new paragraph under title National Policy as follows:</i></p> <p><u>Paragraph 99 of the NPPF enables the designation of land as Local Green Space (LGS) through local and neighbourhood plans to allow communities to identify and protect green areas of particular importance to them. It states that the designation of land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and essential services.</u></p> <p><i>Add new paragraph</i></p> <p><u>Paragraph 100 of the NPPF sets out criteria which should be applied when designating LGSs, the designation should only be met when the green space is:</u></p> <p><u>a) In reasonably close proximity to the community it serves;</u></p> <p><u>b) Demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</u></p> <p><u>c) Local in character and not an extensive tract of land.</u></p> <p><i>Delete paragraph 8.37 as follows:</i></p> <p>A Local Green Space (LGS) designation is a way to provide special protection against development on green areas of particular importance to local communities. The NPPF provides the basis for designating LGS through Local and/ or Neighbourhood Plans. Whether to designate land is a matter for local discretion but the designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.</p>	<p>To set out what exceptions may be allowed in the context of paragraph 144 of the NPPF.</p> <p>To provide context to the designations.</p> <p>To list the designated areas within the Policy.</p>
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		<p><i>Amend paragraph 8.38 as follows</i></p> <p>Green spaces could be considered for designation even if there is no public access, for example, if they are valued because of their wildlife, historic significance and / or beauty. A designation would not result in the granting of rights for public access over what existed prior to the designation. Any additional access would be a matter for separate negotiation with land-owners, whose legal rights must be respected. Designating a green area as Local Green Space provides a level of protection consistent with Green Belts which rules out development in all but very exceptional circumstances.</p> <p><i>Delete existing title: Historically and Visually Important Local Green Spaces (between paragraphs 8.39 and 8.40)</i></p> <p><i>Add new title (between paragraphs 8.39 and 8.40)</i></p> <p><u>Local Context</u></p> <p><i>Amend paragraph 8.40 as follows</i></p> <p>Many of the Borough’s green and open spaces are already afforded policy protection through the NPPF, the JCS and this Plan as a result of alternative designations, for example Sites of Special Scientific Interest, Local Nature Reserves, Local Wildlife Sites and Ancient Woodland as well as the green infrastructure corridors, other open space typologies and sport and recreational provision. Therefore, the LGS Local Green Space designation will only be appropriate where it adds value beyond any existing designation.</p> <p><i>Amend 8.41 as follows:</i></p>	
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		<p>The <u>Four</u> Local Green Spaces protected through this plan are of historical or visual significance. <u>have been designated for protection through the Plan.</u> they are identified on the Policies Maps in Appendix 3 as Historically and Visually Important Local Green Spaces. <u>These sites have been identified by local communities who consider them to be demonstrably special on the grounds of, <i>inter alia</i>, historical, visual and local significance. As the spaces are local to their respective communities and do not constitute extensive tracts of land, their designation as LGSs is considered to meet the tests set out in the NPPF.</u> These spaces are important, not necessarily because of their accessibility, but because of the role they play in providing the setting, form or character of a settlement. The assessment of these sites and the reasons they have been designated is set out in the Historically and Visually Important Local Green Space Background Paper (2015) and updates to the Background Paper in (2016) and (2019). Local communities may identify additional LGS through the preparation of Neighbourhood Plans.</p> <p><i>Add new paragraph as follows:</i></p> <p><u>LGSs are subject to the same planning policy safeguards as land designated as Green Belt. As such the designation provides a special protection and only allows new development in very special circumstances. The development of new buildings in a LGS is unlikely to be deemed appropriate. Other forms of development may be acceptable, for example if they preserve the attributes which led to the designation of the site.</u></p> <p><i>Amend Policy NEH3 as follows:</i></p> <p>Policy NEH3 Historically and Visually Important Local Green Space</p> <p><u>The Ssites listed below and</u> identified on the Ppolicies Mmap as Historically and Visually Important Local Green Space (HVI LGS) are recognised as being demonstratively special and are of particular local significance.</p>	
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			<ul style="list-style-type: none"> • <u>The Damms (Desborough)</u> • <u>HVI 001 (Ashley)</u> • <u>HVI 069 (Desborough)</u> • <u>HVI 085 (Wilbarston)</u> <p>The Council will seek to protect and strengthen the features that make these spaces distinctive and of value. They will be protected and preserved from inappropriate development that would harm their function, visual openness; and their local and / or historical importance.</p> <p><u>Inappropriate development in the Local Green Spaces will not be permitted except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Local Green Space is clearly outweighed by other considerations.</u></p> <p>Development of these spaces will only be considered acceptable in very special circumstances where harm resulting from the proposal is clearly outweighed by other considerations.</p>	
MM28	Policy NEH4 and supporting text	Pages 69 - 71	<p><i>Amend and split paragraph 8.45 as follows:</i></p> <p>At a local level in, 2018, the Council's commissioned the development of an Open Space Strategy. An <u>Open Space Standards Paper (OSSP) (2020), when read together with the Open Space aAudit and nNeeds aAssessment (2020), enables the Council to make informed decisions on how best to maintain a stable open space network and how to plan for the right spaces in the right places.</u> of the Borough's open space was undertaken to inform this work.</p> <p>The audit revealed that Kettering Borough has 15 Pparks; 73 Aamenity Ggreen Sspaces; 50 Nnatural or Ssemi Nnatural areas; over 50 children or young people's equipped play spaces; 23 Aallotment Sites and 42 cemeteries and churchyards. These make up 1,022 hectares of open space dispersed across the Borough. There</p>	To address comments received from Pytchley Estate Settlement 1996 (Rep 214), Thorpe Malsor Estate (Rep 71), Hanwood Park LLP (Rep 150),

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		<p>is, however, a significant variation in the distribution, quality, accessibility and connectivity of these spaces. <u>The OSSP will help remedy this.</u></p> <p><i>Delete paragraph 8.46 as follows:</i></p> <p>Despite this, the open spaces and waterways located in Kettering Borough are valuable GI assets, they are integral natural and physical assets for local communities in both urban and rural areas of the Borough. Many spaces are multifunctional and can be recognised as natural capital for their important contribution to the health and well-being of people, the welfare of wildlife and for the provision of ecosystem services. In addition they provide settings for heritage assets and economic benefits through tourism.</p> <p><i>Amend paragraph 8.47 as follows:</i></p> <p>The Open Space Strategy (OSS) provides the Council with a robust evidence base. It enables the Council to make informed decisions on how best to maintain a stable open space network and how to plan for the right spaces in the right places. It contains <u>The OSSP explains the primary purpose of individual open space typologies and establishes</u> locally derived <u>standards to clarify</u> on the <u>expectations for the</u> quality, quantity and accessibility of <u>individual typologies across the Borough. The Standards have been used to assess existing local spaces to identify which should be protected and / or enhanced and establish what opportunities exist for change or potential rationalisation.</u> open spaces; it will provide the <u>To</u> direction for investment <u>activities in this regard, the OSSP sets out a number of strategic recommendations as a foundation for action planning.</u> the protection and enhancement of existing and creation of new open spaces. Guidance on the application of these standards will be set out in an Open Space Developer Contribution Supplementary Planning Document (OS-SPD).</p> <p><i>Add new paragraph as follows:</i></p>	<p>Gladman Land (Rep 182)</p> <p>To provide clarification and address issues raised following discussions at the hearing sessions.</p> <p>To clarify the approach to provision of open space and contributions.</p>
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		<p><u>The standards will also be used as the basis to determine open space requirements arising from new development. All major development will be required to enhance existing and / or create new open space to meet the community need arising from the development. The process for determining what will be required in terms of new provision and / or developer contributions will be set out in a Supplementary Planning Document (SPD) for Open Space and Green Infrastructure Provision.</u></p> <p><i>Add new paragraph as follows:</i></p> <p><u>The SPD will provide a step by step guide for decision-makers to calculate the open space requirement for a new development based on the open space standards in OSSP. It will be accompanied by an Open Space Cost Calculator, founded on locally determined pricing. It will enable the Council to translate the open space area of requirement into a financial cost based on the initial delivery and also the management and maintenance for a period of 10 years.</u></p> <p><i>Add new paragraph as follows:</i></p> <p><u>There is a clear and demonstrable relationship between the Borough’s green infrastructure (GI) and open spaces. The latter are an integral component of the fabric of GI and can enrich the overall quality and function of the Borough Level Green Infrastructure Network (BLGIN). To ensure a commensurate approach when determining contributions, decision makers will take account of requirements arising from the application of Policy NEH2 Borough Level Green Infrastructure Network. Opportunities to combine open space and green infrastructure schemes should be sought, to optimise design and keep contributions proportionate.</u></p> <p><i>Add new paragraph as follows:</i></p>	
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		<p><u>The focus for investment to meet the needs arising from new development will be in accordance with, but not limited to, the strategic recommendations set out in the OSSP. Where possible the enhancement of existing and / or the creation of new open space should seek to deliver the general principles, initiatives and projects set out in the Green Infrastructure Delivery Plan (2018) and / or projects associated with the BLGIN.</u></p> <p><i>Add new paragraph as follows:</i></p> <p><u>Existing open space should not be developed unless the conditions set out in the NPPF and Policy 7 of the JCS are met. The provisions set out in the NPPF and JCS are considered to afford sufficient policy protection to guard against an unwarranted loss of the Borough’s existing open spaces.</u></p> <p><i>Amend Policy NEH4 as follows:</i></p> <p>The stability of the open space network will not be compromised by new development. It will be recognised as natural capital for its important contribution to the health and well-being of people, the welfare of wildlife and for the provision of ecosystem services. Individual open spaces identified on the Ppolicies Mmap will be protected and their features <u>and, where applicable, their ecological value, will be enhanced.</u> Where possible these spaces will be preserved from development that would harm their primary function and where applicable, ecological value.</p> <p>To ensure the protection, enhancement and development of the open space network:</p> <p><u>All major development proposals are required to enhance existing and / or create new open spaces to meet community needs arising from the development.</u></p> <p><u>Determining open space requirements and / or developer contributions will be determined in accordance with the most up-to-date evidence base. Open space</u></p>	
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			<p><u>requirements will be delivered either through on-site provision or off-site contributions, as appropriate, and in association with other funding mechanisms where applicable.</u></p> <p><u>Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new or enhanced open space.</u></p> <p>5.i The focus of investment in existing and for the provision of new open spaces will be in accordance with, but not limited to, the Recommendations and the Quantity, Quality and Accessibility Standards set out in the Open Space Strategy for Kettering Borough (2019) (or any subsequent update) and the general initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (or subsequent updated documents) and; /</p> <p><u>The design and delivery of open spaces shall:</u></p> <ul style="list-style-type: none"> ● <u>i be in accordance with the standards set out in the Open Space Standards Paper and, where appropriate, with the general principles and initiatives set out in the Green Infrastructure Delivery Plan;</u> ● <u>ii where achievable, preserve and improve Existing connections from open spaces into the local community, and / or with the open space network and / or to the Borough Level Green Infrastructure Network corridors will be, wherever achievable, preserved and improved to create routes that promote freedom of movement for pedestrians and cyclists. New provision will be located to ensure accessibility by a choice of sustainable travel options. Routes providing traffic free connectivity will be favoured; and</u> iii New open spaces will be well-connected with their locality and, where possible, to the wider open space network enabling access by a choice of 	
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			<p>sustainable and active travel options and, where achievable, create traffic free and / or safe walking and cycle links.</p> <p>iv Opportunities will be sought to introduce features such as green roofs, green walls, trees, soft landscaping, water attenuation measures and other features that might mitigate the effects of climate change.</p> <p>● viii Open spaces will be managed and maintained to respect their primary use and functionality and, where appropriate, <u>of the open space with a view to increase</u> the multi-functionality <u>where appropriate</u>.</p> <p>To achieve the goals above the following requirements will be made in accordance with the Open Space Strategy for Kettering Borough (2019) (or any subsequent update) and the Open Space Developer Contributions Supplementary Planning Document for Kettering Borough:</p> <ol style="list-style-type: none"> 1. Major development will be required to contribute to the provision of new open space and / or the enhancement of existing open space to meet the needs of the population arising from the development. <ol style="list-style-type: none"> a. Contributions will be calculated on the basis of the open space cost calculator to cover the cost of: <ul style="list-style-type: none"> ○ enhancing existing and / or the provision of new open space and for the ○ long term management and maintenance programme b. New open space will be determined on the basis of the Quantity Standards and designed and delivered in accordance with the Quality and Accessibility Standards 2. Where practicable the provision of new open space shall seek to remedy deficiencies in existing open space typologies before increasing the supply of other typologies 	
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			<p>3. When considering the loss and / or a change of use of an open space, proposals will be assessed against the criteria set out by policy 7 (Community Services and Facilities) of the NNJCS</p> <p>4. Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new space or enhancements to an existing site</p>	
Kettering and Barton Seagrave				
MM29	Policy KET1	Page 73	<p><i>Add new paragraph after paragraph 9.4 as follows:</i></p> <p><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy KET1 as follows:</i></p> <p>Scott Road Garages, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide up to 22 dwellings. Development proposals for the site will:</p> <p>a. Maintain public pedestrian and vehicular access through the site to the allotments to the North, and protect access along Public Right of Way VD48;</p> <p>b. Be supported by a heritage impact statement <u>assessment</u> which <u>considers the impact of development on the significance of</u> assesses and mitigates to an acceptable level, any harm identified which may adversely affect the Grade I Registered Park and Garden at Boughton House, and its setting, <u>at Boughton House</u>;</p>	<p>To address comments received from Anglian Water (Rep 83).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p>

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			<p>c. Be supported by a contaminated land and land stability investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment</u>;</p> <p>d. Incorporate a layout and fenestration which secures a high level of natural surveillance along Scott Road, the main access route through the site and shared access areas within the site;</p> <p>e. Be of a scale, layout and appearance which responds the site constraints, and the character of existing development within the surrounding area;</p> <p>f e. Incorporate a high quality landscape scheme (both soft and hard landscaping) which enhances the appearance of the site, particularly along public routes through the site, Scott Road and in publicly visible areas adjacent property boundaries;</p> <p>g f. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>h g. Provide a site specific Flood Risk Assessment, including an assessment of groundwater flood risk and how this will be mitigated through site design as well the impact on the East Brook Culvert;</p> <p>i h. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design; <u>and</u></p> <p>j. Protect the residential amenity of neighbouring and adjacent properties; and</p> <p>k. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p><u>i. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.</u></p>	<p>To remove criteria which repeat policies in the JCS and to ensure the policy is conformity with the NPPF in relation to the impact on heritage as discussed at the hearing sessions.</p>
MM30	Policy KET2	Page 74	<p><i>Amend Policy KET2 as follows:</i></p> <p>The site <u>Former Kettering Town Football Club, Rockingham Road, as shown on the policies map,</u> is allocated for housing development and will provide up to 49 dwellings. Development proposals for the site will:</p> <p>a. Be supported by an assessment to determine the stability of the land on which the site is located;</p>	<p>To remove criteria which repeat policies in the JCS and to provide clarity in criterion d) as discussed</p>

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			<p>b. Allow and facilitate access and potential modifications to the current roundabout on Rockingham Road;</p> <p>c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</p> <p>d <u>c.</u> Provide a contribution to improve existing facilities at North Park, Weekley Glebe Road or an appropriate alternative football pitch facility;</p> <p>e <u>d.</u> Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land and;</p> <p>f <u>e.</u> Provide a site specific Flood Risk Assessment to ensure that surface water flood risk will be mitigated against through site layout and SuDS;</p> <p>g. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	<p>at the hearing sessions.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p>
MM31	KET3	Page 75	<p><i>Add new paragraph after paragraph 9.9 as follows:</i></p> <p><u>There is an existing sewer and water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer and water main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy KET3 as follows:</i></p> <p>Kettering Fire Station, Headlands, <u>as shown on the policies map,</u> is allocated for housing development. The site will provide up to 13 dwellings. Development proposals for the site will:</p>	<p>To address comments received from Anglian Water (Rep 78).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the</p>

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			<p>a. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment</u>;</p> <p>b. Provide vehicular access off Headlands;</p> <p>c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</p> <p>d <u>c</u>. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land:-; and</p> <p>e. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p><u>d. Safeguard the provision of suitable access for the maintenance of foul drainage and water supply infrastructure.</u></p>	<p>geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
MM32	Policy KET4 and supporting text.	Page 76	<p><i>Amend Paragraph 9.10 as follows:</i></p> <p>To the south^{north} of the site is proposed allocation KE/002 which has planning permission for 81 dwellings and the Westhill development (KET/2006/0541) is located to the south for 460 dwellings.</p> <p><i>Amend Paragraph 9.11 as follows:</i></p> <p>The amenity of residents will need to be protected in accordance with Policy 8 of the JCS and policy KET4⁰⁵.</p> <p><i>Add new paragraph after paragraph 9.13 as follows:</i></p> <p><u>There is an existing sewer and water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance</u></p>	<p>Factual correction</p> <p>To address comments received from Anglian Water (Rep 79).</p> <p>To make clear the geographical application of the policy is illustrated on</p>

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		<p><u>and repair could be restricted. The existing sewer and water main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy KET4 as follows:</i></p> <p>Land west of Kettering, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide up to 350 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Protect the amenity of the properties to the east of the site on Gipsy Lane; b. Include suitable mitigation measures to minimise the impact from noise from the A14; c. Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land; d. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design; e. Provide a site specific Flood Risk Assessment which includes an assessment of groundwater flood risk and include mitigation through site design; f. Be supported by an ecological management plan and include additional survey work to mitigate and therefore minimise the impact on ecological systems close to the site; g. Achieve a net gain in biodiversity, this should include the strengthening of links to nearby ecological corridors; h. Include the provision of sufficient and suitable access from Gipsy Lane and mitigate the impact of the development through the provision of highway improvements at the junction of Warren Hill and Gipsy Lane, through the provision of a roundabout; <u>and</u> i. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; and j. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. <u>i. Safeguard the provision of suitable access for the maintenance of foul drainage and water supply infrastructure.</u> 	<p>the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
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MM33	Policy KET5	Page 77	<p><i>Add new paragraph after paragraph 9.15 as follows:</i></p> <p><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend KET5 as follows:</i></p> <p>Glendon Ironworks, Sackville Street, as shown on the policies map, is allocated for housing development. The site will provide up to 33 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health and the natural environment; b. Be supported by an assessment to determine the stability of the land on which the site is located; c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; d c. Be supported by a heritage assessment for the site; e d. Consider the enhancement of the surviving industrial buildings on the site subject to feasibility and viability; f. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and g e. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and 	<p>To address comments received from Anglian Water (Rep 80).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
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			<u>f. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.</u>	
MM34	Policy KET6	Page 77	<p><i>Amend paragraph 9.16 as follows:</i></p> <p>The site is approximately 0.43 hectares in size. The site lies directly adjacent to the East Kettering Hanwood Park SUE, and remains in use as a garden centre, which is currently under a long term lease. However, the lease is expected to expire before the end of the plan period and therefore this presents an opportunity for development after this time, in the longer-term. The close proximity of the site to Access D requires careful consideration in relation to the location of access to the site, where sufficient distance between the two would be required. The site is located entirely within Flood Zone 1, however a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land, is required.</p> <p><i>Amend Policy KET6 as follows:</i></p> <p>Ise Garden Centre, Warkton Lane, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide up to 15 dwellings. Development proposals for the site will:</p> <p>a. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</p> <p>a. Provide access to the site which allows sufficient distance between it and the existing service road (Access D) at Deeble Road/Warkton Lane; and</p> <p>c. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and</p> <p>b. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
MM35	Policy KET7	Page 78	<i>Add new paragraph after paragraph 9.18 as follows:</i>	To address comments received from

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		<p><u>There is an existing water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required</u></p> <p>Amend Policy KET7 as follows:</p> <p>This site <u>The Factory adjacent to 52 Lawson Street, as shown on the policies map</u>, is allocated for housing development and will provide up to 25 dwellings.</p> <p>This site is allocated for housing development and will provide up to 25 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment</u>; b. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; e <u>b.</u> Provide access off Lawson Street as the preferred access point; d <u>c.</u> Conserve and enhance the setting of the Grade II* listed St Mary's Church; e <u>d.</u> Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land and consider the impact of development on the East Brook Culvert; f <u>e.</u> Provide a site specific Flood Risk Assessment to investigate the history of flood risk on and within close proximity of the site; and g. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. f. <u>Safeguard the provision of suitable access for the maintenance of water supply infrastructure.</u> 	<p>Anglian Water (Rep 81).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
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MM36	Policy KET8	Page 79	<p><i>Amend paragraph 9.19 as follows:</i></p> <p>The site occupies existing garden land to the rear (south) of 30 to 50 Cranford Road, Barton Seagrave. Beyond the site to the south is a small parcel of agricultural land located within the East Kettering Hanwood Park SUE area earmarked for residential use. The A14 trunk road abuts this land further south. To the north of the site is open countryside also located within the East Kettering area Hanwood Park SUE and earmarked as Formal Open Space on the strategic masterplan. A rural highway separates this land from the site.</p> <p><i>Add new paragraph after paragraph 9.21 as follows:</i></p> <p><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. The existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance or repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy KET8 as follows:</i></p> <p>This site <u>Land to the rear of Cranford Road, as shown on the policies map</u>, is allocated for housing development and will provide up to 60 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> a. Be served by a single vehicular access directly on to Cranford Road only; b. Be supported by a scheme for the retention and protection of trees and hedgerows located within the site; c. Be supported by a scheme for the assessment and protection of ecology and ecological features and biodiversity within the site, to ensure that adverse impacts are mitigated to an acceptable level; 	<p>To address comments received from Anglian Water (Rep 84).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criterion on which repeats policies in the JCS as discussed at the hearing sessions and</p>
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			<p>d. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment</u>;</p> <p>e. Be supported by a foul water drainage strategy to be agreed and implemented prior to occupation of the site;</p> <p>f. Be supported by a detailed Flood Risk Assessment and Surface Water Drainage Assessment which addresses surface water and ground water flood risk as well as ensuring that the development does not increase flood risk to any adjacent land;</p> <p>g. Be supported by a scheme to protect occupiers of the site to a satisfactory level, from the adverse impacts of road vibration and noise;</p> <p>h. Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered; and</p> <p>i. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS</p> <p><u>i. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.</u></p>	correct spelling error.
MM37	Policy KET9, KET10, Outcomes, Table 4.3 Table 15.1, Appendix 1	Page 81, 82, 17, 19, 26, 163, 179	<p>Delete paragraphs 9.22 to 9.27 and Policy KET9 as follows:</p> <p>McAlpine's Yard, Pytchley Lodge Road (KE/184a)</p> <p>9.22 The site is approximately 11.2 hectares in size. The site includes 2 parcels of land, a smaller area of grassland to the north which is accessed from Abbots Way, and a larger area to the south which is currently in employment use, the majority of the employment site is used for open storage with the depot building occupying ancillary workshop space towards the southern end of the site. The employment land is currently accessed from Pytchley Lodge Road.</p> <p>9.23 The site is located on the south western edge of Kettering, to the north of the site is residential development at the Leisure Village, to the north east of the site is residential development to the to the south east is employment development, to the south of the site is employment development and the Kettering Service Station and to</p>	<p>Deletion requested by the Inspector to ensure a sound plan.</p> <p>To correct policy numbering following the deletion of Policy KET9.</p>

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		<p>the west the site is adjacent to the A14. The Slade Brook runs along the eastern boundary of the site and tributary runs along the southern edge of the site.</p> <p>9.24 Proposals for this site should include residential development which should have a primary access from Thurston Drive and a minimum of 1 hectares of employment land, which should be accessed from Pytchley Lodge Road. A pedestrian access should also be provided to access the residential development which should also be suitable to allow vehicular access for emergency vehicles.</p> <p>9.25 The Employment Land Review considered that the site would be attractive for B1c/B2 uses in addition to the predominant residential use, with the potential to provide net gain in jobs, given that there is a severe under supply of small industrial units and this part of the site is immediately adjacent to units of the same type on Pytchley Lodge Road.</p> <p>9.26 An area of land in the southern part of the site is located in Flood Zone 2. Proposals need to accord with Policy 5 of the JCS relating to flood risk management and policy KET9 of this plan. As a result, residential development should only be located in Flood Zone 1, which covers approximately 80% of the site, with the remaining part of the site in Flood Zone 2, which is where the employment use should be located, given the nature of the uses adjacent to the site on Pytchley Lodge Road. As a result of being located within Flood Zone 2, a Level 2 Strategic Flood Risk Assessment is required by Policy KET9. This will need to assess the risk of flooding from nearby reservoirs, particularly Slade Brooke Balancing Reservoir. This assessment will specifically need to evaluate the potential damage and or loss life in the event of dam failure as well as discussions with the reservoir undertaker to avoid intensification of development within areas at risk from reservoir failure as well as an assessment to inform preparation of an emergency plan.</p> <p>9.27 Given the location of the site, in close proximity to both the A14, to the west and the railway line to the east, mitigation to reduce the impact of noise on the development is essential. In addition to this, as the site is currently in industrial use,</p>	
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		<p>an assessment will need to be undertaken to determine the presence and extent of any contamination prior to the occupation of any development of the site. Furthermore, access to public transport is limited in this area, in particular bus stops, therefore the provision of further enhancements to the existing service would improve the connectivity of Lake Avenue, Thurston Drive and the site itself and therefore this is a requirement to explore this as part of any development proposal for the site.</p> <p>Policy KET9 McAlpine's Yard, Pytchley Lodge Road This site is allocated for a mixed use, housing and employment development (B1c-B2). The site will provide up to 217 dwellings and a minimum of 1ha (gross) of employment land. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; b. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health; c. Include an assessment to assess the impact of noise on the site and provide mitigation as necessary; d. Provide a transport assessment which includes traffic modelling and determine the impact on the local highway network and any associated mitigation; e. Provide an assessment as to whether public transport services are required and consider how this can be incorporated into the development, if required; f. Provide two access points to allow access for emergency vehicles through an alternative access, other than Abbots Way to the residential element of the site; g. Ensure that the area between the housing and employment uses provides an attractive buffer to protect the amenity of both uses; h. Explore the possibility of providing a pedestrian link onto Thurston Drive to improve connectivity; i. Protect and enhance the biodiversity value of Slade Brook as an existing green 	
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		<p>corridor;</p> <p>j. Provide a Level 2 Strategic Flood Risk Assessment (SFRA) to assess the risk of flooding from nearby reservoirs, particularly Slade Brook Balancing Reservoir, which includes the following;</p> <ol style="list-style-type: none"> 1. Evaluation of the potential damage to buildings or loss of life in the event of dam failure; 2. Discussions with the reservoir undertaker to avoid an intensification of development within areas at risk from reservoir failure, and to ensure that reservoir undertakers can assess the cost implications of any reservoir safety improvements required due to changes in land use downstream of their assets; and 3. Assessment to inform preparation of an emergency plan <p>k. Be required to use the sequential approach to site layout and ensure that residential development is only located within Flood Zone 1;</p> <p>l. Provide a site specific Flood Risk Assessment to investigate the history of risk to ensure that the development is safe and does not increase flood risk to any adjacent land.</p> <p><i>Amend policy number in policy title of KET10 as follows:</i></p> <p>Policy KET<u>109</u></p> <p><i>In Chapter 4 Housing amend row 2 and row 8 of Table 4.3 as follows:</i></p> <table border="1" data-bbox="638 1045 1848 1145"> <tr> <td>Kettering & Barton Seagrave</td> <td>7,366</td> <td>387<u>170</u></td> <td>7,753<u>536</u></td> <td>6809</td> </tr> <tr> <td>Total</td> <td>11,355</td> <td>1,621<u>406</u></td> <td>12,976<u>761</u></td> <td>11,392</td> </tr> </table> <p><i>(Amendments to row 8 also incorporate MM84)</i></p> <p><i>In Chapter 2 Spatial Portrait, Vision and Outcomes:</i> <i>Amend bullet points 1 and 2 under policies to help achieve Outcome 6 in the green box under paragraph 2.20 and bullet point 5 under policies to help achieve Outcome 7 in the green box under paragraph 2.21 as follows:</i></p>	Kettering & Barton Seagrave	7,366	387 <u>170</u>	7,753 <u>536</u>	6809	Total	11,355	1,621 <u>406</u>	12,976 <u>761</u>	11,392	
Kettering & Barton Seagrave	7,366	387 <u>170</u>	7,753 <u>536</u>	6809									
Total	11,355	1,621 <u>406</u>	12,976 <u>761</u>	11,392									

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			<ul style="list-style-type: none"> • KET9, KET409 <p><i>In Chapter 15 Monitoring and review amend Table 15.1 - Delete the row relating to Policy KET9 and amend policy number of KET10 as follows:</i></p> <table border="1"> <tr> <td>KET9</td> <td>To deliver a mixed use development to meet the housing and employment need in Kettering</td> <td>Mixed use scheme delivered on the allocated site</td> <td>By 2031 to deliver 217 dwellings and 1ha (gross) employment land (B1c/B2) at McAlpine's Yard</td> </tr> </table> <ul style="list-style-type: none"> • Policy: KET409 	KET9	To deliver a mixed use development to meet the housing and employment need in Kettering	Mixed use scheme delivered on the allocated site	By 2031 to deliver 217 dwellings and 1ha (gross) employment land (B1c/B2) at McAlpine's Yard	
KET9	To deliver a mixed use development to meet the housing and employment need in Kettering	Mixed use scheme delivered on the allocated site	By 2031 to deliver 217 dwellings and 1ha (gross) employment land (B1c/B2) at McAlpine's Yard					
MM38	Policy KET10 and supporting text	Pages 82 and 83	<p>Land at Wicksteed Park (KE/<u>200033a</u>)</p> <p><i>Amend paragraph 9.30 as follows:</i></p> <p>The loss of open space has been compensated by the acquisition of 4.4ha of strategically located farmland into the south east part of Wicksteed Park. <u>The land is strategically located as it reconnects</u> It is situated between a small fishing lake to the north left of the site, and a Special Site of Scientific Interest (SSSI) to the south right. The <u>fishing</u> lake area is designated locally as a Local Wildlife Site (LWS). Mitigation will see the acquired farmland restored to Wicksteed Park, connecting with the LWS and the SSSI to provide a net increase in high quality open space. The proposed development will help deliver the improved access, habitat restoration, educational and recreational opportunities to this new extension to Wicksteed <u>Park</u>.</p> <p><i>Add 2 new paragraphs after paragraph 9.31 as follows:</i></p> <p><u>There are existing foul and surface water sewers in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take</u></p>	<p>Factual correction.</p> <p>To remove unnecessary wording and provide clarity.</p> <p>To address comments received from Anglian Water (Rep 85).</p> <p>To address comments received from</p>				

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		<p><u>these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy KET10 as follows:</i></p> <p>This site <u>Land at Wicksteed Park, as shown on the policies map,</u> is allocated for housing development and will provide between 30 - 35 dwellings. The loss of 1.07ha of open space has been compensated by the new provision of 4.4ha of farmland strategically located to the south east of the P parkland. Development proposals for the site will:</p> <p><i>Amend criterion (f) as follows:</i></p> <ul style="list-style-type: none"> a. f. Be supported by a Transport Statement that will inform the proposal and ensure <u>it addresses access into the site utilising the Patrick Road junction with Pytchley Road; and it includes suitable measures to mitigate the impact of additional traffic generated (with particular reference to capacity constraints along the Pytchley Road).</u> i. it addresses access into the site off Sussex Road ii. it includes suitable measures to mitigate the impact of additional traffic generated (with particular reference to capacity constraints along the Pytchley Road). <p><i>Amend criterion (i) as follows:</i></p> <ul style="list-style-type: none"> i Include appropriate screening to ensure that <u>the historic park and garden’s key historic views are not affected by modern development. Be supported by</u> 	<p>Wicksteed Charitable Trust (Rep 218).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Provide clarity on issue of key views.</p> <p>To avoid repetition of JCS policy.</p>
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			<p><u>a heritage impact assessment which considers the impact of development on the significance of the Historic Park and Garden;</u></p> <p><i>Amend criterion (k) as follows:</i></p> <p>k. Be supported by a scheme to deliver improved access, habitat restoration, educational and recreational opportunities to the 4.4ha farmland extension (strategically located at the south east part of the Park to mitigate the loss of open space to residential development);</p> <p><i>Amend criterion (m) as follows:</i></p> <p>m. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment;</u></p> <p><i>Amend criterion (o) as follows:</i></p> <p>o. Include a site specific Flood Risk Assessment; <u>and</u></p> <p><i>Delete criterion (p) as follows:</i></p> <p>p. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and</p> <p><i>Add additional criterion as follows:</i></p> <p><u>pq. Safeguard the provision of suitable access for the maintenance of foul and surface water drainage infrastructure.</u></p>	
Burton Latimer				

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MM39	Policy BLA1	Page 86 & 87	<p><i>Amend paragraph 10.5 as follows:</i></p> <p>To deliver the vision for Burton Latimer town centre a number of development principles have been identified which will apply to development taking place within the Town Centre Boundary, as defined on the proposals policies map.</p> <p><i>Amend Policy BLA1 as follows:</i></p> <p>Burton Latimer Town Centre Development Principles</p> <p>Development within the Burton Latimer Town Centre bBoundary, as defined on the proposals policies-map, will:</p> <ul style="list-style-type: none"> a) Enhance the historic character of the town and reflect should be designed in the context of this historic character. The positive character of the old village should be reflected within the town centre; b) Not result in the loss of retail units town centre uses at ground floor level and promote comparison retailing; and e) Support proposals for small scale retail and small scale employment within the town centre; d) Not result in the loss of active uses at ground floor level in the town centre; e) Provide active uses at ground floor level,. Aactive uses include shops, services, restaurants, professional and business uses; f) c) Abut and front onto the street and provide a good sense of enclosure;_ g) Support A3 uses in the town centre, where it does not result in the loss of retail units; h) Support residential development or employment above ground floor level; i) Give priority to the retention and conversion of historic buildings and buildings of local significance; j) Retain business uses unless demonstrated to be unviable; k) Demonstrate that proposals accord with 'Designing out Crime'; and l) Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. 	<p>To avoid repetition and for consistency.</p> <p>To address changes to the Use Classes Order 2020.</p> <p>To remove repetition of JCS policies.</p>
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			<p><u>Development proposals within the Burton Latimer Town Centre boundary will be supported which:</u></p> <p><u>d) Provide small scale retail and small scale employment;</u></p> <p><u>e) Provide active town centre uses at ground floor level, including shops, services, restaurants, professional and business uses;</u></p> <p><u>f) Provide residential or employment development above ground floor level;</u> <u>and</u></p> <p><u>g) Give priority to the retention and conversion of historic buildings and buildings of local significance.</u></p>	
MM40	Policy BLA2	Page 87 and 88	<p><i>Amend Policy BLA2 as follows:</i></p> <p>Opportunity Redevelopment Sites within Burton Latimer</p> <p>The following sites offer the potential for redevelopment in Burton Latimer Town Centre. Redevelopment will be supported <u>at the following sites shown on the policies maps</u> as follows:</p> <p>a.</p> <p>Paddock Court/ Council car park, shown on the proposals map as (BL1). - as an area for environmental upgrade of the public realm and new development <u>Redevelopment should include re-configuration of the existing Council Car Park (off Churchill Way) to deliver public realm, play facility and car parking facility enhancements.</u> Scoping work is currently being progressed to explore opportunities to re-configure the existing Council car park (off Churchill Way) to deliver public realm, play facility and car parking facility enhancements, and responds to some of the findings set out in the Burton Latimer Town Centre Health Check Update (2016) and enhances the setting of the adjacent grade II listed war memorial; and to enhance the setting of the adjacent grade II listed war memorial</p> <p>b.</p> <p>Churchill Way Retail Parade, shown on the proposals map as (BL2). <u>Redevelopment should include</u> refurbishment of retail units;.</p> <p>c.</p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Accuracy and consistency.</p> <p>Factual correction</p>

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			<p>Churchill Way/ High Street backland areas, shown on the proposals map as (BL3). as an opportunity area for r Redevelopment <u>should</u> ∴. This could include active town centre uses at ground floor with residential or business uses above and some small scale parking to support the additional uses;</p> <p>d.</p> <p>151 High Street, shown on the proposals map as (BL4) - opportunity area for r Redevelopment <u>should</u>. Could include active town centre uses at ground floor with residential or businesses above and some small scale parking to support additional use.</p>	
MM41	Policy BLA3	Page 88	<p><i>Amend paragraph 10.7 as follows:</i></p> <p>There are four areas within Burton Latimer town centre which have been identified because they provide opportunities for environmental improvements which will help create a more attractive town centre. Proposals which seek to deliver these environmental improvements will be supported where they comply with other policies in the dDevelopment plan.</p> <p><i>Amend Policy BLA3 as follows:</i></p> <p>Opportunity Environmental Improvement Sites in Burton Latimer</p> <p>The following areas have the potential to deliver eEnvironmental improvements in Burton Latimer and will be supported <u>in the following areas shown on the policies map:</u></p> <p>a.</p> <p>The approach to the town from Kettering Road, shown on the proposals map as (BL5). <u>Environmental Improvements should include</u> to create <u>creation</u> of a strong gateway to the town. This should include requiring any development of Kettering Road frontage to create a strong built form enclosing this entrance to the town.</p> <p>b.</p> <p>The High Street, shown on the proposals map as (BL6). <u>Environmental Improvements should include:</u> - this could include-</p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Accuracy and consistency.</p>

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			<p>a) improvements to make the street more pedestrian friendly and to reduce the speed of traffic;</p> <p>b) a careful balance in the provision of on-street parking in order to preserve/ enhance town centre vitality and viability, and</p> <p>c) to improve improvements to the quality of the public realm and street furniture;</p> <p>c.</p> <p>The southern gateway to the town centre, shown on the proposals map as (BL7). Environmental Improvements should include to create <u>ion of</u> a stronger gateway to the town centre;</p> <p>d.</p> <p>The area at Town Square, shown on the proposals map as (BL8). Environmental Improvements should include create <u>ion of</u> a higher quality open space which may also be used to strengthen the existing market offer at this site.</p>	
MM42	Policy BLA4	Page 89	<p>Land to the west of Kettering Road, as shown on the policies map, is allocated for housing development. Development proposals for the site will:</p> <p>a. <u>Demonstrate a high quality design which reflects the historic nature of the site and responds to the local character and vernacular (e.g. design, scale, layout and materials) and site topography and be supported by a heritage impact assessment</u> Be supported by a Heritage Impact Assessment which to demonstrate how design of the proposal will seek to preserve and/or enhance, the special interest, character and setting, including nearby heritage assets (ie. Listed Buildings [particularly Home Farm House as the The Yews, and Burton Latimer Hall] and associated curtilage structures, and the Burton Latimer Conservation Area). In particular, the assessment will include measures to protect the listed buildings, historic stone boundary wall and mature trees within and adjoining the site;</p> <p>b. Demonstrate through a flood risk assessment that the proposal will have a neutral impact on flood risk (including surface water run-off) within the site and surrounding area;</p>	<p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p>

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			<p>c. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health;</p> <p>d. Be supported by an archaeological investigation and mitigation scheme to address adverse impacts on matters of archaeological importance;</p> <p>e. Demonstrate a high quality design which reflects the historic setting of the site and adjacent land, and responds to the local character and vernacular (e.g. design, scale, layout and materials) and site topography;</p> <p>f e. Extend the existing footpath on the western side of Kettering Road up to the northerly most access point on the eastern side of the site boundary in order to enhance connection of the site with the rest of the town; and</p> <p>g f. Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional natural limestone, natural Ironstone, timber fenestration, and natural blue/gray slate; and</p> <p>h. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	<p>To improve readability.</p> <p>To ensure the policy is in conformity with the NPPF in relation to the impact on heritage.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
MM43	Policy BLA5	Page 90	<p><i>Add new paragraph after paragraph 10.12 as follows:</i></p> <p><u>There is an existing foul sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p>	<p>To address comments received from Anglian Water (Rep 86)</p> <p>To address comments received from the Environment</p>

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			<p>Land adjacent to The Bungalow, as shown on the policies map, is allocated for housing development. The site will provide up to 7 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Not exceed 2 storeys in height; b. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment; c. Front on to Higham Road, providing street enclosure and an active frontage; and d. Be of a scale and appearance which reflects the existing character of development within the surrounding area. e d. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and e. Safeguard the provision of suitable access for the maintenance of foul water drainage infrastructure. 	<p>Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS.</p>
MM44	Policy BLA6	Page 91	<p><i>Add new paragraph after paragraph 10.14 as follows:</i></p> <p><u>There are existing foul sewers in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy BLA6 as follows:</i></p> <p>Land at Bosworth Nurseries, as shown on the policies map, is allocated for housing development. The site will provide up to 69 dwellings. Development proposals for the site will:</p>	<p>To address comments received from Anglian Water (Rep 87).</p> <p>To address comments received from Home Builders Federation (Rep 152).</p>

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			<p>a. <u>Not exceed 2 storeys in height</u> Ensure that dwellings do not exceed 2.5 storeys in height;</p> <p>b. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>c. Provide a site specific Flood Risk Assessment;</p> <p>d. Include the provision of a minimum of 30% affordable homes;</p> <p>e <u>d.</u> Be supported by an archaeological investigation and appropriate mitigation scheme to address adverse impacts on matters of archaeological importance in the interests <u>Include an assessment to determine the extent and scale of potential archaeological features;</u></p> <p>f <u>e.</u> Be supported by a scheme to protect and enhance biodiversity in the adjacent Burton Latimer Meadow Local Wildlife Site, and existing trees and hedgerows within the site;</p> <p>g <u>f.</u> Preserve and enhance the access of the PROW UA19 (footpath) which runs through the site; <u>and</u></p> <p>h. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p><u>g. Safeguard the provision of suitable access for the maintenance of foul water drainage infrastructure.</u></p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p> <p>To ensure consistency with Policy BLA5.</p>
Desborough				
MM45	Policy DES1	Pages 93 and 94	<p><i>Amend paragraph 11.5 as follows:</i></p> <p>To deliver the vision for Desborough Town Centre a number of development principles have been identified which will apply to development taking place within the Town Centre Boundary, as defined of the proposals <u>policies</u> map.</p> <p><i>Amend Policy DES1 as follows:</i></p>	<p>Accuracy and consistency.</p> <p>To avoid repetition and for consistency.</p>

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		<p>Desborough Town Centre Development Principles</p> <p>Development in <u>within the</u> Desborough Town Centre <u>boundary, as defined on the policies map,</u> will:</p> <ul style="list-style-type: none"> a. Not result in the loss of town centre uses at ground floor level retail units; b. Seek to increase footfall in the town centre during the daytime and evening; c. Consider the re-introduction of traditional materials, including local stone, and detailing both in the design of buildings and through the re-introduction of traditional boundary treatments. Alternatively, contemporary designs should be of high architectural quality; d. Create attractive active frontages onto streets, and building forms should abut the street and maintain or recreate a sense of enclosure; e. <u>Be of high architectural quality that reflects the importance of prominent key locations within the town and the street scene and responds to local context</u> Design of developments should reflect the location of the development within the town. Design of buildings in key locations should reflect the importance of these buildings in the street scene, However design on less prominent sites should also be of a high architectural quality. All designs should respond to the local context; and f. Seek to enhance pedestrian connectivity within the town and to surrounding residential areas and to public open spaces; g. Proposals for residential development above ground floor will be supported; h. Protect and enhance the character and appearance of the designated Conservation Area; i. Proposals for residential development or employment above ground floor level will be supported; j. Give priority to the retention and conversion of historic buildings and buildings of local significance; k. Retain existing business uses unless demonstrated to be unviable; l. Demonstrate that proposals accord with 'Designing out Crime'; and m. Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. 	<p>To address changes to the Use Classes Order 2020.</p> <p>To remove repetition with JCS policy.</p>
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			<p><u>Development proposals within the Desborough Town Centre boundary will be supported which:</u></p> <ul style="list-style-type: none"> g. <u>Provide active town centre uses at ground floor level, including shops, services, restaurants, professional and business uses;</u> h. <u>Provide residential or employment development above ground floor level; and</u> i. <u>Give priority to the retention and conversion of historic buildings and buildings of local significance.</u> 	
MM46	Policy DES2	Page 94	<p><i>Amend paragraph 11.6 as follows:</i></p> <p>In addition to the town centre development principles, a number of sites have been identified as opportunities to deliver the vision for Desborough Town Centre.</p> <p><i>Amend Policy DES2 as follows:</i></p> <p>Opportunity Redevelopment Sites within Desborough</p> <p>The following sites offer the potential for redevelopment in Desborough Town Centre. Redevelopment will be supported <u>at the following sites as shown on the policies map</u> as follows:</p> <ul style="list-style-type: none"> a. The area at the High Street/Station Road area <u>(DE1). Redevelopment should include</u> for the creation of a new market square, redevelopment of shop units, car parking and a landmark community building as set out in the Urban Design Framework (UDF) or <u>the identification of</u> to identify a smaller area for <u>the</u> creation of a new market square and parking. (DE1) b. The Lawrence's Factory site <u>(DE2). Redevelopment should include</u> an opportunity for mixed use or residential development (DE2), <u>proposals should consider the impact of the development on the significance of the</u> 	<p>Grammatical correction.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Accuracy and consistency.</p> <p>To reflect Historic England's comments on DE2b.</p>

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			<p><u>Conservation Area, including the Lawrence's Factory building which is a prominent and important historic building.</u></p> <p>Ⓔ. The Station Yard (DE3). Redevelopment should include: -as an opportunity site and to set out uses for this site, uses could include small scale retail and small scale employment development, with residential <u>or employment</u> above ground floor level (DE3).</p> <p>Ⓕ. Vacant Co-op Dairy site. (DE4) Redevelopment should include -redevelopment for use as small scale retail/small scale <u>and</u> employment <u>development,</u> with residential or employment above ground floor level. (DE4)</p> <p>Ⓖ. Corner of Havelock Street/Station Road (DE5). Redevelopment should include- for redevelopment as a high quality mixed use scheme. (DE5)</p>	
MM47	Policy DES3	Page 95	<p><i>Amend paragraph 11.7 as follows:</i></p> <p>There are five areas within Desborough Town Centre which have been identified because they provide opportunities for environmental improvements which will help create a more attractive town centre, these are based on the environmental improvements set out in the <i>Desborough Urban Design Framework</i>. Proposals which seek to deliver these environmental improvements will be supported where they comply with other policies in the d<u>Development p</u>lan</p> <p><i>Amend Policy DES3 as follows:</i></p> <p>Opportunity Environmental Improvement Sites in Desborough</p> <p>The following areas, as shown on the policies map, have the potential to deliver <u>eEnvironmental</u> improvements in Desborough and will be supported <u>in the following areas shown on the policies map:</u></p>	<p>To improve readability.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Accuracy and consistency.</p>

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			<p>a. The High Street/Station Road area (DE6). Environmental Improvements should --to include high quality paving, shared pedestrian and vehicle space, new street furniture, planting and lighting of strategic buildings and improvements to frontage development to improve sense of enclosure--(DE6).</p> <p>b. The Lower Street/Rothwell Road junction (DE7). Environmental Improvements should include --for enhancement of the gateway into the town centre. (DE7).</p> <p>c. The Gold Street/B576 junction (DE8). Environmental Improvements should include --for enhancement of the gateway into the town centre--(DE8).</p> <p>d. The B576 (DE9). Environmental Improvements should include -- environmental improvement to include road narrowing and planting--(DE9).</p> <p>e. Burghley Close/Mansefield Close car park (DE10). Environmental Improvements should include --environmental and streetscape improvements to enhance public realm in conjunction with conservation activities and Upgrade/ improve the car park.</p>	
MM48	Policy DES4 and supporting text	Page 96	<p><i>Amend Paragraph 11.9 as follows:</i></p> <p>The site has outline planning permission is subject to a planning application (KET/2017/1019) for 135 dwellings, there a resolution to grant consent subject to a section 106 agreement being agreed.</p> <p><i>Amend first sentence of paragraph 11.11 as follows:</i></p> <p>The site is recorded as containing ridge and furrow, therefore an archaeological assessment of the site is required d prior to any development.</p> <p><i>Amend Policy DES4 as follows:</i></p>	<p>Factual Update.</p> <p>To improve readability.</p> <p>To address comments received from the Environment Agency (Rep</p>

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			<p>Land off Buxton Drive and Eyam Close, as shown on the policies map, is allocated for housing development. The site will provide 135 dwellings. Development proposals for the site will:</p> <p>a. Include an assessment to determine the extent and scale of potential archaeological features;</p> <p>b. Include an assessment to determine whether the land on which the site is located is contaminated Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</p> <p>c. Create a strong incident-robust highway network Contribute to highway safety by creating a loop for vehicular traffic through access points off Buxton Drive and Eyam Close;</p> <p>d. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</p> <p>e. d. Be outward looking and be well related to adjacent residential development on Buxton Drive, Eyam Close and Harrington Road;</p> <p>f. e. Provide an area of open space Local Green Space through the centre of the site for mitigation purposes and include measures which may enhance biodiversity;</p> <p>g. f. Not result in a loss of amenity of neighbouring properties on Buxton Drive, Grindleford Close, Elton Close, Upper Dane and Green Crescent;</p> <p>h. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS;</p> <p>i. g. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and</p> <p>j. h. Provide a site specific Flood Risk Assessment.</p>	<p>242)/ Consistency.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions</p>
MM49	Policy DES5 and	Page 97	<i>Amend paragraph 11.12 as follows:</i>	To make clear the geographical

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	supporting text	<p>This site <u>has outline planning permission (KET/2016/0044) for up to 304 dwellings. The site</u> is located to the south of Desborough adjacent to existing residential development to <u>the</u> north which includes Broadlands and Foxlands.</p> <p><i>Amend second sentence of paragraph 11.13 as follows:</i></p> <p>In addition to this, due to the sites scale and location of this site there is a requirement to assess the impact on the local highway network, including junctions to ensure that the impact on which can be mitigated through junction improvements.</p> <p><i>Amend Policy DES5 as follows:</i></p> <p>Land to the south of Desborough, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide <u>up to</u> 304 dwellings. Development proposals for the site will:</p> <p>a. <u>Be supported by a heritage impact</u> Include an assessment to determine <u>which considers the impact of development on the significance of heritage assets, including</u> the extent to which the setting of Grade I <u>Listed</u> Church of St Giles to the north; and other assets are affected and provide mitigation where required</p> <p>b. Include an assessment to determine whether the land on which the site is located is contaminated <u>Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</u></p> <p>c. Include a strategy which sets out the long term management of the adjacent nature reserve, Tailby Meadow, and which provides GI enhancements along the Ise Valley sub-regional corridor;</p> <p>d. Include an assessment to determine the extent and scale of potential archaeological features;</p> <p>e. Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land <u>and mitigate the risk of</u></p>	<p>application of the policy is illustrated on the policies map.</p> <p>To ensure the policy is conformity with the NPPF in relation to the impact on heritage.</p> <p>To address comments received from the Environment Agency (Rep 242)/ Consistency.</p> <p>To improve readability.</p> <p>To provide clarity with regards to the policy requirements</p>
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			<p><u>flooding from surface water flow paths across the site through site layout and SuDS design;</u></p> <p>f. Provide a site specific Flood Risk Assessment;</p> <p>g. Mitigate the risk of flooding through surface water flow paths across the site through site layout and SuDS design;</p> <p>g h. Include an assessment of the likely impact of noise on the development;</p> <p>h i. Include Require an assessment of the likely impact on biodiversity and ecology and provide mitigation where required;</p> <p>i j. Provide the required mitigation to the access point off Rothwell Road, with junction improvements required;</p> <p>j k. Assess the impact of the additional traffic on a number of junctions in close proximity to the site;</p> <p>k l. Not include any housing on the area of designated Historically and Visually Important Local Green Space on the western extent of the site as it extends towards St Giles Church <u>and not result in harm to the character and setting of this Local Green Space;</u></p> <p>m. Not result in harm to the character and setting of the designated area of Historically and Visually Important Local Green Space (LGS);</p> <p>l n. Contribute, where appropriate, towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Rushton; and</p> <p>m o. Provide footpath and cycleway improvements to connect the site to the town;</p> <p>and</p> <p>p. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	<p>as discussed at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
MM50	Policy DES6 and supporting text	Page 98 and 99	<p>Add new paragraph after 11.19:</p> <p><u>The site is 8.1ha in area, while this is above the threshold of 5ha considered through the JCS, the site has been identified to meet local employment need for Desborough.</u></p> <p><i>Amend Policy DES6 as follows:</i></p>	<p>To address comments received from the North Northampton shire Joint Planning and</p>

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			<p>This is site Land adjacent to Magnetic Park, Harborough Road, as shown on the policies map, is allocated for employment development and will provide 8.1ha of employment land.</p>	<p>Delivery Unit (Rep 250).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To improve readability.</p>
Rothwell				
MM51	Policy ROT1	Page 101 and 102	<p><i>Amend paragraph 12.5 as follows:</i></p> <p>To deliver the vision for Rothwell Town Centre a number of development principles have been identified which will apply to development taking place within the Town Centre Boundary, as defined on the proposal policies map.</p> <p><i>Amend Policy ROT1 as follows:</i></p> <p>Rothwell Town Centre Development Principles</p> <p>Development within the Rothwell Town Centre boundary, as defined on the proposal policies map, will:</p> <ol style="list-style-type: none"> a. Allow the continued use of the Market Hill Square for the Rowell Fair; b. Respect the historic character of the town centre. New buildings should be designed to respect and enhance this character; and c. Front onto and abut the main streets or public areas to create a good sense of enclosure.; 	<p>To avoid repetition and for consistency.</p> <p>To address changes to the Use Classes Order 2020.</p> <p>To remove repetition of JCS policies.</p>

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			<p>Development proposals within the Rothwell Town Centre boundary will be supported which:</p> <ul style="list-style-type: none"> d. Provide additional car parking in the town; e. Remove on-street parking on Bridge Street, where this is appropriate; f. Provide additional shops retail units or town centre uses which would increase footfall in the town centre; g. Provides residential development or employment above ground floor level; h. Give priority to redevelopment which retains, restores and enhances historic buildings and buildings of local significance; and i. Retain existing business town centre uses unless demonstrated to be unviable.; j. Demonstrate that proposals accord with 'Designing out Crime'; and k. Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. 	
MM52	ROT2	Page 103	<p><i>Amend paragraph 12.7</i></p> <p>There is one area identified which provides an opportunity for environmental improvement. This is the area located from the junction of Bridge Street and the High Street to the junction of the High Street and Squires Hill. Within this area there are opportunities to create a more pedestrian environment and to create a stronger gateway entrance in to the town centre. Proposals which seek to deliver these environmental improvements will be supported where they comply with other policies in the eDevelopment pPlan.</p> <p><i>Amend Policy ROT2 as follows:</i></p> <p>Opportunity Environmental Improvement Sites in Rothwell</p> <p><u>Environmental Improvements will be supported in the following area shown on the policies map:</u></p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Consistency.</p>

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			<p>Area R03, High Street/ Desborough Road, (R03), is identified as an area for Environmental Improvements toshould include:</p> <ul style="list-style-type: none"> a. Narrowing of the road and provision of on street parking; b. Removal of on-street parking at the top of Bridge Street, where appropriate; c. The widening of pavements to prevent excessive speeds on this road and to aid pedestrian flows; and d. Environmental improvements to provide a strong gateway entrance into the town. 	
MM53	Policy ROT3	Page 104	<p>Add new paragraph after paragraph 12.14 as follows:</p> <p><u>There are existing foul sewer and water mains in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers and mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy ROT3 as follows:</i></p> <p>Land to the West of Rothwell, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide up to 300 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Provide safe vehicular, cycle and pedestrian access through the Rothwell North development <u>SUE</u> and provide safe cycle and pedestrian access to link the site to development to the east.; b. Maintain future opportunities for vehicular, cycle and pedestrian access to land to the south; c. Be supported by a strategic landscaping scheme which protects and enhances the existing landscape to ensure adverse impacts are mitigated; d. Include a GI link along the western boundary of the site to link with the proposed GI 	<p>To address comments received from Anglian Water (Rep 89).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at</p>

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			<p>corridor in Rothwell North;</p> <p>e. Be supported by a scheme for the assessment and control of noise emanating from the adjacent A6, A14 and surrounding local road network to demonstrate acceptable impact on living conditions are provided for the occupiers of new and existing dwellings;</p> <p>f. Be supported by a transport assessment and mitigate the impact of development on the highway network, including junction 3 of the A14 and the A6/ Rothwell link road junction;</p> <p>g. Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered;</p> <p>h. Only commence once the section of the strategic link road within Rothwell North connecting this site to the A6 is complete;</p> <p>i. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>j. Include a site specific Flood Risk Assessment; and</p> <p>k. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p><u>k. Safeguard the provision of suitable access for the maintenance of foul water drainage and water supply infrastructure.</u></p>	the hearing sessions
Rural Area General Policies				
MM54	Village categories supporting text	Page 107	<p><i>Amend the supporting text starting at paragraph 13.10 as follows:</i></p> <p>While the JCS groups all villages within Kettering Borough in the same category, it recognises that Part 2 Local Plans may identify villages that have a sensitive character or conservation interest, in which new development will be strictly managed. <u>The JCS also allows some smaller rural settlements with a dispersed built form to be designated as open countryside, where development will be limited.</u> Within the Rural Area of Kettering Borough the villages have been categorised into 3 designations, each of which has specific criteria with regards to the scale, nature and design of development in these settlements, <u>to reflect the ability</u></p>	To provide clarification on the different approaches within each category of village.

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		<p><u>to identify villages with a sensitive character or conservation interest and settlements of a dispersed form in the JCS.</u> These designations have been a consideration through the allocation process as it <u>is</u> essential to maintain these designations.</p> <p><u>The approach set out in Policies RS1, RS2 and RS3 allows different levels of growth dependent upon the categorisation of the village. The policies allow for a greater level of development on sites within the boundaries of category A villages than is allowed in Category B villages and the level of growth allowed in Category C villages reflects the open countryside designation. This categorisation reflects the sustainability of the settlements and also their sensitivity to development.</u></p> <p><u>Policy RS1, Category A villages, allows infill development within settlement boundaries in accordance with Policy 11 of the JCS and the definition of infill is provided in the glossary. Housing allocations have also been identified in some of these villages. Policy RS2 is different in that the level of infill allowed in Category B villages is limited to proposals for 1 or 2 dwellings within settlement boundaries, this is to reflect the sensitive character and conservation interests of these villages. Within Category C villages development is limited to that which would be allowed in the Open Countryside.</u></p> <p><u>Policy RS4 sets out the approach to Development in the Open Countryside. Where a proposal is located outside a settlement boundary this policy applies.</u></p> <p><u>Policies RS1 to RS4 need to be read alongside Policy RS5 which sets out general development principles to be applied to development in the rural area and the village specific development principles set out in the village chapters. Where a proposal is for a site which is allocated in the SSP2, site specific development principles are also set out in the policy which allocate sites. In addition to this Policy 8 of the JCS sets out Place Shaping Principles which also apply.</u></p>	
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MM55	Policy RS1 and supporting text	Page 107	<p><i>Amend paragraphs 13.11 and 13.12 as follows:</i></p> <p>A majority of the villages in the Rural Area are designated as Category A villages in Policy RS01. In these locations, there is an emphasis to protect their environment and their limited ability to absorb further development.</p> <p>Within these villages development will be on small-scale infill sites in accordance with Policy 11 of the JCS. <u>Infill development is defined in the glossary.</u> In addition to this, housing allocations have also been identified in some of these villages to meet the rural housing requirement as set out in table 13.1 above.</p> <p><i>Amend Policy RS1 as follows:</i></p> <p>Category A villages</p> <p>The villages which are designated Category A status are as follows:</p> <p>Ashley, Braybrooke, Broughton, Cranford St. Andrew, Cranford St. John, Geddington, Great Cransley, Harrington, Loddington, Mawsley, Pytchley, Rushton, Stoke Albany, Sutton Bassett, Thorpe Malsor, Weston by Welland and Wilbarston</p> <p>Development in these villages will need to:</p> <ol style="list-style-type: none"> a. Be in accordance with Policy 11 of the JCS, <u>unless the exceptional circumstances set out in JCS Policies 13 or 25 apply;</u> b. Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements; c. <u>Include the re-use, conversion or redevelopment of existing buildings</u> Be within the defined settlement boundary, <u>as shown on the policies map,</u> and <u>or</u> classed as an infill development <u>within the defined settlement boundary;</u> 	<p>To make it clear that the geographical extent of the policy is shown on the policies map.</p> <p>To remove unnecessary wording.</p> <p>To clarify the definition of infill development.</p> <p>To provide consistent wording with Policy RS2.</p>
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			<p>unless it can be demonstrated that it can meet the criteria under Policy 13 (Rural Exceptions) or Policy 25 (Rural Economic Development and Diversification) of the Joint Core Strategy or unless allocated in this Plan or a Neighbourhood Plan; and</p> <p>d. Show consideration and be sympathetic to the existing size, form, character and setting of in the village; and</p> <p>e. Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans or Neighbourhood Plans.</p>	
MM56	Policy RS2 and supporting text	Page 108	<p><i>Amend paragraph 13.14 as follows:</i></p> <p>Policy RS02 designates a small number of settlements within the Rural Area as Category B villages. These villages have are seen particularly important Conservation Areas, as well as having a particular character and charm, given that these are ‘estate villages’ associated with the Boughton Estate. It is therefore essential that the character and vitality of these villages is maintained. Therefore, in accordance with Policy 11 of the JCS, which allows the designation of sensitive areas where infill development will be resisted or subject to special control, these areas villages are designated as Category B villages. <u>Within these villages infill development, as defined in the glossary, will be limited to developments of 1 or 2 dwellings.</u> In accordance with this, <u>no allocations have been proposed within these villages.</u> those villages that fall within this designation have been allocated very limited numbers for housing.</p> <p><i>Amend Policy RS2 as follows:</i></p> <p>Category B villages</p> <p>The villages which are designated Category B status are as follows:</p>	<p>To make it clear that the geographical extent of the policy is shown on the policies map.</p> <p>To remove unnecessary wording.</p> <p>To clarify the definition of infill development.</p> <p>To provide consistent wording with Policy RS1.</p>

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			<p>Grafton Underwood, Little Oakley, Newton, Warkton and Weekley</p> <p>Development in these villages will need to:</p> <ol style="list-style-type: none"> a. Be in accordance with Policy 11, 13 and 25 of the JCS, <u>unless the exceptional circumstances set out in JCS Policies 13 or 25 apply;</u> and b. <u>Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements;</u> c. b. Include the re-use, conversion or redevelopment of existing buildings within the defined settlement boundary; or Bbe limited to infill development (1 or 2 dwellings) within the defined settlement boundary, <u>as shown on the policies map,</u> provided that this does not harm the characteristics which make these villages special; and d. Show consideration and be sympathetic to the existing size, form, character and setting inof the village.; and e. Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans. 	
MM57	Policy RS3 and supporting text	Page 110	<p><i>Amend paragraphs 13.15 to 13.16 as follows:</i></p> <p>The remaining villages in the Rural Area hold Category C status (Policy RS03). These settlements are dispersed in character. These 6 villages (Brampton Ash, Dingley, Orton, Pipewell, Glendon and Thorpe Underwood), because of their low density and small number of dwellings, are considered to be scattered development in the open countryside. This means that these settlements are would not be defined by a village boundary; therefore, it is considered that this designation is the most appropriate for these villages within the rural area of Kettering Borough. This approach also means that because of the size of these settlements and limited range of facilities, there are no allocations and therefore no proposed growth in these villages, this is to maintain their scattered village designation and status.</p> <p>Development in these villages would be considered to be in open countryside and therefore is resisted in accordance with Policy 1113 of the JCS, unless it can be demonstrated that it would meet the exceptions set out in Policies 13 or 25 of the</p>	<p>To remove unnecessary wording.</p> <p>To provide consistent wording.</p> <p>To clarify the approach to development within these villages.</p>

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			<p>JCS or Policy RS4 of this plan. fall under criteria 2 in this policy, which sets out the exceptional circumstances in which it would be considered acceptable.</p> <p><i>Amend Policy RS3 as follows:</i></p> <p>Category C villages</p> <p>The villages which are designated Category C status are as follows:</p> <p>Brampton Ash, Dingley, <u>Glendon</u>, Orton, Pipewell, Glendon and Thorpe Underwood</p> <p>Development in these villages will <u>need to be in accordance with Policy RS4.</u> :</p> <ul style="list-style-type: none"> a. Be in accordance with Policies 13 and 25 of the JCS; or b. Include the re-use, conversion or redevelopment of existing rural buildings; or c. Show consideration and be sympathetic to the existing size, form, character and setting in the village; and d. Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans. 	
MM58	Policy RS4 and supporting text	Page 111 and 112	<p><i>Amend paragraphs 13.18 and 13.19 as follows:</i></p> <p>Policy 25 of the JCS sets out policy in relation to rural economic development and diversification and Policy policy 26 sets out requirements in relation to renewable and low carbon energy. Policy 11 of the JCS states that other forms of development in the open countryside will be resisted unless they meet the special circumstances set out in Policy 13 of the JCS or national policy. Paragraph 79 of the NPPF sets out circumstances in which development of isolated homes in the countryside may be allowed.</p> <p>National policy supports the re-use of redundant or disused buildings <u>as homes</u> where the re-use of these dwellings buildings would enhance the immediate</p>	<p>To make it clear that the geographical extent of the policy is shown on the policies map.</p> <p>To provide clarification and remove repetition.</p>

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			<p>setting of the buildings. It is important that these buildings are physically suitable for conversion or retention and that the building can be converted without extensive alteration, rebuilding or extension as this can significantly alter the character of the building and impact on the character of the surrounding area. Any alterations will need to be in keeping with the design and character of the building and it will be important to retain original features.</p> <p><i>Delete paragraph 13.21 as follows:</i></p> <p>There may be occasions when the location of small scale private equestrian facilities in the open countryside would be appropriate, where this is the case applicants will need to demonstrate that there is a need for the facility.</p> <p><i>Amend policy RS4 as follows:</i></p> <p>Development in the Open Countryside</p> <p>Development in the open countryside, <u>as shown on the policies map</u>, will be resisted, unless;</p> <ol style="list-style-type: none"> a. It meets the requirement of Policy 13, 25 or 26 of the JCS, <u>or national policy</u>; or b. It involves the replacement of an existing dwelling; and <ul style="list-style-type: none"> • i-the proposal is similar in size and scale to the existing dwelling; • ii is sited on or close to the position of the original dwelling; and • iii-does not detract from the open and undeveloped character of the countryside; <u>or</u> c. <u>For proposals relating to residential use</u>, The development <u>the proposal</u> would involve the re-use of redundant or disused buildings and would enhance the immediate setting of the redundant or disused buildings; and: 	
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			<ul style="list-style-type: none"> • i the building is physically suitable for conversion or retention; • ii the building is suitable for the proposed use without extensive alteration, rebuilding, or extension; • iii the proposal would not have a detrimental impact on the character of the building or surrounding area; and • iv the pProposals are would be in keeping with any existing important design characteristics of the building and seek to retain important original features; Proposed alterations are in keeping with the design and character of the building and seek to retain original features. <p>d. It involves small scale private equestrian facilities where a need can be demonstrated.</p>	
MM59	Policy RS5 and supporting text	Page 113 and 114	<p><i>Amend section heading as follows:</i></p> <p>Rural Area General Development Principles</p> <p><i>Amend paragraph 13.22 as follows:</i></p> <p><u>The approach to the use of development principles in the rural area is based on the findings and conclusions of the Rural Masterplanning report. The Rural Masterplanning report involved a detailed analysis of villages in the Borough and took a holistic approach to considering each village's needs, aspirations, opportunities for improvement and their capacity for future development, and sought to ensure that future development respects and enhances the qualities which make those villages special.</u> In addition to identifying opportunities for future development in villages, the Rural Masterplanning Report (2012) <u>The Rural Masterplanning approach led to the identification of a number of general development principles, set out in Policy RS5, which cover themes which are common to all villages in the Borough, as well as village specific development</u></p>	<p>To clarify the relationship between policies and to explain the purpose of the various tiers of policy.</p> <p>To delete repetition.</p> <p>To clarify the definition of the Historic Core.</p>

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		<p><u>principles which provide criteria which reflect individual village characteristics and analysis, these are contained in the villages specific sections of the plan.</u> has enabled the development principles set out below which are generic and can be applied to all villages in the Borough. In addition to this more settlement specific principles can be found in those sections which follow for the individual villages. <u>In addition, there are also development principles</u> within these sections to ensure development on the allocated sites is appropriate, especially in terms <u>of scale, form, materials and setting as well as the more immediate context in which these allocations are located.</u></p> <p>These <u>general development principles, village specific development principles and site allocation development principles</u> policies should be applied in conjunction with Policy 8 – North Northamptonshire Place Shaping Principles contained within the JCS.</p> <p><i>Add new paragraph after paragraph 13.22 as follows:</i></p> <p><u>The general development principles cover general design issues, the redevelopment of historic farm buildings, the approach to materials and parking and highways issues which are common to villages in the Borough.</u> <u>The Rural Masterplanning report identified the prominence of parking in the street scene as an issue in villages, to address this a requirement is included for all villages that parking solutions ensure that vehicles do not become the focus of the street scene and that provision of parking and the character of roads within developments reflects the hierarchy of streets within villages and does not result in developments which are urban in character.</u></p> <p>In the Historic Core, <u>as defined in the Rural Masterplanning report,</u> or in other locations, <u>such as locations adjacent to the Historic Core,</u> where appropriate, all street furniture, road alterations carried out under the Highways Act 1980, including repairs, kerbs, surface finishes, signage, fences, litter bins etc. will be expected to be of traditional design and in character with the settlement.</p>	<p>To improve readability.</p> <p>To clarify the approach to the redevelopment of historic farm buildings.</p> <p>To conform with the heritage test set out in the NPPF.</p>
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		<p><i>Amend Policy RS5 as follows:</i></p> <p>General Development Principles in the Rural Area</p> <p>Development in the Rural Area will:</p> <ul style="list-style-type: none"> a. Reflect the height, scale and mass of neighbouring properties. a. b. <u>Preserve or enhance the character and appearance of Conservation Areas and Listed Buildings</u> involve the protection and enhancement of the character of all settlements, especially those with designated Conservation Areas.; b. e. Link to the centre of the village in several places and not result in a series of cul-de-sacs in any potential moderate village expansion, <u>as identified in the Rural Masterplanning report.</u>; c. d. Allow greater permeability with the open countryside through the inclusion of spaces in between properties to allow views and accessibility for development on the edge of settlements.; d. e. Allow connections to be made for further development in the future for development on the edge of settlements. <u>; and</u> e. f. Be well-spaced to retain the <u>a</u> village's open and rural character, and views to the open countryside should be maintained through the use of low or soft boundary treatment on new development on the edge of the settlement. The use of high close-boarded fencing and brick walls should be <u>resisted</u> avoided.; <p>Redevelopment of historic farm buildings will:</p> <ul style="list-style-type: none"> f. g. Involve the retention of the historic fabric of the buildings themselves, where this is not possible or where there are no historic buildings left the plan form and arrangement of buildings should remain to retain the historic reference to farmsteads in the village. <u>; and</u> h. Include an element of employment to retain this important function within the village, where redevelopment is possible. 	
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			<p>g. i. <u>Prior to considering residential re-use of these historic buildings</u>, Consider <u>alternative</u> non-residential uses prior to using these historic buildings, given that this is most damaging, <u>which require less alteration of the building and therefore enable the retention of historic character and appearance of the buildings, should be considered;</u></p> <p>Materials to be used will:</p> <p>h. j. Reflect the limited <u>palette</u> of materials used in the historic core of the village, <u>as defined in the Rural Masterplanning report</u>. The only exception to this should be where the exceptional quality and innovative nature of design merit an exception to this approach. These exceptions should demonstrate contemporary design and should show how the development will impact positively on the character of the village <u>and;</u></p> <p>Parking and Highways:</p> <p>i. k. Parking should be designed to ensure the car does not become the focus of the street scene and, should be <u>provided</u> applied sensitively to ensure roads reflect the existing network of streets in the village.</p>	
MM60	Policy ASH1	Page 115	<p><i>Amend Policy ASH1 as follows:</i></p> <p>Ashley Development Principles</p> <p>Development in Ashley will:</p> <p>a. Be limited and follow the existing linear form of the village. Development should not be set-back from the public highway, maintain a sense of enclosure and use boundary treatments sympathetic to those currently in use throughout the village, i.e. stone walls;</p> <p>b. Protect the unique historic character of the village, the setting of its numerous Listed Buildings and the character and appearance of the Conservation Area.</p>	<p>Criterion j is amended to address comments received from Historic England (Rep 102).</p> <p>Criterion b is deleted because this</p>

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			<p>b. c. Ensure that where historic stone walls are present, new development should be avoided where this would involve removal or alteration of any part of these walls.;</p> <p>d. Maintain the 'soft' edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village.</p> <p>c. e. Improve the gateway to the village from the west to better reflect the overall historic and rural character of the rest of the village.;</p> <p>d. f. Retain views of the church throughout the village.;</p> <p>e. g. Protect the green space that runs between Green Lane and Main Street and improve the connectivity of properties off Green Lane to the rest of the village. This could include an informal footpath through the central green space and along the river.;</p> <p>h. Contribute, where appropriate, towards additional outdoor sports, open space, and allotments.</p> <p>i. Preserve views out to the open countryside, reflecting the density, design and layout of existing development in the area.</p> <p>f. j. Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick/natural ironstone, natural blue/black Slate and/or Collyweston Slate, <u>dependent on the individual site and its specific setting within the village; and</u></p> <p>g. k. Ensure that fenestration is of a high quality and uses natural materials that reflects the historic character of Ashley.</p>	<p>repeats existing policy and legislation.</p> <p>Criterion d is deleted because this is addressed by Policy RS5 (General Development Principles).</p> <p>Criterion h is deleted because this is addressed by Policies HWC3 and NEH4.</p> <p>Criterion i is deleted because this is addressed by Policy RS5 (General Development Principles).</p>
MM61	Policy BRA1	Page 116	<i>Amend Policy BRA1 as follows:</i>	Criterion c is deleted

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		and 117	<p>Braybrooke Development Principles</p> <p>Development in Braybrooke will:</p> <ul style="list-style-type: none"> a. Reflect the character of the village. New development north of the river should be less compact and interspersed with green open spaces. Boundary treatments should be low and of an 'open' nature to avoid negatively impacting on the character of this part of the village; b. Improve, where appropriate, connectivity through the village through the inclusion of a consistent footpath connection along Griffin Road, running north/south; and c. Use building materials and boundary treatments which respect the character of existing properties, new development should avoid repetition of poorly designed properties and take inspiration from the Historic Core, as outline in the Rural Masterplanning Report, which make a positive contribution to the character of the village. c. d. Protect and enhance the Lanes and Mews which are a characteristic of the village, these should provide inspiration for new development. e. Protect and enhance the character of the Conservation Area and its setting. f. Make adequate provision for off road parking. 	<p>because this is addressed by Policy RS5 (General Development Principles).</p> <p>Criterion e is deleted because this repeats existing policy and legislation.</p> <p>Criterion f is deleted because this is addressed by Policy 8 of the JCS.</p>
MM62	Policy BRA2	Page 118	<p><i>Amend Policy BRA2 as follows:</i></p> <p>Top Orchard, Braybrooke</p> <p>Land at Top Orchard, as shown on the policies map, is allocated for housing development. The site will provide a maximum of 3 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Protect and enhance the existing tree within the site which is protected by a Tree Preservation Order; b. Protect and enhance existing planting and trees located within and along the boundaries of the site; 	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Criterion I is deleted</p>

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			<p>c. <u>Be supported by a heritage impact Include an assessment which considers the impact of development on the significance of heritage assets, including</u> Sustain and enhance the character and setting of The Old Rectory Grade II Listed Building and the Conservation Area;</p> <p>d. Include an area of open space in the northern part of the site to protect the setting of The Old Rectory;</p> <p>e. Locate built development in the southern part of the site;</p> <p>f. Provide safe vehicular, cycle and pedestrian access from Griffin Road;</p> <p>g. Have particular regard to the layout and scale, height, design and massing of buildings and landscaping, in order to minimise impact on amenity of neighbouring residential properties on Griffin Road and Latymer Close;</p> <p>h. Be supported by an appropriate level of archaeological assessment;</p> <p>i. Be supported by an appropriate level of ecological assessment and mitigate impacts on ecology;</p> <p>j. Provide adequate off road parking provision within the site; and</p> <p>k. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and</p> <p>l. Comply with other policies in the Development Plan.</p>	<p>because this is not needed.</p> <p>Criterion c is amended to reflect the heritage test.</p>
MM63	Policy CRA1	Page 119 & 120	<p><i>Amend Policy CRA1 as follows:</i></p> <p>Cranford Development Principles</p> <p>Development in Cranford will:</p> <p>a. Seek to deliver affordable housing to meet any remaining identified local need;</p> <p>a. b. Facilitate, where appropriate, the following identified improvements to the village:</p> <p>i. Creation of a children's play area; ;</p>	<p>To address comments received from Historic England (Rep 102).</p> <p>Criterion a is deleted to avoid repetition with the JCS.</p>

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			<ul style="list-style-type: none"> ii. Improvements to the High Street with measures to soften or narrow the highway, calm traffic and improve the public realm; iii. Introduce appropriate tree planting to the south side of the High Street; and; iv. Enhancement of gateways into the village from the west and particularly the east, potentially maximising the bridge and gulley at Duck End (south) over the former railway line as a landmark feature.; b. e. Take their design, character and materials cues from the character of Historic Traditional and Scattered Isolated Rural character areas, as identified in the Rural Masterplanning report; c. d. Use a limited palette of materials of local limestone, and thatch or slate <u>dependent on the individual site and its specific setting within the village</u>; e. Reflect the scale, mass, form, height and density of the historic pattern of development; d. f. Protect important views, particularly those of St Andrew’s Church and Cranford Hall; e. g. Not result in the loss of historic front gardens for structures or car parking; and f. h. Introduce street treatments and street furniture appropriate to the historic and rural context, for example, setts for kerbs and bonded pea shingle for path and road surfaces, and retain and, where necessary, enhance original features such as the water hydrants. 	<p>Criterion e is deleted as this is addressed by Policy RS1.</p>
MM64	Policy CRA2	Page 121	<p><i>Add paragraphs after paragraph 13.50 to the supporting text as follows:</i></p> <p><u>The layout of the scheme could take three forms, to reflect the existing residential development adjacent to the site in accordance with Policy CRA1 and to enable the site to accommodate between 5 and 6 dwellings.</u></p> <p><u>These layout options are as follows:</u></p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p>

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		<ul style="list-style-type: none"> • <u>Front and abut the highway of Duck End with a small set-back; or</u> • <u>Be at a right angle to Duck End and front south, presenting an attractive corner treatment to Duck End; or</u> • <u>Be an L shaped combination of these arrangements</u> <p><u>In order to provide adequate living conditions for the future occupiers of the houses on the site, the removal of the adjacent farm buildings will be required as a condition of any planning permission.</u></p> <p><i>Amend Policy CRA2 as follows:</i></p> <p>South of New Stone House, Duck End, <u>as shown on the policies map</u>, is allocated for affordable housing development and will provide between 5 and 6 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> a. Include an assessment of the potential impact on the heritage assets within Cranford Conservation Area; b. Include a scheme which sufficiently considers the character of Cranford village and does not detract from its setting as well as the existing residential development (New Stone House/Stable Cottage/30 Duck End); c. Use a limited palette of materials of local limestone, and thatch or slate; d. Include a Level 2 Strategic Flood Risk Assessment to adequately assess the risk of surface water flooding to the site. As such the following requirements must be met: <ol style="list-style-type: none"> i. Detailed site specific modelling to include the impacts of climate change using latest guidance on allowances; and ii. A sequential approach to site layout must be applied to ensure that development is appropriate. No "highly vulnerable" development can be located within Flood Zone 2 or areas at high risk of surface water flooding; e. Include a site specific Flood Risk Assessment to better understand flood risk on the site, especially groundwater flood risk; f. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design; 	<p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
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			<p>g. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>h. Consider <u>an appropriate layout for the site, taking into account the options set out in the supporting text; and</u></p> <p><u>i. Ensure that the farm buildings adjacent to the site are removed before the site is developed.</u></p> <p>3 possible layout options:</p> <ul style="list-style-type: none"> i. Front and abut the highway of Duck End with a small set-back; or –ii. Be at a right angle to Duck End and front — south, presenting an attractive corner treatment to Duck End; or –iii. Be an L shaped combination of these arrangements. <p>j. Include a mix of affordable and market housing, although the split must be determined by the minimum amount of market dwellings to make the development viable (Policy 13);</p>	
MM65	Policy CRA3	Page 122	<p><i>Amend Policy CRA3 as follows:</i></p> <p>Land east of the corner of Duck <u>End</u> and Thrapston Road, <u>as shown on the policies map</u>, is allocated for affordable housing development and will provide between 8 and 10 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Ensure the site is connected to the village through improvements to the highway, including footways and traffic calming in accordance with the requirements set out by NCC Highways; b. <u>Include</u> Be an appropriate buffer between the existing haulage yard to the east in order to separate the two uses to mitigate visual and noise impacts on the site; c. Include attractive design which could be considered as a gateway to the village with appropriate consideration for the character of Cranford and it's Conservation Area; 	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To address comments received from the Environment Agency (Rep</p>

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			<p>d. Include a mix of affordable and market housing, although the split must be determined by the minimum amount of market dwellings to make the development viable (Policy 13);</p> <p>e <u>d.</u> Contain an assessment of the site to determine any potential impact of contamination given the adjacent use, with appropriate mitigation required <u>Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</u></p> <p>f <u>e.</u> Include a design which will be outward facing and address Thrapston Road and the corner of Duck End, with access provided off Thrapston Road in accordance with local highway authority requirements;</p> <p>g <u>f.</u> In addition to traditional stone, comprise of a wider palette of materials than traditional stone may be appropriate, including good quality contemporary materials; and</p> <p>h <u>g.</u> Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>242)/ Consistency.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
MM66	Policy GED1	Page 124	<p><i>Amend Policy GED1 as follows:</i></p> <p>Geddington Development Principles</p> <p>Development in Geddington will:</p> <p>a. Seek to deliver affordable housing to meet identified local need;</p> <p>a. b. Abut the highway and face on to the street, or where set back, stone walls should be used to create a sense of enclosure (unless otherwise specified within separate housing site allocation policies);</p> <p>c. Ensure that new buildings front on to the street;</p>	<p>Factual correction.</p> <p>To address comments received from Historic England (Rep 102).</p> <p>To add clarification</p>

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			<p>b. d. Ensure that new streets reflect the layout of those found in the historic core, <u>as defined in the Rural Masterplanning report</u>, and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment;</p> <p>c. e. Be well connected and well related to the centre of the village;</p> <p>f. Ensure hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village, and avoid new development with high closeboarded fencing or brick walls which marks boundaries with the open countryside or at gateways to the village;</p> <p>d. g. Contribute, where appropriate, towards:</p> <p style="padding-left: 40px;">i. The provision of a footpath along the River Ise; <u>and</u></p> <p style="padding-left: 40px;">ii. Traffic calming/ public realm improvements along the A43<u>00</u> (Stamford Road/ 29-New Road/ Kettering Road);</p> <p>e. h. Reflect the positive character of the historic core, <u>as defined in the Rural Masterplanning report</u>:-</p> <p>f. i. Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, natural Limestone, Collyweston slate, Thatch, Natural blue/grey slate, or clay pantile roofs (where most appropriate), etc, <u>dependent on the individual site and its specific setting within the village; and</u></p> <p>g. j. Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.</p>	<p>on the historic core.</p> <p>Criterion a is deleted to avoid repetition with the JCS.</p> <p>Criterion c is deleted as this duplicates criteria b.</p> <p>Criterion f is deleted because this is addressed by Policy RS5 (General Development Principles).</p>
MM67	Policy GED2	Page 125	<p><i>Amend paragraph 13.62 as follows:</i></p> <p>This site is approximately 0.96 hectares in area. The site is located on <u>the</u> south east periphery of Geddington adjacent to 0the allotments.</p> <p>The site is located entirely within Flood Zone 1, however a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land, is required.</p>	<p>Factual correction.</p> <p>To make clear the geographical application of</p>

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		<p>Also, as the site is greater than 1ha a site specific Flood Risk Assessment is also required, as flooding has been experienced on the site or within close proximity of the site, a detailed site-specific Flood Risk Assessment will be required to investigate this history of risk and to ensure that the development is safe and does not increase flood risk to any adjacent land.</p> <p><i>Amend Policy GED2 as follows:</i></p> <p>Land at Geddington Sawmill, <u>as shown on the policies map</u>, is allocated for housing development. Development proposals for the site will:</p> <p>a. Respond to the local vernacular (e.g. design, scale, and materials) and the site topography and reflect the character of the historic core;</p> <p>b a. Provide clearly defined street enclosure to the west of the site through the positioning of buildings and/or stone boundary walls;</p> <p>e b. Be supported by a scheme for an assessment and control of noise emanating from the retained sawmill use to demonstrate acceptable impact on the occupiers of new and existing dwellings based on a clear and defined layout which includes the location of all associated plant and equipment in relation to the position of individual residential plots;</p> <p>d c. Include a layout which protects the identified Anglian Water ‘Water Asset’ located within the site, and Anglian Water’s access to it;</p> <p>e d. Seek to pProtect and enhance the existing historic stone buildings on the site, and their setting;</p> <p>f e. Be supported by a heritage impact assessment which considers the impact of development on the significance of heritage assets;the setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees) demonstrate how design of the proposal will seek to protect and/or enhance;</p> <p>g f. Include a tree management scheme which incorporates a survey and management plan to protect the existing boundary along Grafton Road and existing trees within the site-;</p>	<p>the policy is illustrated on the policies map.</p> <p>To ensure the policy is conformity with the NPPF in relation to the impact on heritage.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
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			<p>h g. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used ensure that the development is safe and does not increase flood risk to any adjacent land; and</p> <p>i h. Provide a site specific Flood Risk Assessment.</p>	
MM68	Policy GED3	Page 125 and 126	<p><i>Amend Paragraph 13.65 as follows:</i></p> <p><u>This site is approximately 1.35ha in area.</u> The site is located to the south east of the village, and is accessed directly from the Kettering Road (A4300), offering the opportunity to act as a linear 'gateway' site to the village. The site is located entirely within Flood Zone 1, however a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land, is required. Also, as the site is greater than 1ha a site specific Flood Risk Assessment is also required, <u>groundwater flood risk will need to be assessed as part of a site specific Flood Risk Assessment.</u></p> <p><i>Add paragraph after paragraph 13.67 as follows:</i></p> <p><u>In relation to odour, a detailed masterplan will be submitted which demonstrates that occupied land and buildings within the site are at a suitable distance from the Water Recycling Centre to address potential risk of odour impact to a standard to be agreed by Anglian Water.</u></p> <p>Amend Policy GED3 as follows:</p> <p>Land at Geddington South East, <u>as shown on the policies map,</u> is allocated for housing development. The site will provide up to 11 dwellings. Development proposals for the site will:</p> <p>a. Respond to the local vernacular (e.g. design, scale, and materials) and include gable end chimney stack detailing; b. Ensure that new buildings to the west of the site face on to Kettering Road;</p>	<p>Factual update.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To reflect the NPPF heritage test.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To remove criteria which repeat</p>

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		<p>c. Provide active frontages where dwellings are adjacent the street or new shared access points;</p> <p>d. Ensure the amenity of occupiers to the north is protected through layout and design, this should include an appropriate separation buffer between properties and their curtilages, as well as appropriate boundary treatments;</p> <p>e. Ensure new buildings are set back from the highway to enhance the frontage and appearance of this gateway location;</p> <p>f. Ensure that the rear of buildings are set back from the eastern boundary of the site in order to maintain the open rural character;</p> <p>g. Ensure that the eastern boundary to the site is treated with soft boundary treatments (e.g. mixed hedging, post and rail, stock fencing, etc);</p> <p>h. Include no more than one single shared vehicular access point adjoining Kettering Road;</p> <p>i. Include a comprehensive landscape scheme which retains and enhances the existing hedgerow and tree line separating the site from Kettering Road (with exception to the creation of single vehicle access);</p> <p>j. Incorporate a scheme for the assessment of potential risk of odour associated with the nearby Geddington Water Recycling Centre which shall demonstrate that an acceptable impact on the occupiers of the new dwellings is achieved without detriment to the continuous operation of the WRC. As part of the scheme to be approved, a detailed masterplan will be submitted which demonstrates that occupied land and buildings within the site are at a suitable distance from the WRC to address potential risk of odour impact to a standard to be agreed by Anglian Water;</p> <p>k. Incorporate a scheme for an assessment and control of noise emanating from the Kettering Road to demonstrate acceptable impact on the occupiers of new and existing dwellings;</p> <p>l. Incorporate a housing layout which protects the identified Anglian Water 'Water Asset' located within the site, and Anglian Water's access to it;</p> <p>m. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure the development does not increase flood risk to any adjacent land;</p> <p>n. Provide a site specific Flood Risk Assessment;</p>	<p>policies in the JCS as discussed at the hearing sessions.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p>
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			<p>o. Be supported by appropriate evidence of the archaeological potential and significance of the site; and</p> <p>p. <u>Be supported by a heritage impact assessment which considers the impact of development on the significance of heritage assets.</u></p> <p>p. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	
MM69	Policy GED4	Page 127	<p><i>Amend paragraph 13.68 as follows:</i></p> <p><u>This site is approximately 0.8 ha in area.</u> The site is located on <u>the</u> south east periphery of Geddington adjacent the allotments and the sawmill site (RA/107).</p> <p><i>Amend Policy GED4 as follows:</i></p> <p>Land at the Old Nursery Site, Grafton Road, <u>as shown on the policies map,</u> is allocated for housing development. Development proposals for the site will:</p> <p>a. Ensure that no more than one single vehicular access point connects the site with Grafton Road;</p> <p>b. Demonstrate a high quality design which reflects the historic core, and responds to the local character and vernacular (e.g. design, scale, layout and materials), as well as the site topography;</p> <p>c. Be supported by a comprehensive landscape scheme which retains and enhances the existing tree belt enclosing the eastern and southern boundary (protected by Tree Preservation Order), as well as other mature trees and hedgerows located elsewhere within the site is provided;</p> <p>d. Be supported by a scheme to provide good footpath links to the centre of the village is provided, which may include a pedestrian link bridge to adjacent playing fields/recreation park to the west of the site (over the River Ise);</p> <p>e. Be supported by a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>f. Provide a site specific Flood Risk Assessment;</p>	<p>Factual update.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To ensure the policy is conformity with the NPPF in relation to the impact on heritage.</p>

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			<p>g. Ensure that built development is only located within Flood Zone 1;</p> <p>h. Be supported by a heritage impact assessment <u>which considers the impact of development on the significance of heritage assets</u>; and</p> <p>i. Be supported by an appropriate level of archaeological assessment.</p>	
MM70	Policy GED5	Page 128	<p><i>Amend paragraph 13.70 as follows:</i></p> <p>The site is located to the south of an existing industrial estate, accessed off Grange Road. The existing employment uses to the north of the site are in <u>light industrial B1c</u> use and therefore the most suitable uses for the site, provided they are of a similar scale and similar appearance to those to the north.</p> <p><i>Amend paragraph 13.73 as follows:</i></p> <p><u>The site is located entirely in flood zone 1.</u> River and surface water flooding have been experienced in close proximity to the site therefore, a surface water drainage assessment must be provided to demonstrate that SuDS are being used and to ensure that the development is safe and does not increase flood risk to any adjacent land. Furthermore, groundwater flood risk will need to be assessed as part of a detailed flood risk assessment and mitigated against through site design.</p> <p><i>Amend Policy GED5 as follows:</i></p> <p>This site <u>Geddington South West, as shown on the policies map,</u> is allocated for employment development and will provide up to 0.28ha of employment land. Development proposals for the site will:</p> <p>a. Provide <u>light industrial B1c</u> units;</p> <p>b. Ensure that noise levels do not excessively impact on the amenity of residential properties to the east;</p> <p>c. Ensure that buildings are of a similar scale and appearance to those existing on Grange Road Industrial Estate to the north;</p>	<p>To reflect the changes to the Use Classes Order as discussed at the hearing sessions.</p> <p>Factual update.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p>

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			<p>d. Include the provision of landscaping to mitigate the impact of the site on the surrounding landscape;</p> <p>e. Demonstrate that Grange Road has sufficient capacity for additional development;</p> <p>f. Provide suitable access through the existing units onto Grange Road;</p> <p>g. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>h. Provide a site specific Flood Risk Assessment; and</p> <p>i. Need to assess the risk of groundwater flooding as part of a detailed flood risk assessment and mitigate against this through site design.</p>	
MM71	Policy GRA1	Page 130 & 131	<p><i>Amend Policy GRA1 as follows:</i></p> <p>Grafton Underwood Development Principles</p> <p>Development in Grafton Underwood will:</p> <p>a. Seek to protect and enhance the unique and historic character of the village</p> <p>a. b. Not result in the loss of important open space through the village;</p> <p>b. c. Not result in the subdivision of gardens or development of open land within the village boundary;</p> <p>c. d. Retain views of the church;</p> <p>d. e. Reflect the informal and linear layout of existing development;</p> <p>e. f. Abut the main street or where set back from the main street (and not located behind existing development), stone walls should abut the highway to maintain a sense of enclosure as well as continue the built form;</p> <p>f. g. Not result in the loss, removal, or alteration of existing historic stone walls;</p> <p>h. Maintain the 'soft' edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village</p> <p>g. i. Use high quality materials which respond to the local vernacular in order to preserve the historic character of the settlement. Appropriate materials may include natural limestone, Collyweston slate, grey/blue natural slate, clay tiles</p>	<p>To address comments received from Historic England (Rep 102).</p> <p>Criterion a is deleted because this repeats existing policy and legislation.</p> <p>Criterion h is deleted because this is addressed by Policy RS5 (General</p>

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			<p>(pantiles and plan tiles) or thatch roofs, <u>dependent on the individual site and its specific setting within the village; and</u></p> <p>h. j. Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.</p>	Development Principles).
MM72	GRC1	Page 131 and 132	<p><i>Amend Policy GRC1 as follows:</i></p> <p>Great Cransley Development Principles</p> <p>Development in Great Cransley will:</p> <p>a. Be designed in the context of the character of the character area, <u>as defined in the Rural Masterplanning report,</u> to which it relates and should seek to enhance or improve the character of the area.;</p> <p>b. Where appropriate, reflect the positive character of the historic core, <u>as defined in the Rural Masterplanning report;</u> and</p> <p>c. Contribute towards <u>traffic calming along Loddington Road to create a more pedestrian friendly environment.</u>;</p> <p style="padding-left: 40px;">i.Traffic calming along Loddington Road to create a more pedestrian friendly environment.;</p> <p>e.Development proposals within or closely related to the historic core should <u>will</u>:</p> <p>d-i.Front directly onto the street or where buildings are set back, stone walls should be used to continue the built form, creating a good sense of enclosure.;</p> <p>e ii. Not result in the loss of mature trees or hedgerows which are an important part of the character of this area; <u>and</u>.</p> <p>f iii. Maintain the informal nature of streets.;</p> <p>d. Development proposals along Loddington Road should <u>will</u>:</p>	<p>Criterion b, split to create new criteria.</p> <p>Amendment to clarify definition of character areas and historic core.</p>

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			<p>g i. Front onto Loddington Road, but be set back in a similar style to adjacent properties; and</p> <p>h ii. Allow for the retention of views out to the open countryside to be retained.</p>	
MM73	Policy GRC2	Page 133	<p><i>Amend Policy GRC2 as follows:</i></p> <p>Land to the north of Loddington Road, as shown on the policies map, is allocated for housing development. The site will provide between 10 and 15 dwellings. Development proposals for the site will:</p> <p>a. Provide for on-site turning for vehicles, for any dwellings which would have a direct frontage access onto Loddington Road;</p> <p>b. Respect the existing character of the village, especially that on Loddington Road, adjacent to the the site, which is linear in nature;</p> <p>€ b. Provide a linear scheme along Loddington Road, to respect the existing character and density of this part of the village, although if not viable due to a higher density proposal, it should not detract from the existing density of the built environment in Great Cransley;</p> <p>d c. Be spaced to allow the retention of views out to the open countryside;</p> <p>e d. Include boundary treatments to the rear of the properties which allow good visual links to the open countryside and planting should be used to create a soft edge to the village. The use of high close-boarded fences or walls to provide a boundary to the open countryside, should be avoided;</p> <p>f. Reflect the density of development of adjacent development on Loddington Road;</p> <p>g e. Be accompanied by an archaeological assessment; and</p> <p>h. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p>i f. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p>

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MM74	Policy HAR1	Policy 134 and 135	<p><i>Amend Policy HAR1 as follows:</i></p> <p>Harrington Development Principles</p> <p>Development in Harrington will:</p> <ul style="list-style-type: none"> a. Reflect the linear character of the settlement; b. Be positioned behind stone boundary walls or abut the public highway; c. Use limestone with welsh slate, clay pantiles or thatched roofs, <u>dependent on the individual site and its specific setting within the village;</u> d. Retained historic boundary walls and <u>avoid</u> new development should be avoided where this may involve making new openings in the walls.; <u>and</u> e. Retain views and open spaces between dwellings and new development should <u>Not</u> result in the subdivision of gardens, as these contribute to the rural character of the village. f. Maintain 'soft' edges to the village boundary and new development should avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village g. Protect and enhance the Conservation Area and the setting of the Conservation Area, scheduled ancient monument and registered park and garden 	<p>To address comments received from Historic England (Rep 102).</p> <p>Criterion e is amended to remove repetition with Policy RS5 (General Development Principles).</p> <p>Criterion f is deleted as this is addressed by Policy RS5 (General Development Principles).</p> <p>Criterion g is deleted because this repeats existing policy and legislation.</p>
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MM75	Policy LOA1	Page 136	<p><i>Amend Policy LOA1 as follows:</i></p> <p>Little Oakley Development Principles</p> <p>Development in Little Oakley will:</p> <ul style="list-style-type: none"> a. Maintain the linear nature of the settlement; b. Abut the pavement on the southern side of the street; c. On the northern side of the street, be set back at a distance which reflects that of neighbouring properties; d. Use limestone with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings, <u>dependent on the individual site and its specific setting within the village;</u> e. Retain historic boundary walls and new development should be avoided where this may involve making new openings in the wall; <u>and</u> f. Contribute, where appropriate, to traffic calming along the main streets to improve public realm. g. Protect and enhance the Conservation Area and its setting 	<p>To address comments received from Historic England (Rep 102).</p> <p>Criterion g is deleted because this repeats existing policy and legislation.</p>
MM76	Policy LOD1 and supporting text	Page 137 and 138	<p><i>Amend paragraphs 13.97 and 13.98 as follows:</i></p> <p>Loddington is arranged around two main streets with important central open spaces and trees breaking up the built form, providing a focal point around the church. Several phases of development and building styles are evident in the village creating a rich and varied built fabric. The overriding character area remains the Historic Core (as identified in the Kettering Borough Rural Masterplanning Report February 2012) where the late 18th and early 19th century buildings of sandstone, ironstone and slate, remain an integral part of the village's historic and rural character. Part of the historic core is covered by the Loddington Conservation Area which was adopted in December 1983. Part of this area is Loddington is located approximately 4km west of Kettering, and 2.8km south of Rothwell.</p>	<p>To address comments received from Historic England (Rep 102).</p> <p>To improve readability.</p> <p>Criterion g is deleted because this</p>

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		<p>New development in Loddington is likely to be extremely limited. There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Loddington. These are outlined below, in Policy LOD1 and developed further, and will apply to any development proposals that may come forward in addition to Policy RS4 'General Development Principles – Rural Area', and any other relevant policies in the Development Plan. However, it is recognised that not all development will be able to contribute to the improvements identified in criterion i) of Policy LOD1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy LOD1 as follows:</i></p> <p>Development in Loddington will:</p> <ol style="list-style-type: none"> a. Use high quality natural materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, sandstone, ironstone, limestone detailing and grey/blue slate (where most appropriate), etc, <u>dependent on the individual site and its specific setting within the village;</u> b. Ensure that fenestration is of high quality, using natural materials which responds to the historic character of the settlement; c. Reflect the positive character of the historic core, <u>as defined in the Rural Masterplanning report;</u> d. Protect or enhance the important open spaces at either end of Harrington Road, and views into them; e. Maintain the characteristic of linear development along main streets and good pedestrian connectivity; f. Be well spaced so as views and glimpses to the open countryside, the church and village open spaces are preserved; 	<p>is addressed by Policy RS5 (General Development Principles).</p>
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			<p>g. Include 'soft' edges around the village boundary and avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village</p> <p>g. h. Provide gateway enhancements at either end of Harrington Road to create a distinct point of arrival;</p> <p>h. i. Contribute, where appropriate, towards footpath improvements links to the east towards Thorpe Malsor and a direct off-road link to Kettering;</p> <p>j. Development located north of the open space on Harrington Road or west of Main Street, will:</p> <p>i. k. Use a limited palette of building materials comprising of natural sandstone, ironstone, limestone detailing and grey/blue slate;</p> <p>j. l. Be traditional in design and take architectural cues from the surrounding historic buildings;</p> <p>k. m. Use natural stone walls as boundary treatments onto streets; and either <u>be linear to the street with frontages which face and abut the highway or be arranged less formally, in development which extends back at right angles to the street or in sporadic mews;</u></p> <p>a. Be linear to the street with frontages which face and abut the highway; or</p> <p>b. Be arranged less formally, in development which extends back at right angles to the street or in sporadic mews.</p> <p>n. Development located south or immediately north of Harrington Road, or east of Richardson's Lane, will:</p> <p>l.i Face and positively address streets with set backs or <u>of</u> no more than 12 metres and boundary treatments limited to 1-1.5m in height - gated developments detached from the street scene will not be acceptable; and</p> <p>m <u>ii</u> Select from a more expansive palette of building materials - high quality contemporary materials may be as appropriate as the traditional palette of ironstone, red brick and slate.</p>	
MM77	Policy MAW1	Page 139	Amend Policy MAW1 as follows:	Criterion c is deleted

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			<p>Mawsley Development Principles</p> <p>Development in Mawsley will:</p> <ul style="list-style-type: none"> a. Be designed to reflect the distinct character of the village; b. Seek to improve connections to the open countryside; and c. Front onto the street or open space providing natural surveillance. d. Create soft edges between the village and the open countryside through the use of planting. Use of high close-boarded fences and walls at the boundary between the village and the open countryside or at gateway locations should be avoided. c. e. Contribute, where appropriate, towards the provision of allotments. 	<p>because this is addressed by Policy 8 of the JCS.</p> <p>Criterion d is deleted because this is addressed by Policy RS5 (General Development Principles).</p> <p>Improve readability.</p>
MM78	Policy MAW2	Page 140 and 141	<p><i>Amend paragraph 13.109 as follows:</i></p> <p>The site is approximately 2.683 hectares in area.</p> <p><i>Amend Policy MAW2 as follows:</i></p> <p>Land to the West of Mawsley</p> <p>Land to the West of Mawsley, as shown on the policies map, is allocated for housing development. The site will provide up to 50 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewage network; b. Demonstrate that there is adequate capacity in the water supply network; 	<p>Factual correction.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p> <p>To improve readability.</p>

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			<ul style="list-style-type: none"> c. Provide safe vehicular, cycle and pedestrian access from Cransley Rise and be served by a loop road which is in accordance with Local Highway Standards; d. Provide a cycle way which connects the two adjacent stubs of cycle way to the north and south of the site; e. Be of a high standard of design and reflect the character, layout and density of the surrounding residential area. Built development should not extend significantly beyond the existing properties on the western end of Cransley Rise and Birch Spinney to minimise landscape impact of development; f. Provide appropriate evidence of the archaeological potential and significance of the site; g. Include a site specific Flood Risk Assessment which addresses surface water and groundwater flooding, this should include a detailed assessment of the level of risk and sets out how the risk will be mitigated; h. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; i. Have particular regard to the existing layout and scale, height, design and massing of buildings and landscaping of Mawsley, in order to minimise amenity impact on neighbouring residential properties; j. Provide appropriate evidence of the ecological potential of the site; k. Be accompanied by a transport assessment which assesses the impact of the development and sets out any mitigation required; and l. Be accompanied sd by an assessment which considereds the impact of development on recreational pressures on the SSSI and sets out appropriate mitigation of any impacts identified, this could include through the provision of suitable alternative green spaces at Mawsley; z m. Comply with other policies in the Development Plan; and n. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS. 	<p>Criterion m is deleted because it is not needed.</p> <p>Criterion n is deleted because it repeats the JCS.</p>
MM79	Policy NEW1	Page 141	<i>Amend Policy NEW1 as follows:</i>	Criterion d is deleted

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		and 142	<p>Newton Development Principles</p> <p>Development in Newton will:</p> <ul style="list-style-type: none"> a. Improve walkability through the village via the inclusion of paving where possible. Paving should be designed to reflect the historic character of the village; b. If located in the south eastern section of the village, front onto and abut the street; c. If located to the west and north, be set back from the road by large front plots; d. Protect the historic fabric within the Conservation Area; and d. e. Ensure better connectivity throughout the village, especially access to the farm shop, the only facility in the village. 	because this repeats existing policy and legislation.
MM80	Policy PYT1	Page 142 and 143	<p><i>Amend Policy PYT1 as follows:</i></p> <p>Pytchley Development Principles</p> <p>Development in Pytchley will:</p> <ul style="list-style-type: none"> a. Reflect the character of the historic core, <u>as defined in the Rural Masterplanning report;</u> b. Ensure that the gap between Pytchley and Kettering is maintained; c. Front onto and abut the street or where set back, stone walls should be used to continue the sense of enclosure; d. Reflect the hierarchy of streets in the historic core, with narrow informal streets which create a pedestrian friendly environment; and e. Contribute towards the following identified improvements to the village: <ul style="list-style-type: none"> i. Improvements to the recreation ground; ii. The creation of a safe pedestrian/cycle route to Kettering; and iii. Traffic calming. 	<p>To clarify the definition of the historic core.</p> <p>To improve readability.</p>

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MM81	Policy PYT2	Page 143	<p><i>Amend Policy PYT2 as follows:</i></p> <p>This site <u>Two fields on the outskirts of Pytchley, as shown on the policies map,</u> is is <u>are</u> allocated for housing development and will provide 8 dwellings. Development proposals for the site will:</p> <p>a. Provide on-site turning, to enable access direct access from frontages <u>onto</u> of Isham Road;</p> <p>b. Respect the pattern of <u>the</u> built form along Isham Road, and therefore <u>be</u> linear in nature and set back from Isham Road;</p> <p>c. Include an assessment to determine the extent and scale of potential archaeological features; and</p> <p>d. Ensure plot sizes are of similar size <u>to those</u> including gardens of adjoining properties on Isham Road.; <u>and</u></p> <p>e. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p>
MM82	Policy RUS1	Page 144 and 145	<p><i>Amend Policy RUS1 as follows:</i></p> <p>Rushton Development Principles</p> <p>Development in Rushton will:</p> <p><u>a.</u> Not take place beyond the railway bridge;</p> <p><u>a b.</u> Take design, character and materials cues from the historic core and high street character areas, <u>as defined in the Rural Masterplanning report,</u> - ironstone, limestone and slate should predominate;</p> <p>b <u>c.</u> Follow the built line of surrounding development and either abut the highway or be set back, consistent with adjacent neighbouring properties;</p> <p>c <u>d.</u> Bring definition and enclosure to the street through the built line or stone wall from the High Street and Station Road;</p>	<p>To clarify the definition of the historic core and High Street character area.</p> <p>To improve readability.</p>

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			<p>d <u>e</u>. Have a positive impact on views into the village from the wider area, reflecting the prominence of the settlement from the landscape; <u>and</u> e <u>f</u>. Contribute, where appropriate, towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Desborough.</p>	
MM83	Policy STA1	Page 145 and 146	<p><i>Amend Policy STA1 as follows:</i></p> <p>Stoke Albany Development Principles</p> <p>Development in Stoke Albany will:</p> <p>a. New development shall <u>Contribute</u>, where appropriate, to:</p> <p>i. Highway and public realm improvements to the intersection of Harborough Road, Ashley Road and Wilbarston Road, to soften and landscape, remove the dominance of the highway, improve the pedestrian environment, increase the sense of gateway and reduce traffic speeds. <u>and traffic calming measures;</u></p> <p>ii. Traffic calming measures</p> <p>b. Use a limited palette of materials reflecting the historic buildings within the village, comprising ironstone, soft red brick, small areas of cream render, thatch, slate, clay pantiles, <u>dependent on the individual site and its specific setting within the village;</u></p> <p><u>c. Seek where appropriate to facilitate the creation of a safe, paved footpath connection with Wilbarston; and</u></p> <p>e. <u>Development</u> north of the built line of Bottom Lane north of the built line of Bottom Lane, development will:</p> <p><u>d</u>. Be reflective of the character of the Historic Radial character area, as identified in the Rural Masterplanning report;</p> <p><u>e</u>. Be well set back and slightly elevated from the street; and</p> <p><u>f</u>. Comprise large footprint buildings in large plots arranged around the focal crossroads and green;.</p>	<p>To address comments received from Historic England (Rep 102).</p> <p>To improve readability.</p>

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			<p>g. Seek, where appropriate, to facilitate improvements to the village, potentially those identified in the Rural Masterplanning Report, including:</p> <p>i. The creation of a safe, paved footpath connection with Wilbarston</p>	
MM84	Policy STA2, Table 4.3	Page 146, 26	<p><i>Amend paragraph 13.135 as follows:</i></p> <p>Although not located in the Stoke Albany Conservation Area the site is required to consider and assess the impact on the designated area which borders the site on its eastern boundary. Due to the location of the site on Harborough Road, which acts as a slip road off the A427 which runs along the southern boundary of the site, a speed survey is required to ensure safe access can be made into the site. <u>This needs to be undertaken over a 7 day period at a specified location (43m to the east of the proposed access off Harborough Road) to determine the actual road speeds.</u> the details of which alongside a required parking survey can be found in STA2, below.</p> <p><i>Amend Policy STA2 as follows:</i></p> <p><u>This site Land to the south of Harborough Road, as shown on the policies map,</u> is allocated for housing development and will provide up to 16 18 dwellings. Development proposals for the site will:</p> <p>a. <u>Be supported by a heritage impact assessment which considers the impact of the development on the significance of the Conservation Area;</u> Consider and assess the impact on the Stoke Albany Conservation Area;</p> <p>b. Include a speed survey <u>on Harborough Road which demonstrates that safe access can be provided to the site</u> over a 7 day period at a specified location (43m to the east of the proposed access off Harborough Road) to determine the actual road speeds;</p> <p>c. Include a combined parking and vehicle speed survey on Desborough Road and its junction with Harborough Road, including peak time at The White Horse Inn;</p> <p>d. c. Provide further information on the potential ground contamination through an assessment of the site; <u>Be supported by a contaminated land investigation and</u></p>	<p>To improve readability.</p> <p>To reflect the latest position on regarding the quantity of development and policy requirements as discussed at the hearing sessions.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To address comment from</p>

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		<p><u>appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</u></p> <p>e d. Comprise of a layout which reflects the surrounding residential use in the village, with considerations for the existing density of Stoke Albany;</p> <p>f e. Provide sufficient mitigation to minimise the impact of noise from the A427, although development should be exclusively located along the frontage of Harborough Road;</p> <p>g f. Provide open space, <u>including allotments if there is a local need demonstrated,</u> as well as allotments on the southern part of the site, adjacent to the A427-;</p> <p>h g. Provide a Surface Water Drainage Assessment to demonstrate that that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>i h. Include a site specific Flood Risk Assessment;</p> <p>j i. Include an ecological assessment which includes an assessment of the hedgerow and wider field and other natural features as well as mitigation measures to minimise any impacts as well as protect and enhance biodiversity; <u>and</u></p> <p>k j. Protect the use of and access to footpath HA9.; and</p> <p>l. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p><i>In Chapter 4 Housing amend rows 6 and 8 of Table 4.3 as follows:</i></p> <table border="1" data-bbox="638 1045 1848 1114"> <tr> <td>Rural Area</td> <td>223</td> <td>2597¹</td> <td>4802</td> <td>480</td> </tr> <tr> <td>Total</td> <td>11,355</td> <td>1,621406</td> <td>12,976761</td> <td>11,392</td> </tr> </table> <p><i>(Amendments to row 8 also incorporate MM37)</i></p> <p><i>In Chapter 13 Rural Area General Policies amend Table 13.1 as follows:</i></p> <table border="1" data-bbox="638 1260 1848 1370"> <thead> <tr> <th><i>Category</i></th> <th><i>Completions 2011-19</i></th> <th><i>Commitments (1st April 2019)</i></th> <th><i>Windfall Allowance</i></th> <th><i>SSP2 Allocations</i></th> <th><i>Total</i></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Rural Area	223	2597 ¹	4802	480	Total	11,355	1,621406	12,976761	11,392	<i>Category</i>	<i>Completions 2011-19</i>	<i>Commitments (1st April 2019)</i>	<i>Windfall Allowance</i>	<i>SSP2 Allocations</i>	<i>Total</i>							<p>Rosconn Strategic Land (Rep 228).</p> <p>To address comments received from the Environment Agency (Rep 242)/ Consistency.</p> <p>To reflect the Statement of Common of Ground with Rosconn Strategic Land.</p> <p>To ensure the policy is conformity with the NPPF in relation to the impact on heritage.</p>
Rural Area	223	2597 ¹	4802	480																					
Total	11,355	1,621406	12,976761	11,392																					
<i>Category</i>	<i>Completions 2011-19</i>	<i>Commitments (1st April 2019)</i>	<i>Windfall Allowance</i>	<i>SSP2 Allocations</i>	<i>Total</i>																				

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			<i>Rural Area</i>	<i>173</i>	<i>50</i>	<i>108</i>	<i>14951</i>	<i>4802</i>	
MM85	Policy SUT1	Page 148 and 149	<p><i>Amend Policy SUT1 as follows:</i></p> <p>Sutton Bassett Development Principles</p> <p>Development in Sutton Bassett will:</p> <ul style="list-style-type: none"> a. Follow the linear, ribbon development form of the village with buildings almost exclusively fronting onto or facing Main Street. Any infill development will continue this character with buildings orientated towards Main Street, and new dwellings in rear gardens will not be permitted; b. Be set behind stone or red brick boundary walls where present and not involve the removal of parts of walls or the creation of new openings <u>s</u> within existing boundary walls; c. Be constructed of traditional red brick or stone with slate roofs, <u>dependent on the individual site and its specific setting within the village;</u> d. Respect the historic character of the village and the setting of the Church and other listed buildings d. e. Contribute, where appropriate, towards the identified new footpath link to Dingley Lane; <u>and</u> e. f. Maintain open spaces and the wide tree lined grass verges in the village. 						<p>To address comments received from Historic England (Rep 102).</p> <p>To improve readability.</p> <p>Criteria d is deleted as this repeats existing policy and legislation.</p>
MM86	Policy THM1	Page 150	<p><i>Amend Policy THM1 as follows:</i></p> <p>Thorpe Malsor Development Principles</p> <p>Development in Thorpe Malsor will:</p> <ul style="list-style-type: none"> a. Contribute to the provision of a small extension to the public footpath to include the north-east edge of the village, along Short Lane, which would allow easy walking access; 						<p>Criteria b is deleted as this repeats existing policy and legislation.</p>

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			<p>b. Retain historic buildings and features.</p> <p>b. e. Improve gateways into the village, where appropriate, to create an enhanced entrance into Thorpe Malsor.; and</p> <p>c. d. Not new development should take place south of Church Way (other than conversions of existing buildings) to protect open space and the setting of All Saints Church and Thorpe Malsor Hall.</p>	To improve readability.
MM87	Policy WAR1	Page 151	<p><i>Amend Policy WAR1 as follows:</i></p> <p>Warkton Development Principles</p> <p>Development in Warkton will:</p> <p>a. Take theirits design and material cues from the Historic Rural character area, as identified in the Rural Masterplanning report.;</p> <p>b. Be constructed predominantly of local limestone and thatch. Within this there is scope for very limited red brick, slate or red tiles, for example on outbuildings or barn conversions, <u>dependent on the individual site and its specific setting within the village</u>.;</p> <p>c. Ensure a good sense of street enclosure with buildings fronting on to streets with <u>either</u> with minimal set backs, or with large set backs, with front and side gardens combined with a strong boundary treatment adjacent to the street to give a good sense of enclosure.;</p> <p>d. Include 1-1.5m high stone walls or hedgerows as boundary treatments.;</p> <p>e. Not result in the infill or loss of the frequent open fields, paddocks and gardens, which make a positive contribution to the village's green and rural character, with either development or hardstanding for cars.;</p> <p>f. Not block important views and vistas of the countryside.; and</p> <p>g. <u>Incorporate</u> New paving and street furniture <u>that</u> should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.</p>	<p>To address comments received from Historic England (Rep 102).</p> <p>To improve readability.</p> <p>Criteria h is deleted as this repeats existing policy and legislation.</p>

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			<p>h. Protect and enhance the Conservation Area and its setting and the setting of the registered park and garden of Boughton House.</p>	
MM88	Policy WEK1	Page 152 and 153	<p><i>Amend Policy WEK1 as follows:</i></p> <p>Weekley Development Principles</p> <p>Development in Weekley will:</p> <ul style="list-style-type: none"> a. Take their <u>its</u> design and materials cues from the Historic Core character area, as defined in the Rural Masterplanning report; b. Be constructed predominantly of local limestone and thatch. Within this there is scope for some red brick, slate or red tiles, for example on outbuildings or barn conversion, <u>dependent on the individual site and its specific setting within the village;</u> c. Ensure a good sense of street enclosure with buildings fronting on to streets with either minimal setbacks, or in large setbacks with front and side gardens combined with a strong boundary treatment to the street to give a good sense of enclosure; d. Use no more than 1.5m high stone walls or hedgerows as boundary treatments; e. Where historic stone walls are present, new development should be a <u>Avoided where this may involve making new openings in the historic stone walls;</u> f. Not result in the sub-division or infill of gardens which make a positive contribution to the street-scene with either development or hardstanding for cars; g. Not result in the development of important field/paddock sites to the south or block important views and vistas of the countryside; <u>and</u> h. <u>Incorporate</u> Nnew paving and street furniture <u>that</u> should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces. 	<p>To address comments received from Historic England (Rep 102).</p> <p>The clarify the definition of the Historic Core.</p> <p>To improve readability.</p>

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MM89	Policy WES1	Page 155	<p><i>Amend Policy WES1 as follows:</i></p> <p>Weston by Welland Development Principles</p> <p>a. Development in Weston by Welland will:</p> <ul style="list-style-type: none"> b. Protect and enhance the Conservation Area and its setting a. e. Reflect the character and materials of the the Historic Core or Farmstead character areas as outlined in the Rural Masterplanning report; b. d. Use a materials palette limited to Northamptonshire ironstone and Collyweston or Welsh slate, with very limited red brick, <u>dependent on the individual site and its specific setting within the village;</u> c. e. Front directly onto streets or be be slighty set-back behind green spaces; d. f. Be consistent with existing building lines and roof lines.; e. g. Preserve the rural aspects, setting and environment of the village, including views out into the countryside; f. h. Not involve the subdivision of gardens for development where it results in a material alteration in the appearance of the site or where views or vistas would be affected detrimentally; <u>and</u> i. If involving the conversion or, in exceptional circumstances, the replacement of traditional farm buildings, seek to retain the historic form and character of the building, including openings j. Seek to provide smaller, more affordable dwellings of 2-3 bedrooms k. Include, where appropriate, tree planting with native species g. l. Facilitate, where appropriate, the following improvements: <ul style="list-style-type: none"> i. The introduction of an effective form of traffic calming appropriate to the rural setting. The use of speed humps will be resisted.; ii. Improvements to the gateways into the village to create a better sense of arrival and a softening of The Wheel and Compass public house car park would suit <u>more in-keeping with</u> the rural character of this part of the village; <u>and</u> 	<p>To address comments received from Historic England (Rep 102).</p> <p>Amended to remove lettering from the first sentence.</p> <p>To improve readability.</p> <p>Criterion h is deleted because this is addressed by Policy RS5 (General Development Principles).</p> <p>Criterion i is deleted because this is addressed by JCS Policy 30.</p>
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			<p>iii. Improvements to the footpath connections to the wider footpath network and open countryside as well as public footpaths within the village to aid walkability throughout.</p>	<p>Criterion j is deleted because this is addressed by JCS Policy 3.</p>
MM90	Policy WES2	Page 155	<p><i>Amend Policy WES2 as follows:</i></p> <p>Home Farm, as shown on the policies map, is allocated for housing development. Development proposals for the site will:</p> <p>a. Be supported by a heritage impact assessment which considers the impact of development on the significance of Enhance the character and appearance of the Conservation Area, including acknowledgement of and the adjacent Grade II listed No.3 Valley Road (Home Farmhouse);</p> <p>b. Include a layout which reflects the existing pattern of built form in the village and provides a gateway to the village;</p> <p>c. Incorporate a courtyard design with an open parking area, set behind frontage dwellings;</p> <p>d. Include a detailed Flood Risk assessment to ensure that development is safe and does not increase flood risk to any adjacent land; and</p> <p>e. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p>f e. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.;</p> <p>g . Provide a site specific Flood Risk assessment.</p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To ensure the policy is conformity with the NPPF in relation to the impact on heritage.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>

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				<p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To remove repeated criteria.</p>
MM91	Policy WIL1	Page 156 and 157	<p><i>Amend paragraph 13.172 as follows:</i></p> <p>Wilbarston Conservation Area Appraisal was adopted in June 1983. In addition to this, the Wilbarston Village Design Statement Parish Plan was adopted in 2010.</p> <p><i>Amend Policy WIL1 as follows:</i></p> <p>Wilbarston Development Principles</p> <p>Development in Wilbarston will:</p> <p>a. Facilitate, where appropriate, improvements to the village, potentially those identified in the Rural Masterplanning report, including:</p> <ul style="list-style-type: none"> i. Public realm, gateway and traffic calming improvements along Carlton Road and School Lane. For example tree planting along Carlton Road; ii. Highway and public realm improvements to the crossroads at the junction of Main Street and Carlton Road, to remove the dominance of the highway, 	<p>To address comments made by Wilbarston Parish Council (Rep 248).</p> <p>To address comments received from Historic England (Rep 102).</p> <p>To improve readability.</p>

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			<p>improve the pedestrian environment; expand the current landscaped green into a small public square; and</p> <p>iii. The creation of a safe, paved footpath connection with Stoke Albany;</p> <p>b. Represent the local street variety and geometry;</p> <p>c. Follow the characteristics of continuous enclosure of buildings, stone boundary walls, stepped frontages, and local variety of street forms;</p> <p>d. Ensure that feature buildings front directly onto the street, or have short set-backs, onto the streets, lanes or alleys; and</p> <p>e. Use a limited palette of materials, reflecting the historic building within the village - ironstone and limestone, often in coursed bands with limited areas of render, less common soft red bricks, and roofs of slate or stone slate, and thatch, and may be appropriate dependent on the individual site and its specific setting within the village.</p> <p>f. Not erode important views of the countryside</p>	<p>Criterion f is deleted because this is addressed by Policy RS5 (General Development Principles).</p>
Monitoring and Review				
MM92	Table 15.1	Page 159 to 178	<p><i>Amend indicator and target for Policy LOC1 as follows:</i></p> <p><i>Indicator:</i> Number of planning permissions granted Development permitted outside of the defined settlement boundaries</p> <p><i>Target:</i> No development outside the boundary unless to meet local needs To inhibit development outside of the settlement boundaries</p> <p><i>Amend the target for Policy HOU1 as follows:</i> To see all windfall development contribute to the supply of housing without any harm to local character</p> <p><i>Amend the indicator and target for Policies EMP1 and EMP2 as follows:</i></p> <p><i>Indicator:</i> Amount of units in Business/B2/B8 uses B-class use (by type) within the safeguarded areas</p> <p><i>Target:</i> Maintain a high percentage of occupancy and Business/B2/B8 uses B-class uses within these areas</p>	<p>To provide clarity on how performance/ indicators will be measured and set suitable targets as discussed at the hearing sessions.</p> <p>To reflect the changes to the Use Classes Order as</p>

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		<p><i>Amend the objective, indication and target for Policy EMP3 as follows:</i></p> <p><i>Objective:</i> To encourage ensure the use of non-B-class non Business/B2/B8 uses within the Safeguarded Employment Areas do not have a detrimental impact</p> <p><i>Indicator:</i> Amount of units granted planning permission in non-B-class usesBusiness/B2/B8 (by type) in these areas</p> <p><i>Target:</i> Small provision of non-B class floorspace to compliment the predominant B-class uses in these areasNo detrimental impact on safeguarded employment areas.</p> <p><i>Amend the indicator for Policy EMP4 as follows:</i></p> <p>Amount of Live Work units granted planning permission developed (consented and completed)</p> <p><i>Amend the indicator and target for Policy TCE43 as follows:</i></p> <p><i>Indicator:</i> Amount of additional residential floorspace (net), granted planning permission completed/consented within the defined Town Centre boundaries.</p> <p><i>Target:</i> Net gain Small provision of residential floorspace within the defined Town Centre boundaries</p> <p><i>Amend the indicator for Policy TCE54 as follows:</i></p> <p>Amount of additional residential floorspace (net), granted planning permission for town centre uses completed/consented outside the defined Town Centre boundaries.</p> <p><i>Amend the indicator and target for Policy TCE65 as follows:</i></p>	<p>discussed at the hearing sessions.</p> <p>To remove unnecessary text.</p> <p>To ensure the timescales align with the site schedule.</p> <p>To remove targets for a policy where they are not required.</p> <p>Consistency</p>
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		<p><i>Indicator:</i> Amount of additional residential floorspace (net), <u>granted planning permission</u> for town centre uses completed/consented outside the defined Town Centre boundaries</p> <p><i>Target:</i> <u>No out of town floorspace permitted</u> Town centre development outside of the defined Town Centre boundaries can be sufficiently evidenced and there is no impact on the town centres</p> <p><i>Amend target for Policy HWC1 as follows:</i></p> <p><u>Net gain of floorspace for health infrastructure</u> Increase and improvement in health infrastructure and the integration of community and health facilities</p> <p><i>Amend the indicator for HWC2 as follows:</i></p> <p>Amount of additional floorspace (net) <u>granted planning permission</u> completed/consented for local services and facilities</p> <p><i>Amend the indicator for Policy NEH1 as follows:</i></p> <p>Amount of development <u>granted planning permission</u> completed/consented within the Critical Drainage Catchments</p> <p><i>Amend the Objective, Indicator and Target for NEH3 and NEH4 as follows:</i></p> <p><i>Objective:</i> To protect and enhance existing and future Historically and Visually Important Local Green Space (HVI<u>LGS</u>) or Open Space</p> <p><i>Indicator:</i> Losses in Historically and Visually Important Local Green Space (HVI<u>LGS</u>) or Open Space</p> <p><i>Target:</i> No loss of HVI<u>LGS</u> or Open Space</p> <p><i>Amend the target for Policy KET1 as follows:</i></p>	
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Appendix 1 - Schedule of proposed Main Modifications

		<p>By 2022³¹ to deliver 22 dwellings at Scott Road Garages</p> <p><i>Amend the target for Policy KET2 as follows:</i></p> <p>By 2024³¹ to deliver 49 dwellings at Former Kettering Town Football Club, Rockingham Road</p> <p><i>Amend the target for Policy KET3 as follows:</i></p> <p>By 2027³¹ to deliver 13 dwellings at Kettering Fire Station</p> <p><i>Amend the target for Policy KET4 as follows:</i></p> <p>By 2027³¹ to deliver 350 dwellings at Land west of Kettering, Gipsy Lane</p> <p><i>Amend the target for Policy KET5 as follows:</i></p> <p>By 2024³¹ to deliver 33 dwellings at Glendon Ironworks, Sackville Street</p> <p><i>Amend the target for Policy KET6 as follows:</i></p> <p>By 2028³¹ to deliver 15 dwellings at Ise Garden Centre, Warkton Lane</p> <p><i>Amend the target for Policy KET7 as follows:</i></p> <p>By 2027³¹ to deliver 25 dwellings at Factory adjacent to 52 Lawson Street</p> <p><i>Amend the target for Policy KET8 as follows:</i></p> <p>By 2024³¹ to deliver 60 dwellings at Land to the rear of Cranford Road</p> <p><i>Amend the target for Policy KET40⁹ as follows:</i></p>	
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Appendix 1 - Schedule of proposed Main Modifications

		<p>By 2027²⁰³¹ to deliver 35 dwellings at Land at Wicksteed Park</p> <p><i>Remove the targets for Policy BLA1 as follows:</i></p> <ul style="list-style-type: none"> • Net gain in comparison retail units/floorspace • Enhancements to the town centre • No loss of retail units • Net gain in small retail and employment units/floorspace • Increase occupancy of units • Enhancement of historic buildings and buildings of local significance <u>N/A</u> <p><i>Amend the target for BLA2 as follows:</i></p> <p>By 2031, redevelopment of <u>sites BL1 to BL4 as set out in Policy BLA2</u> the following sites:</p> <ul style="list-style-type: none"> • Paddock Court/Council car park – Public realm improvements • Churchill Way Retail Parade – Refurbishment of retail units • Churchill Way/High Street – Town centre uses and residential use with additional parking • Jock's Auto's – Town centre uses and residential use with additional parking <p><i>Amend the target for BLA3 as follows:</i></p> <p>By 2031 development of <u>sites BLA5 to BLA8 as set out in Policy BLA3</u> the following sites/locations:</p> <ul style="list-style-type: none"> • Kettering Road – Create a strong gateway to the town • High Street – Create a more pedestrian friendly environment, traffic and parking management as well as public realm improvements • South Gateway (town centre) – Create a stronger gateway to the town centre • Town Square – Higher quality open space <p><i>Amend the target for Policy BLA4 as follows:</i></p>	
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Appendix 1 - Schedule of proposed Main Modifications

		<p>By 2027³¹ to deliver 22 dwellings at Land to the West of Kettering Road</p> <p><i>Amend the target for Policy BLA5 as follows:</i></p> <p>By 2026³¹ to deliver 7 dwellings at Land adjacent to The Bungalow, Higham Road</p> <p><i>Amend the target for Policy BLA6 as follows:</i></p> <p>By 2024³¹ to deliver 69 dwellings at Bosworth's Nurseries and Garden Centre, Finedon Road</p> <p><i>Amend the indicator and target for Policy DES1 as follows:</i></p> <p><i>Indicator:</i> Footfall in the town centre during the day and evening <u>(to be measured when the town centre health checks are updated)</u></p> <p><i>Target:</i></p> <ul style="list-style-type: none"> • <u>Increase in footfall during the day and evening</u> • Net gain in the number of retail units • Increase in footfall in during the day and evening • Maintain the character of the town centre through development proposals which use traditional materials • Net gain in occupancy of units within the town centre • Delivery of enhancements to improve connectivity • Net gain of residential floorspace at first floor level in the town centre • Retention of the character of listed buildings through development proposals • Increase in the number of units in business use <p><i>Amend the target for Policy DES2 as follows:</i></p> <p>By 2031 development <u>of sites DE1 – DE5 as set out in Policy DES2</u> of following sites/locations:</p>	
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Appendix 1 - Schedule of proposed Main Modifications

		<ul style="list-style-type: none"> • High Street/Station (DE1) – New market square, redevelopment of shop units, car parking and a landmark community buildings or to identify a smaller area for creation of a new market square and park • Lawrence’s Factory (DE2) – Mixed use or residential development • The Station Yard (DE3) – Small scale retail and small scale employment development with residential above ground floor level (DE3) • Vacant Co-op (DE4) – Small scale retail/small scale employment with residential or employment above ground floor level • Corner of Havelock Street/Station Road (DE5) – Highly quality mixed use scheme <p><i>Amend the target for Policy DES3 as follows:</i></p> <p>By 2031 development <u>of sites DE6 – DES9 as set out in Policy DES3</u> of the following sites/locations:</p> <ul style="list-style-type: none"> • High Street/Station Road (DE6) – High quality paving, shared pedestrian and vehicle space, new street furniture, planting and lighting of strategic buildings and improvements to frontage development to improve sense of enclosure • Lower Street/Rothwell Road junction (DE7) – Enhancement of the gateway into the town centre • Gold Street/B576 junction (DE8) – Enhancement of the gateway into the town centre • B576 (DE9) – Road narrowing and planting <p><i>Amend the target for Policy DES4 as follows:</i></p> <p>By 2025<u>31</u> to deliver 135 dwellings at Land off Buxton Drive and Eyam Close</p> <p><i>Amend the target for Policy DES5 as follows:</i></p> <p>By 2027<u>31</u> to deliver 304 dwellings at Land south of Desborough</p>	
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Appendix 1 - Schedule of proposed Main Modifications

		<p><i>Amend the target for Policy DES6 as follows:</i></p> <p>By 2031 to deliver 8.1ha of employment land for B2/B8 uses at Land adjacent to Magnetic Park, Harborough Road</p> <p><i>Remove the target for Policy ROT1 as follows:</i></p> <ul style="list-style-type: none"> • To maintain the use of Market Hill car park for the Rowell Fair • Maintain the character of the town centre through development proposals which use traditional materials • Maintain a good sense of enclosure through supporting development which fronts onto or abuts main streets or public areas • Net increase in the amount of car parking spaces in the town centre • Decrease in the amount of car parking spaces on Bridge Street • Increase in the number of units in retail use other active uses • Net gain of residential floorspace at first floor level in the town centre • Retention of the character of listed buildings through development proposals • Increase in the number of units in business use <u>N/A</u> <p><i>Amend the target for Policy ROT2 as follows:</i></p> <p>By 2031 development <u>of the improvements set out in Policy ROT2 for Area R03</u> for the following improvements:</p> <ul style="list-style-type: none"> • Narrowing of the road and provision of on-street parking • Removal of on-street parking at the top of Bridge Street, where appropriate • The widening of pavements to prevent excessive speeds on this roads and to aid pedestrian flows • Environment improvements to provide a strong gateway entrance into the town <p><i>Amend target for Policy ROT3 as follows:</i></p>	
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Appendix 1 - Schedule of proposed Main Modifications

		<p>By 20<u>29</u>31 to deliver 300 dwellings at Land to the West of Rothwell</p> <p><i>Amend the indicator for Policy RS1 as follows:</i></p> <p>Net additional dwellings <u>granted planning permission</u> consented/completed within the defined settlement boundaries of the Category A villages</p> <p><i>Amend the indicator for Policy RS2 as follows:</i></p> <p>Net additional dwellings <u>granted planning permission</u> consented/completed within the defined settlement boundaries of the Category B villages</p> <p><i>Amend the indicator for Policy RS3 as follows:</i></p> <p>Net additional dwellings <u>granted planning permission</u> consented/completed within the defined settlement boundaries of the Category C villages</p> <p><i>Amend the indicator for Policy RS4 as follows:</i></p> <p>No. of proposals <u>granted planning permission</u> consented/completed within the set criteria within Policy RS4, in the open countryside</p> <p><i>Amend the indicator for Policy RS5 as follows:</i></p> <p>Net additional dwellings <u>granted planning permission</u> consented/completed as a proportion of the size, based on the number of dwellings, of each rural settlement</p> <p><i>Remove the target for Policy ASH1 as follows:</i></p> <ul style="list-style-type: none"> • Delivery of outdoor sports, open space and allotments <u>N/A</u> 	
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Appendix 1 - Schedule of proposed Main Modifications

		<p><i>Remove the target for Policy BRA1 as follows:</i></p> <ul style="list-style-type: none"> • Net increase in the provision of off road parking • Delivery of a footpath along Griffin Road <u>N/A</u> <p><i>Amend the target for Policy BRA2 as follows:</i></p> <p>By 20<u>26</u>31 to deliver 3 dwellings at Top Orchard</p> <p><i>Remove the target for Policy CRA1 as follows:</i></p> <ul style="list-style-type: none"> • Net gain in the delivery of affordable housing • Delivery of a children's play area • Delivery of highway improvements and tree planting on High Street • Delivery of street furniture • Delivery of the footpath along the River Ise • Delivery of traffic calming measures and public realm improvements along the A43 <u>N/A</u> <p><i>Amend the target for Policy CRA2 as follows:</i></p> <p>By 20<u>26</u>31 to deliver 6 dwellings at South of New Stone House, Duck End</p> <p><i>Amend the target for Policy CRA3 as follows:</i></p> <p>By 20<u>26</u>31 to deliver 10 dwellings at Land east of corner of Duck End and Thrapston Road</p> <p><i>Remove the target for Policy GED1 as follows:</i></p> <p><u>N/A</u>Net gain in the delivery of affordable dwellings</p>	
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Appendix 1 - Schedule of proposed Main Modifications

		<p><i>Amend the target for Policy GED2 as follows:</i></p> <p>By 2027³¹ deliver 10 dwellings at Geddington Sawmill, Grafton Road</p> <p><i>Amend the target for Policy GED3 as follows:</i></p> <p>By 2027³¹ deliver 11 dwellings at Geddington South East</p> <p><i>Amend the target for Policy GED4 as follows:</i></p> <p>By 2027³¹ deliver 10 dwellings at Old Nursery Site, Grafton Road</p> <p><i>Amend the target for Policy GED5 as follows:</i></p> <p>By 2031 deliver 0.28ha of employment land (B1c) at Geddington South West, New Road</p> <p><i>Amend the indicator and remove the target for Policy GRA1 as follows:</i></p> <p><i>Indicator:</i> No. of proposals granted planning permission consented/completed which result in the subdivision of gardens or development of open land</p> <p><i>Target:</i> N/A</p> <ul style="list-style-type: none"> • No net loss of open space • No proposals which result in the subdivision of gardens or development of open land <p><i>Remove the target for Policy GRC1 as follows:</i></p> <p>N/A Delivery of traffic calming measures along Loddington Road</p> <p><i>Amend the target for Policy GRC2 as follows:</i></p>	
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Appendix 1 - Schedule of proposed Main Modifications

		<p>By 20<u>28</u>34 deliver 15 dwellings at Land to the north of Loddington Road</p> <p><i>Amend the indicator and remove the target for Policy HAR1 as follows:</i></p> <p><i>Indicator:</i></p> <ul style="list-style-type: none"> • No. of proposals granted planning permission consented/completions which involve the subdivision of gardens <p><i>Target: N/A No proposals which result in the subdivision of gardens or developments of land</i></p> <p><i>Remove the target for Policy LOA1 as follows:</i></p> <p><u>N/A</u> Delivery of traffic calming measures along the main streets</p> <p><i>Remove the target for Policy LOD1 as follows:</i></p> <ul style="list-style-type: none"> • Delivery of gateway enhancements at either end of Harrington Road • Provision of footpath improvement links towards Thorpe Malsor and a direct off-road link to Kettering <u>N/A</u> <p><i>Remove the target for Policy MAW1 as follows:</i></p> <p><u>N/A</u> Provision of allotments</p> <p><i>Amend the target for Policy MAW2 as follows:</i></p> <p>By 20<u>28</u>34 deliver 50 dwellings at Land to West of Mawsley</p> <p><i>Remove the target for Policy NEW1 as follows:</i></p> <ul style="list-style-type: none"> • The delivery of enhancements of paving within the village • The provision of improved access to the farm shop <u>N/A</u> 	
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Appendix 1 - Schedule of proposed Main Modifications

		<p><i>Remove the target for Policy PYT1 as follows:</i></p> <ul style="list-style-type: none"> • Delivery of improvements to the recreation ground • Delivery of a safe pedestrian/cycle route to Kettering • Delivery of traffic calming measures <u>N/A</u> <p><i>Amend the target for PYT2 as follows:</i></p> <p>By 2027³⁴ deliver 8 dwellings at Two fields on the outskirts of Pytchley</p> <p><i>Remove the target for Policy RUS1 as follows:</i></p> <ul style="list-style-type: none"> • Delivery of a footpath along the Ise Valley to Triangular and through to Desborough <u>N/A</u> <p><i>Remove the target for Policy STA1 as follows:</i></p> <ul style="list-style-type: none"> • Delivery of highway and public realm improvements • Delivery of traffic calming measures • Delivery of a safe, paved footpath connection with Wilbarston <u>N/A</u> <p><i>Amend the target for STA2 as follows:</i></p> <p>By 2027³⁴ deliver 18⁶ dwellings at Land to the south of Harborough Road</p> <p><i>Remove the target for SUT1 as follows:</i></p> <ul style="list-style-type: none"> • Delivery of new footpath link to Dingley Lane <u>N/A</u> <p><i>Remove the target for Policy THM1 as follows:</i></p>	
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Appendix 1 - Schedule of proposed Main Modifications

		<ul style="list-style-type: none"> • Delivery of a small extension to the public footpath to include the north-east edge of the village, along Short Lane <u>N/A</u> <p><i>Remove the target for Policy WAR1 as follows:</i></p> <ul style="list-style-type: none"> • No. of proposals involving the infill or loss of open fields, paddocks and gardens • Delivery of new paving and street furniture <u>N/A</u> <p><i>Remove the target for Policy WEK1 as follows:</i></p> <ul style="list-style-type: none"> • No. of proposals involving the infill or loss of open fields, paddocks and gardens • Delivery of new paving and street furniture <u>N/A</u> <p><i>Remove the target for Policy WES1 as follows:</i></p> <ul style="list-style-type: none"> • No. of proposals involving the sub-division of gardens • No. of proposals involving the replacement of traditional farm buildings • Delivery of improvements to the gateways into the village • Delivery of improvements to the footpath connections to the wider footpath network <u>N/A</u> <p><i>Amend the target for Policy WES2 as follows:</i></p> <p>By 2023³⁴ deliver 10 dwellings at Home Farm</p> <p><i>Remove the target for Policy WIL1 as follows:</i></p> <p><u>N/A</u> Delivery of public realm, gateway and traffic calming improvements along Carlton Road and School Lane as well as Main Street and Carlton Road</p>	
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Appendix 1 - Schedule of proposed Main Modifications

Appendix 1 – Housing Trajectory																																																																																																															
MM93	Table 16.1	Page 179 and 180	<i>Amend table as follows:</i>										To update to the most recent monitoring period. To reflect MM37 and MM84.																																																																																																		
<table border="1"> <thead> <tr> <th>Source of Housing Supply</th> <th>2011/12 to 2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> <th>2029/30</th> <th>2030/31</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Past completions</td> <td>4228</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4228</td> </tr> <tr> <td>Growth Town Commitments</td> <td></td> <td>358</td> <td>296</td> <td>173</td> <td>162</td> <td>72</td> <td>228</td> <td>273</td> <td>225</td> <td>115</td> <td></td> <td></td> <td>1902</td> </tr> <tr> <td>East Kettering Hanwood Park SUE</td> <td></td> <td>133</td> <td>369</td> <td>470</td> <td>378</td> <td>280</td> <td>280</td> <td>280</td> <td>280</td> <td>280</td> <td>280</td> <td>280</td> <td>3310</td> </tr> <tr> <td>Market Town Commitments</td> <td></td> <td>44</td> <td>64</td> <td>85</td> <td>130</td> <td>124</td> <td>50</td> <td>40</td> <td></td> <td></td> <td></td> <td></td> <td>537</td> </tr> <tr> <td>Desborough North SUE</td> <td></td> <td></td> <td>25</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>75</td> <td></td> <td></td> <td></td> <td>700</td> </tr> <tr> <td>Rothwell North SUE</td> <td></td> <td>45</td> <td>100</td> <td>100</td> <td>100</td> <td>100</td> <td>100</td> <td>55</td> <td>50</td> <td>50</td> <td></td> <td></td> <td>700</td> </tr> </tbody> </table>														Source of Housing Supply	2011/12 to 2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Past completions	4228												4228	Growth Town Commitments		358	296	173	162	72	228	273	225	115			1902	East Kettering Hanwood Park SUE		133	369	470	378	280	280	280	280	280	280	280	3310	Market Town Commitments		44	64	85	130	124	50	40					537	Desborough North SUE			25	120	120	120	120	120	75				700	Rothwell North SUE		45	100	100	100	100	100	55	50	50			700
Source of Housing Supply	2011/12 to 2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total																																																																																																		
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Market Town Commitments		44	64	85	130	124	50	40					537																																																																																																		
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Rothwell North SUE		45	100	100	100	100	100	55	50	50			700																																																																																																		

Appendix 1 - Schedule of proposed Main Modifications

Rural Area Commitments		9	25	17			7						58
SSP2 Allocations (towns)				25	57		99	18353	16515	10050	50	37	716499
SSP2 Allocations (Rural Area)							742	534	15				13941
Resolutions to Grant				35	35								70
Brownfield Land			17										17
Urban Windfall					57	57	57	57	57	57	57	57	456
Rural Windfall					12	12	12	12	12	12	12	12	96
Total	4,228	589	896	1,025	1,051	765	1,0245	1,07344	87929	614564	39949	38649	12,929714
Cumulative Total		4,817	5,713	6,738	7,789	8,554	9,5789	10,65123	11,530452	12,144016	12,543365	12,929714	
JCS Cumulative Requirement	4,680	5,200	5,720	6,240	6,760	7,280	7,800	8,320	8,840	9,360	9,880	10,400	

Appendix 5 - Glossary

MM94	Table 20.1	Page 222	<p><i>Before 'JCS' row add:</i></p> <p><u>Infill Development – The development of vacant and under-developed land within main built up areas of towns and villages on land which is bounded by existing built curtilages on at least two sides, such as the filling of a small gap in an otherwise substantially built up frontage.</u></p>	To provide clarification.
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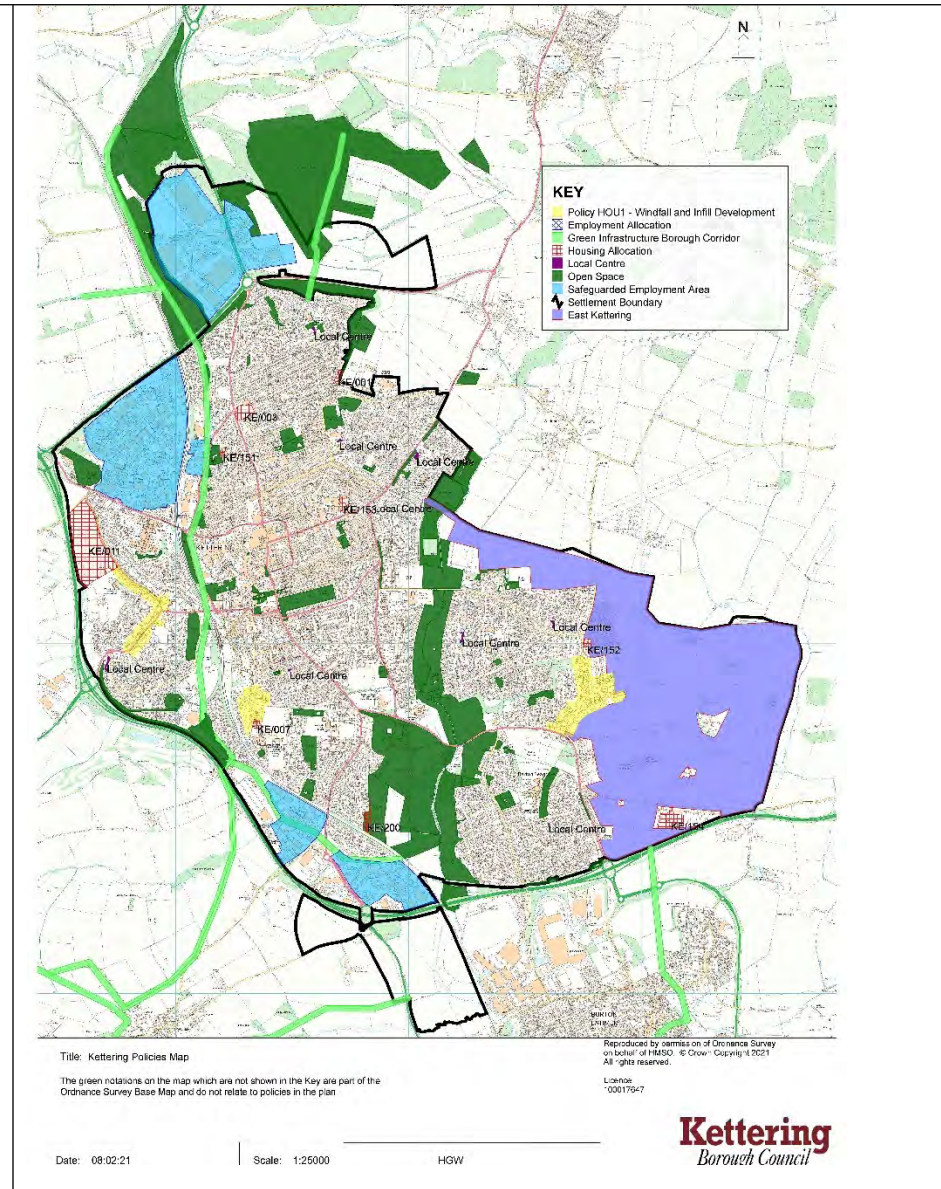
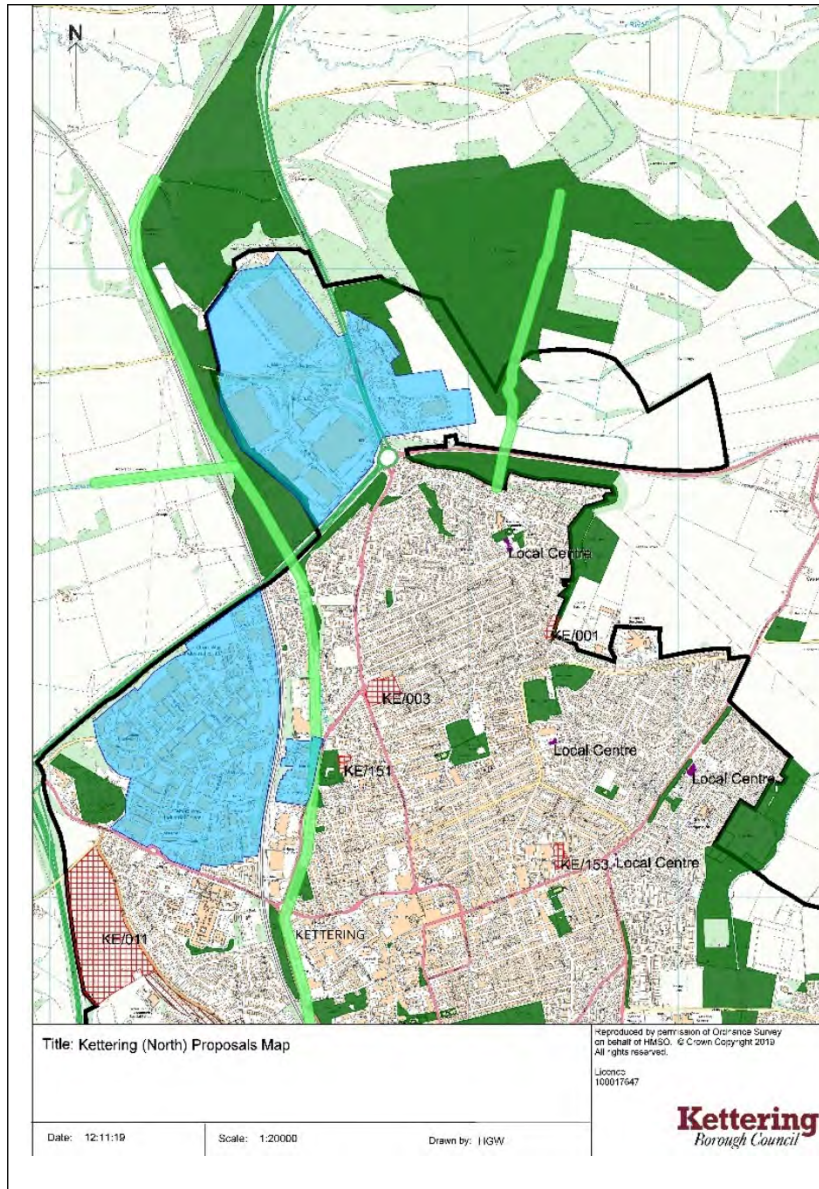
Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Maps Proposed Changes

Policies Map: Kettering	
Proposed change: Replace the Kettering (North) (Figure 18.2), Kettering (South East) (Figure 18.3) and Kettering (South West) (Figure 18.4) policies map with the consolidated map of Kettering with East Kettering SUE annotated. Deletion of Housing Allocation KE/184a (Policy KET9) and Local Green Space reference numbers HVI068 and HVI053/071 as requested by the Inspector to ensure a sound plan. Addition of missing shading for Green Infrastructure Borough Corridor (e) Explanation added stating: 'The green notations on the map which are not shown in the Key are part of the Ordnance Survey Base Map and do not relate to policies in the plan'. Title amended from Proposals Map to Policies Map.	
Publication Plan Maps:	Proposed changes:

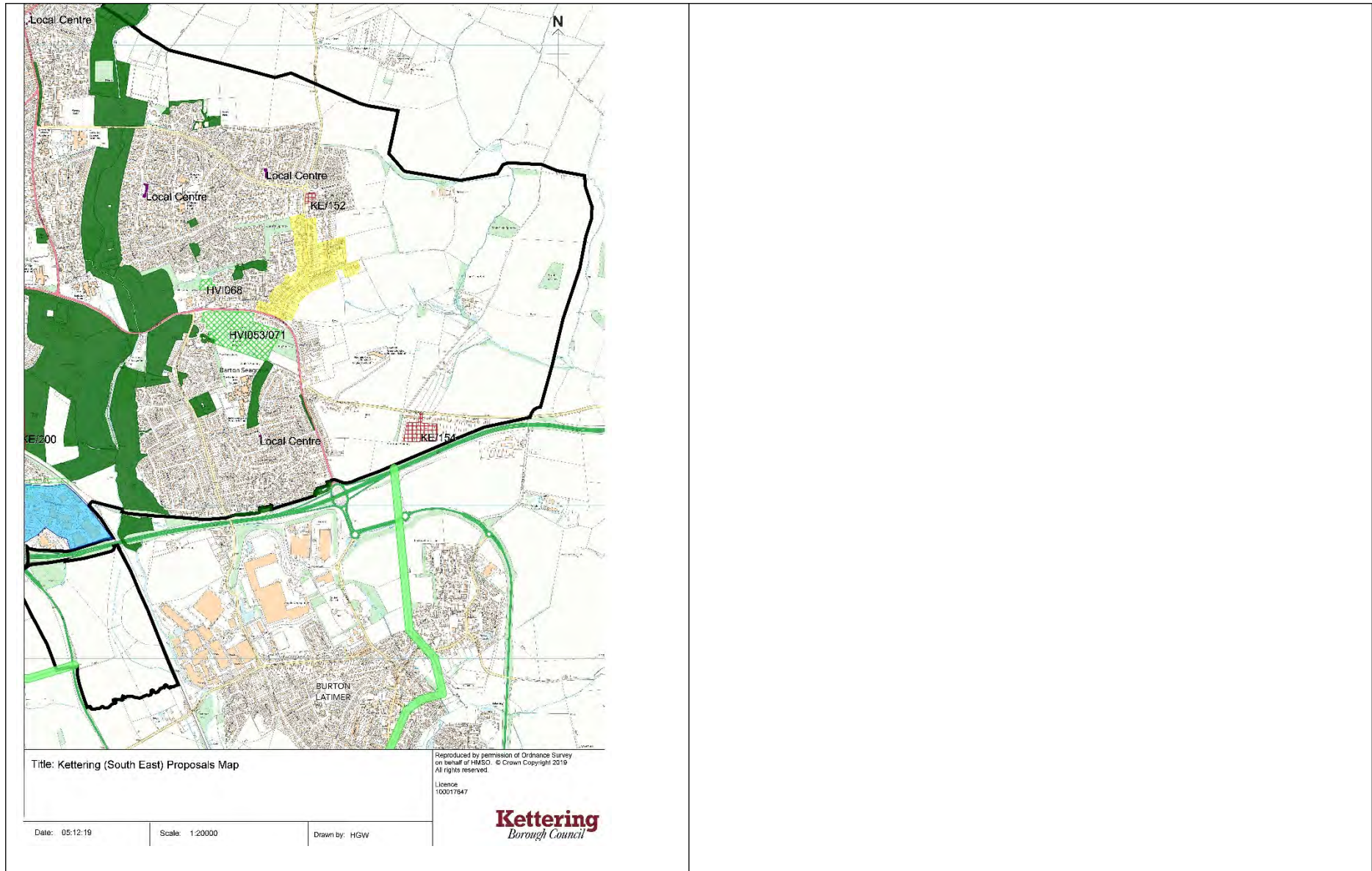
Appendix 2 - Schedule of proposed changes to the Policies Map

Page 162

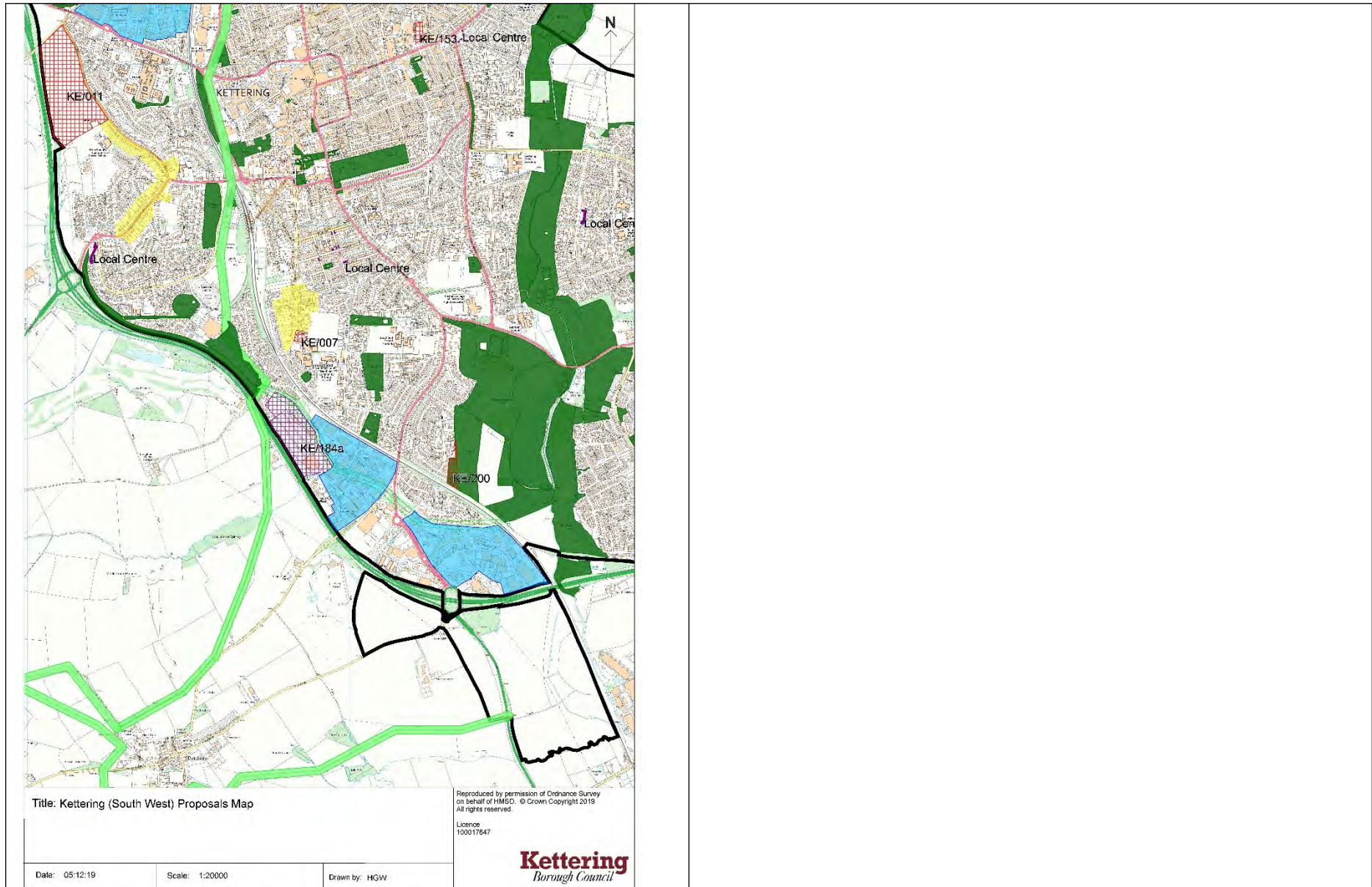


Appendix 2 - Schedule of proposed changes to the Policies Map

Page 163



Appendix 2 - Schedule of proposed changes to the Policies Map

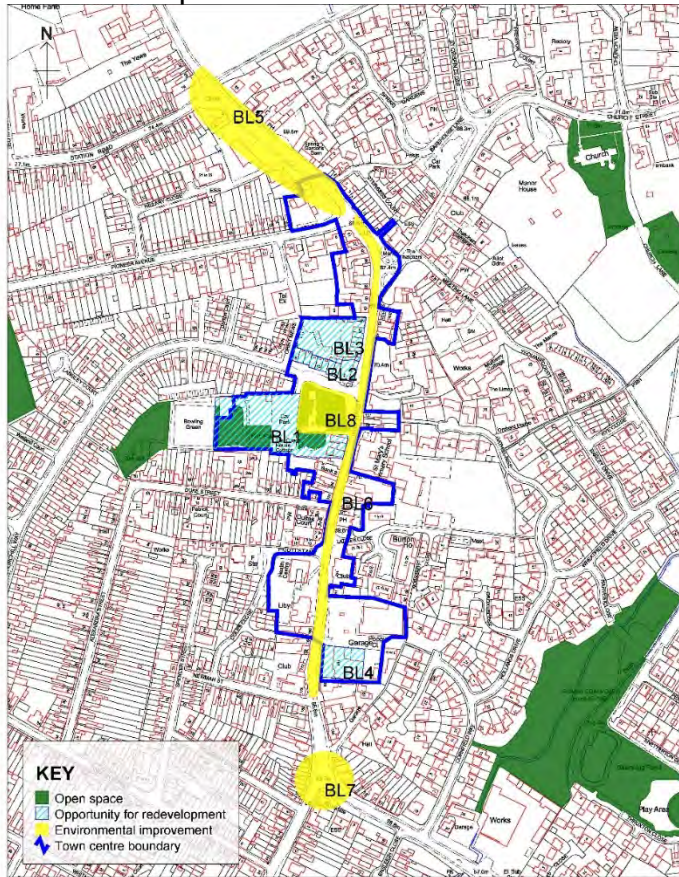


Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Burton Latimer Town Centre

Proposed change: Title amended from Proposals Map to Policies Map.

Publication Plan Map

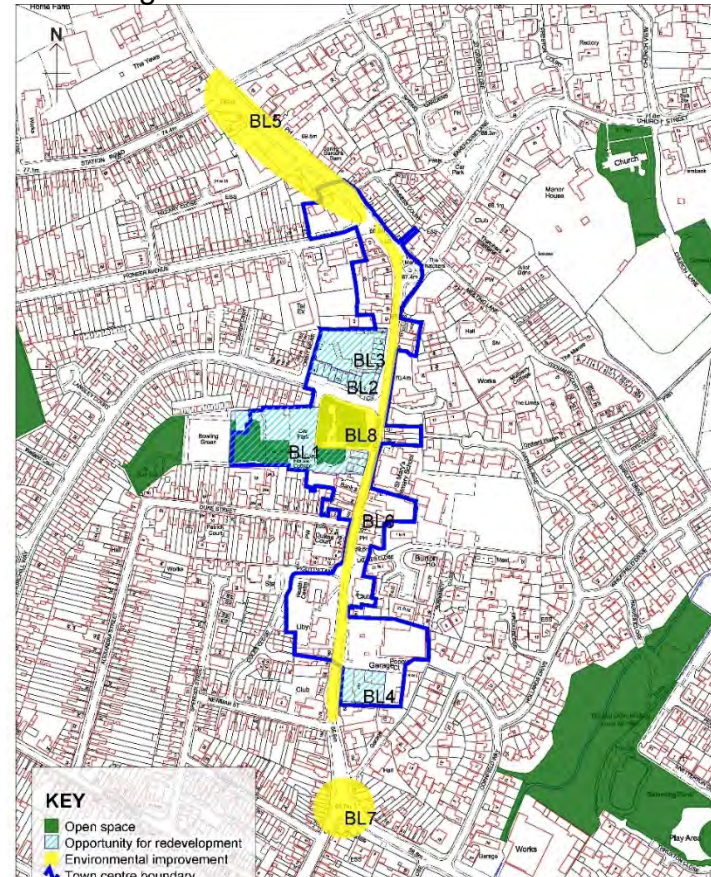


Title: Burton Latimer Town Centre Proposals Map

Date: 11.11.19 Scale: 1:3500 Drawn by: HG/W

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Proposed Changes



Title: Burton Latimer Town Centre Policies Map

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Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Burton Latimer

Proposed change:

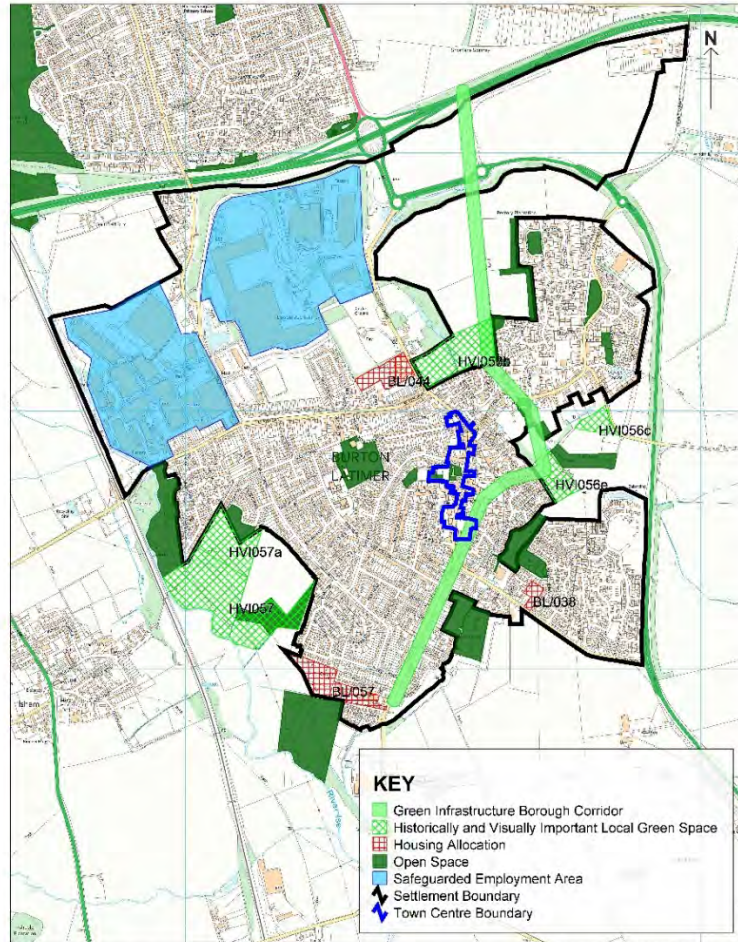
Deletion of Local Green Space reference numbers HVI056 c & e, HVI058b, HVI057 and HVI057a as requested by the Inspector to ensure a sound plan.

Explanation added stating: 'The green notations on the map which are not shown in the Key are part of the Ordnance Survey Base Map and do not relate to policies in the plan'.

Title amended from Proposals Map to Policies Map.

Appendix 2 - Schedule of proposed changes to the Policies Map

Publication Plan Map



Title: Burton Latimer Proposals Map

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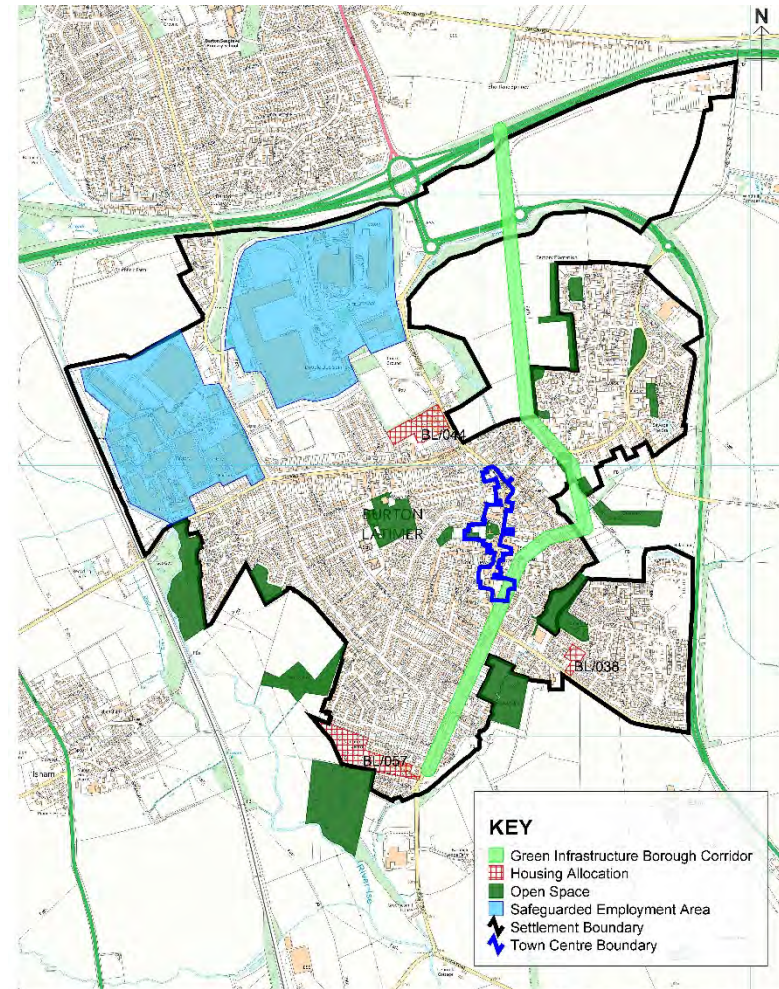


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Proposed Changes



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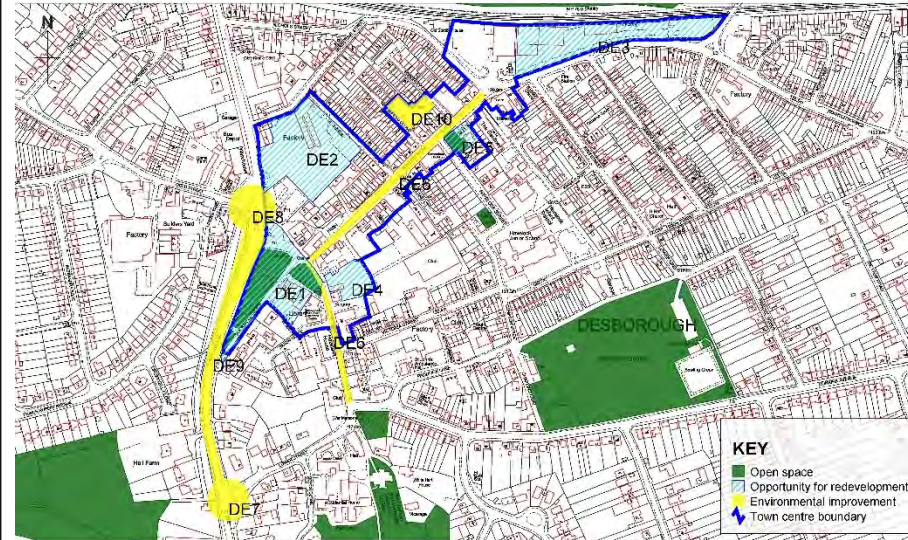
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Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Desborough Town Centre

Proposed change: Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Desborough Town Centre Proposals Map

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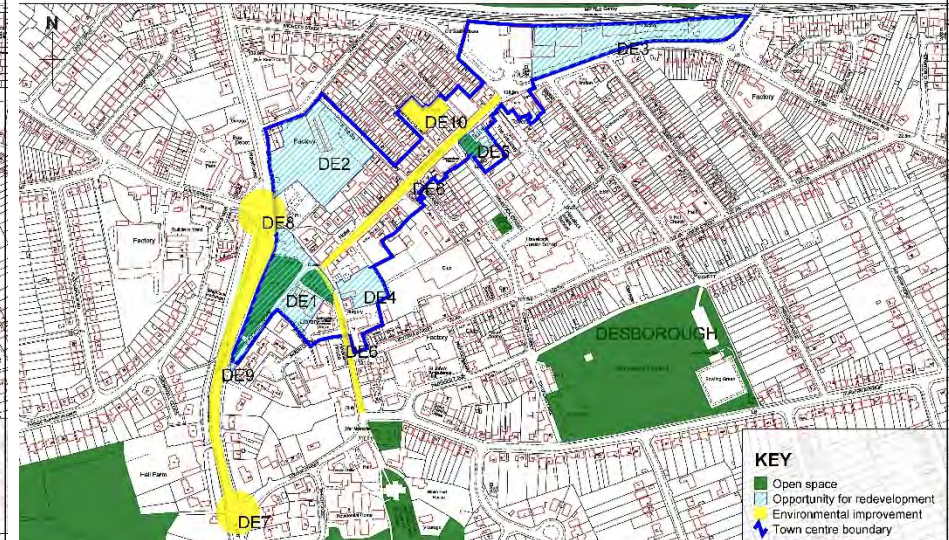
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Borough Council

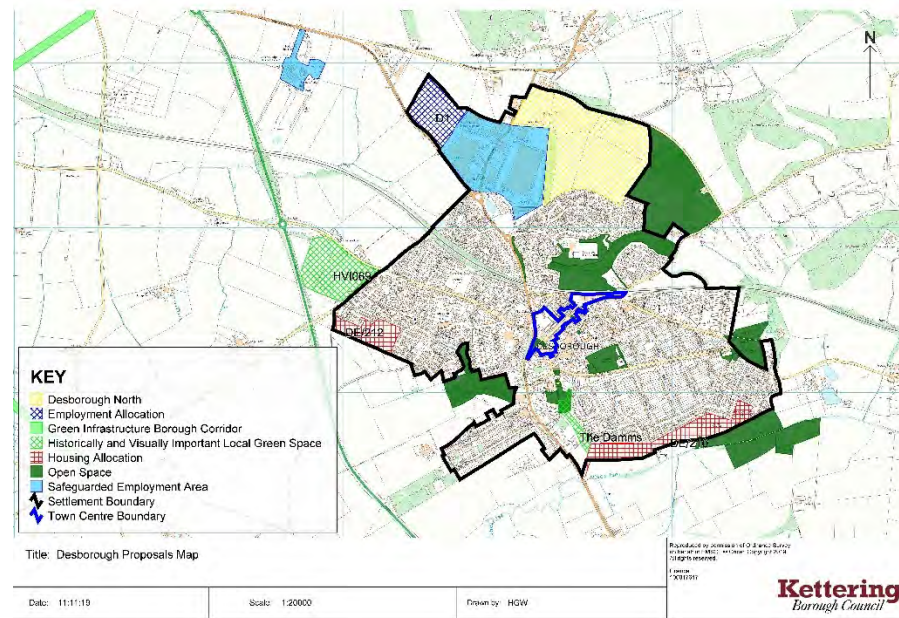
Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Desborough

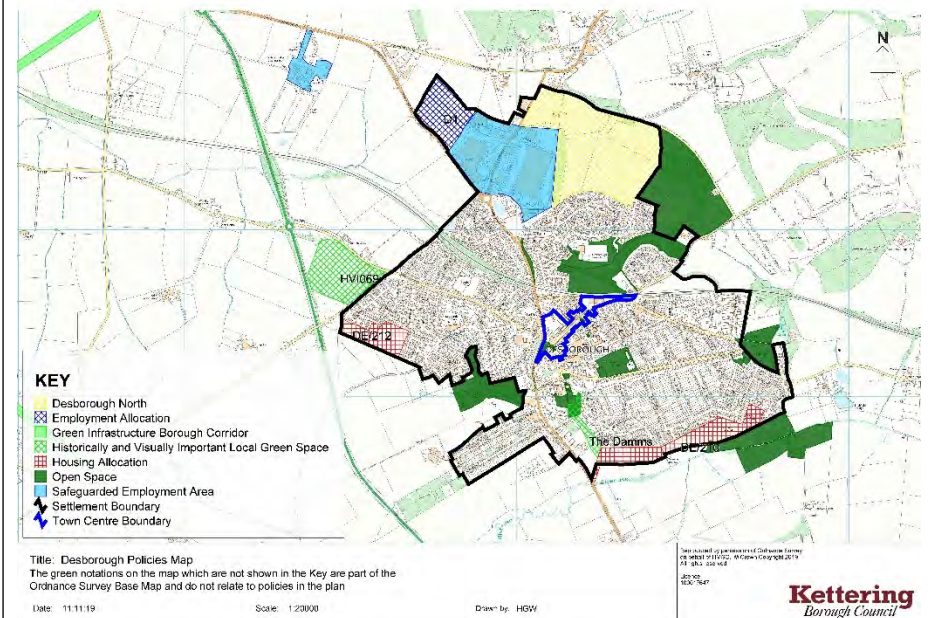
Proposed change: Title amended from Proposals Map to Policies Map.

Explanation added stating: 'The green notations on the map which are not shown in the Key are part of the Ordnance Survey Base Map and do not relate to policies in the plan'.

Publication Plan Map



Proposed Changes

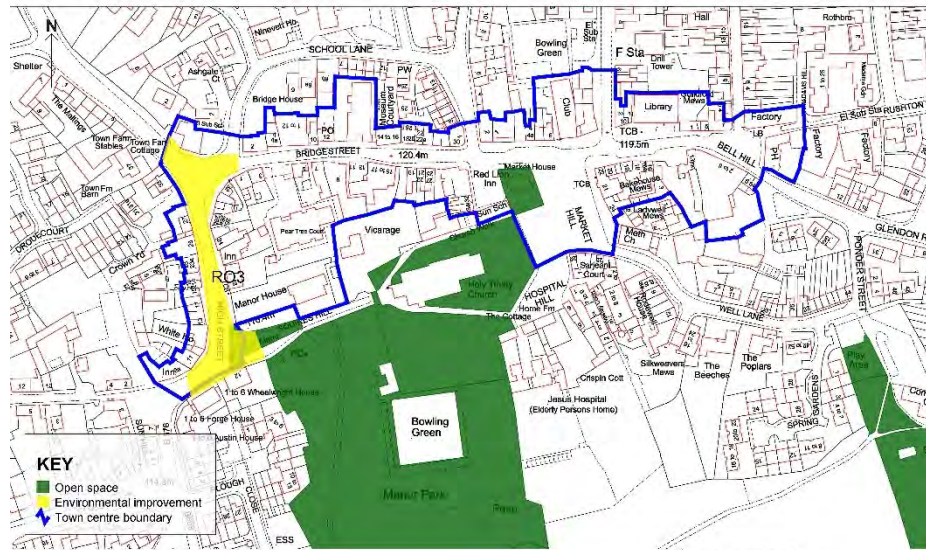


Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Rothwell Town Centre

Proposed change: Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Rothwell Town Centre Proposals Map

Date: 11.1.19

Scale: 1:2000

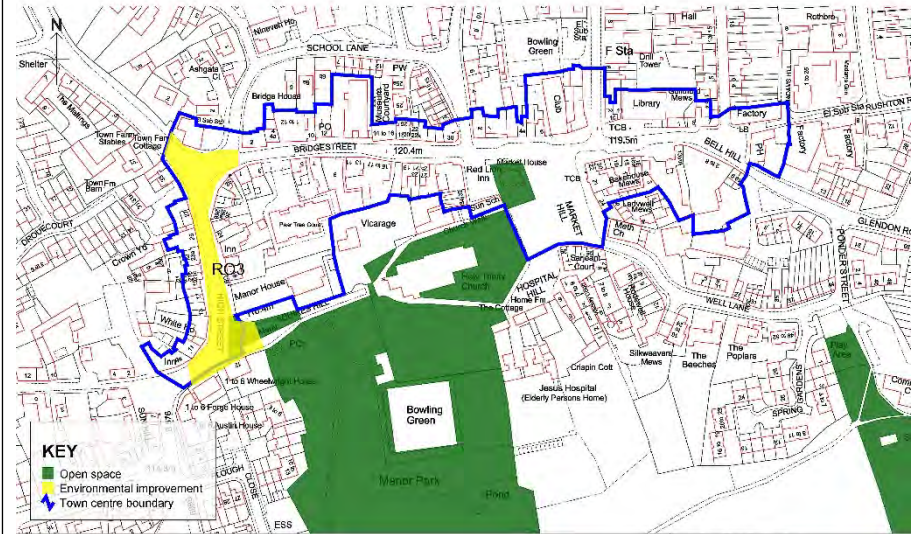
Drawn by: HSW

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10007247

Kettering
Borough Council

Proposed Changes



Title: Rothwell Town Centre Policies Map

Date: 11.11.19

Scale: 1:2000

Drawn by: HSW

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10007247

Kettering
Borough Council

Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Rothwell

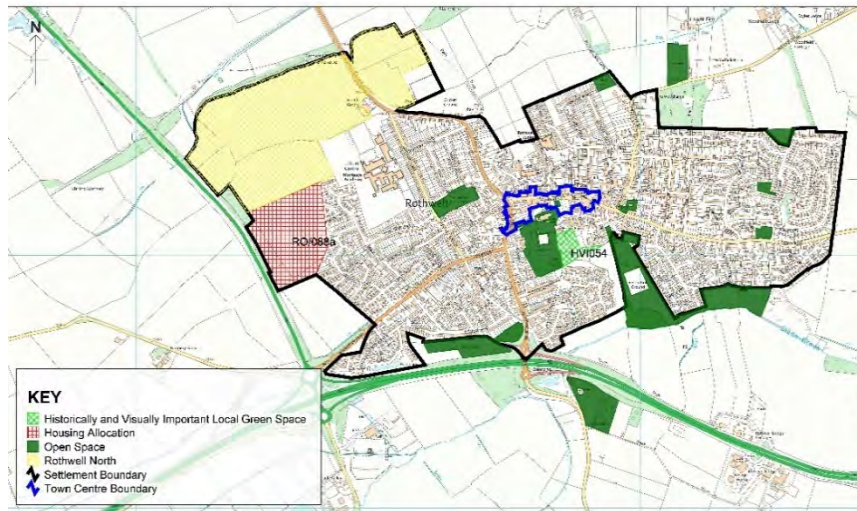
Proposed change:

Deletion of Local Green Space reference number HVI054 as requested by the Inspector to ensure a sound plan.

Explanation added stating: 'The green notations on the map which are not shown in the Key are part of the Ordnance Survey Base Map and do not relate to policies in the plan'.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Rothwell Proposals Map

Date: 11/11/18

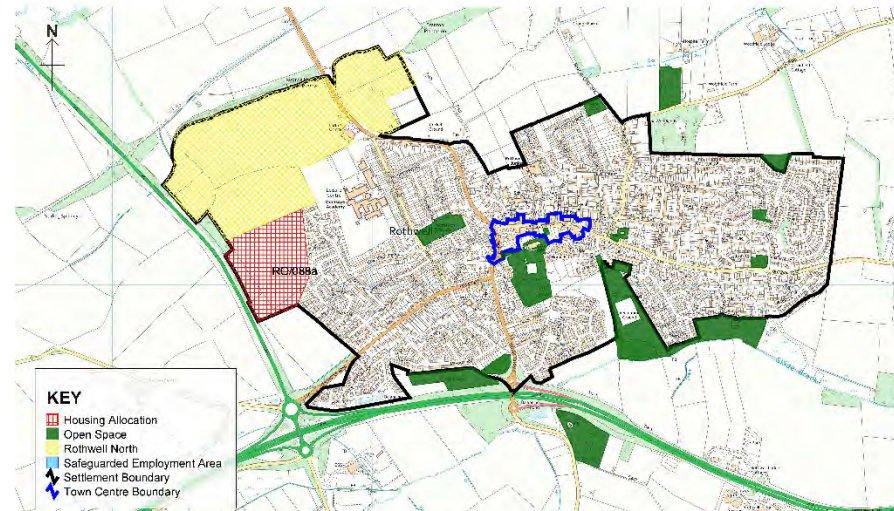
Scale: 1:12500

Drawn by: HGW

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 Ordnance Survey
 100015641

Kettering
 Borough Council

Proposed Changes



Title: Rothwell Policies Map

The green notations on the map which are not shown in the Key are part of the Ordnance Survey Base Map and do not relate to policies in the plan

Date: 08/02/21

Scale: 1:12500

Drawn by: HGW

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 Ordnance Survey
 100015641

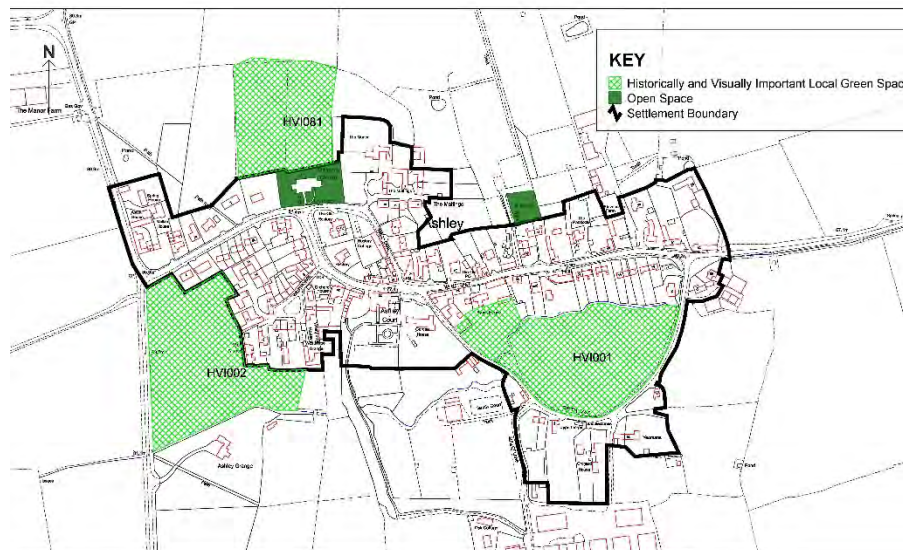
Kettering
 Borough Council

Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Ashley

Proposed change: Area of open space added to the map to address comments received from Ashley Parish Council (Rep 76)
 Deletion of Local Green Space reference numbers HVI002 and HVI081 as requested by the Inspector to ensure a sound plan.
 Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Ashley Proposals Map

Date: 11/11/19

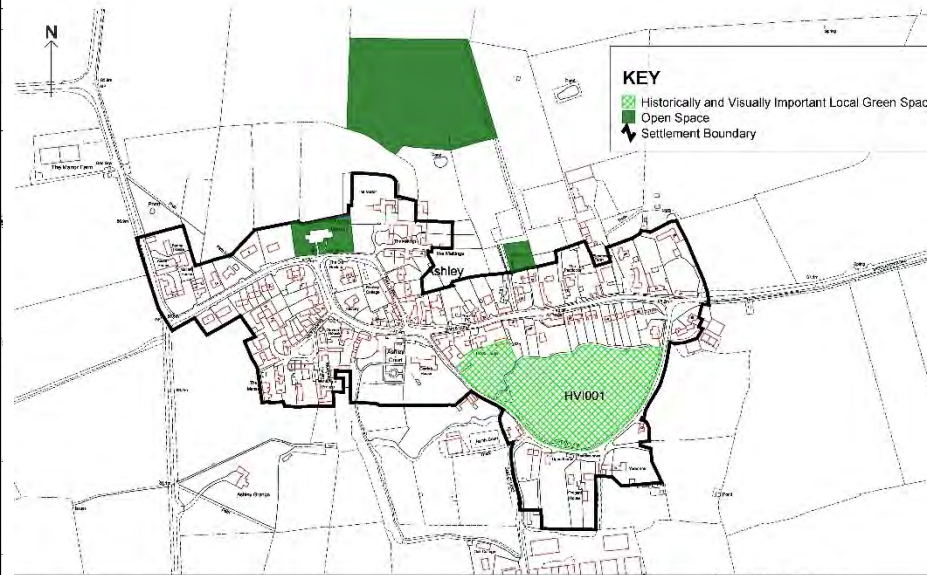
Scale: 1:4000

Drawn by: F-GW

Approved by members of Kettering Council
 on 16th of March 2020. (Open Space LPI 2019)
 14/19/19/0010
 14/19/19/0010

Ketterin
 Borough Council

Proposed Changes



Title: Ashley Policies Map

Date: 08/02/21

Scale: 1:4500

Drawn by: HGW

Approved by members of Kettering Council
 on 16th of March 2021. (Open Space LPI 2021)
 14/19/21/0010
 14/19/21/0010

Ketterin
 Borough Council

Appendix 2 - Schedule of proposed changes to the Policies Map

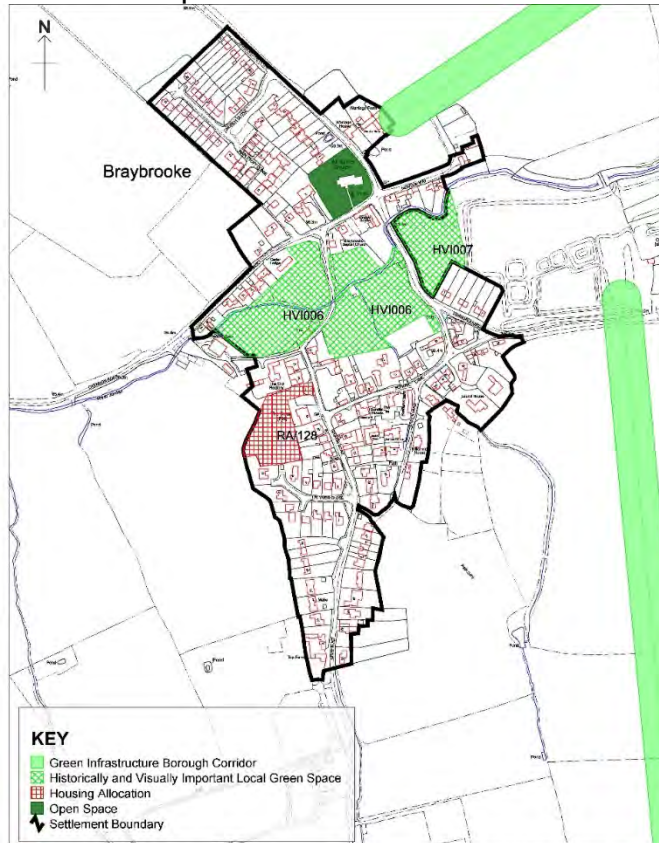
Policies Map: Braybrooke

Proposed change:

Deletion of Local Green Space reference numbers HVI006 and HVI007 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Braybrooke Proposals Map

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License 102017647

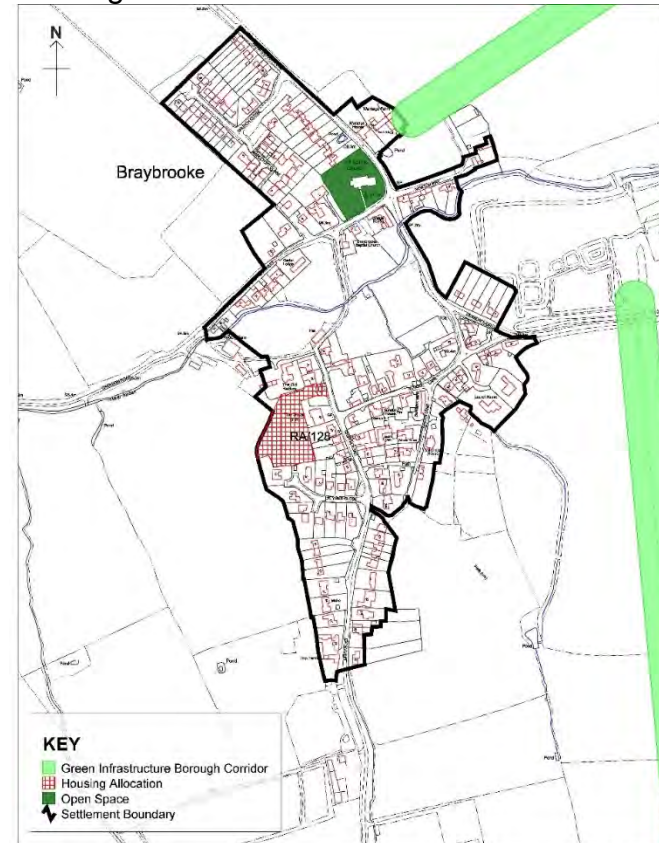
Date: 11/11/19

Scale: 1:4500

Drawn by: HGW

Kettering
Borough Council

Proposed Changes



Title: Braybrooke Policies Map

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License 102017647

Date: 06/02/21

Scale: 1:4500

Drawn by: HGW

Kettering
Borough Council

Appendix 2 - Schedule of proposed changes to the Policies Map

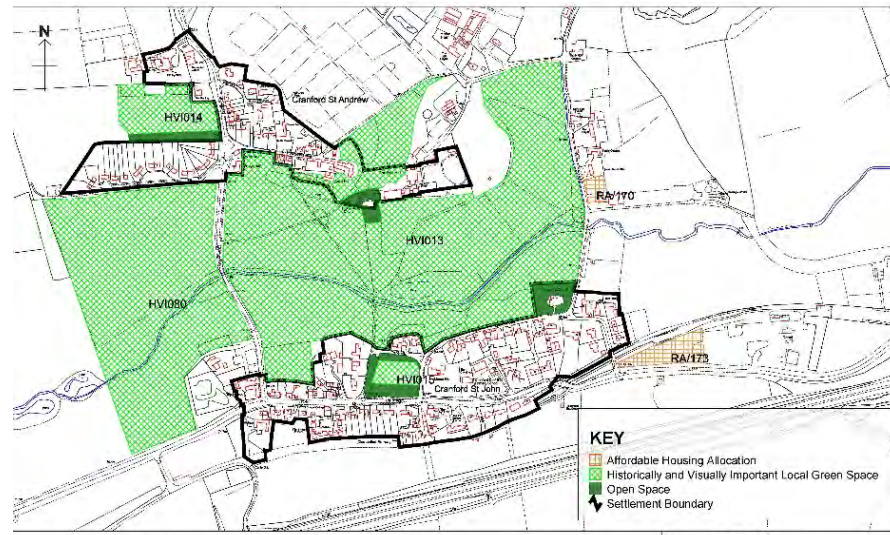
Policies Map: Cranford

Proposed change:

Deletion of Local Green Space reference numbers HVI013, HVI014, HVI015 and HVI080 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Cranford Proposals Map

Prepared by: [unclear]
 Checked by: [unclear]
 Date: 11.11.19

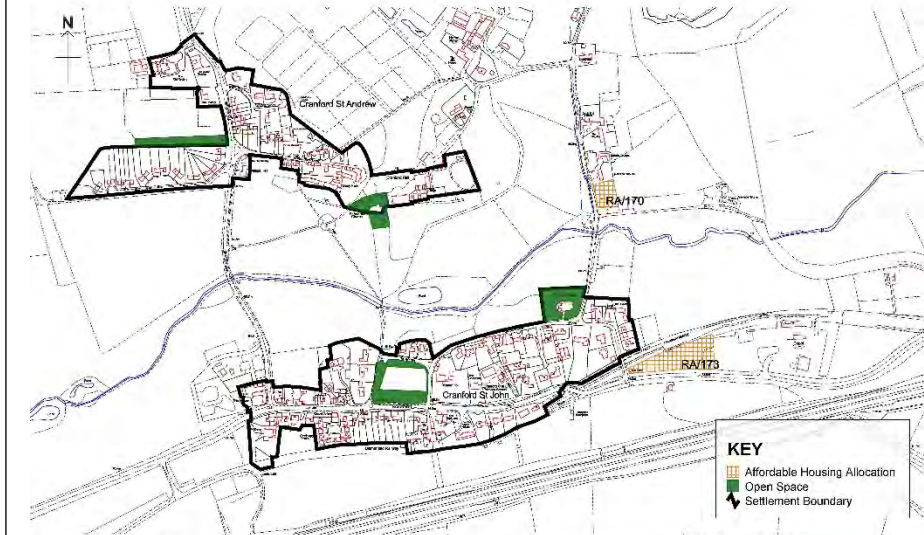
Kettering
 Borough Council

Date: 11.11.19

Scale: 1:8000

Drawn by: JIGW

Proposed Changes



Title: Cranford Policies Map

Prepared by: [unclear]
 Checked by: [unclear]
 Date: 06.02.21

Kettering
 Borough Council

Date: 06.02.21

Scale: 1:8000

Drawn by: JIGW

Appendix 2 - Schedule of proposed changes to the Policies Map

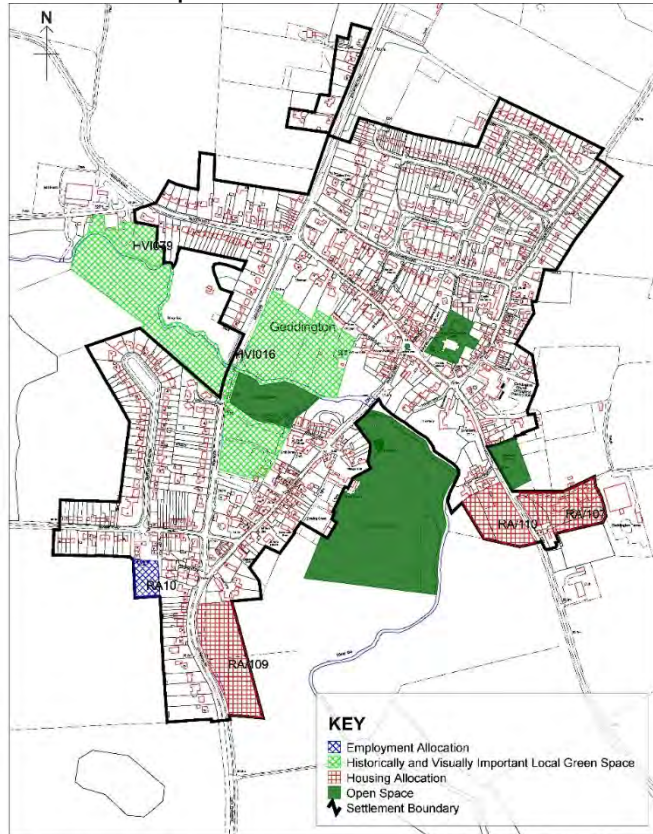
Policies Map: Geddington

Proposed change:

Deletion of Local Green Space reference numbers HVI016 and HVI079 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Geddington Proposals Map

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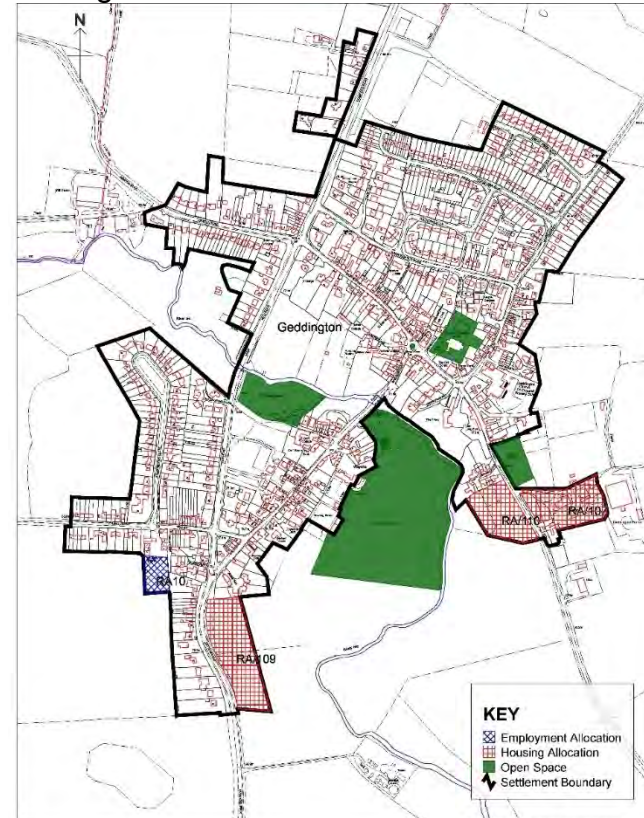
Kettering
Borough Council

Date: 05.12.19

Scale: 1:6000

Drawn by: HGW

Proposed Changes



Title: Geddington Policies Map

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Kettering
Borough Council

Date: 08.02.21

Scale: 1:6000

Drawn by: HGW

Appendix 2 - Schedule of proposed changes to the Policies Map

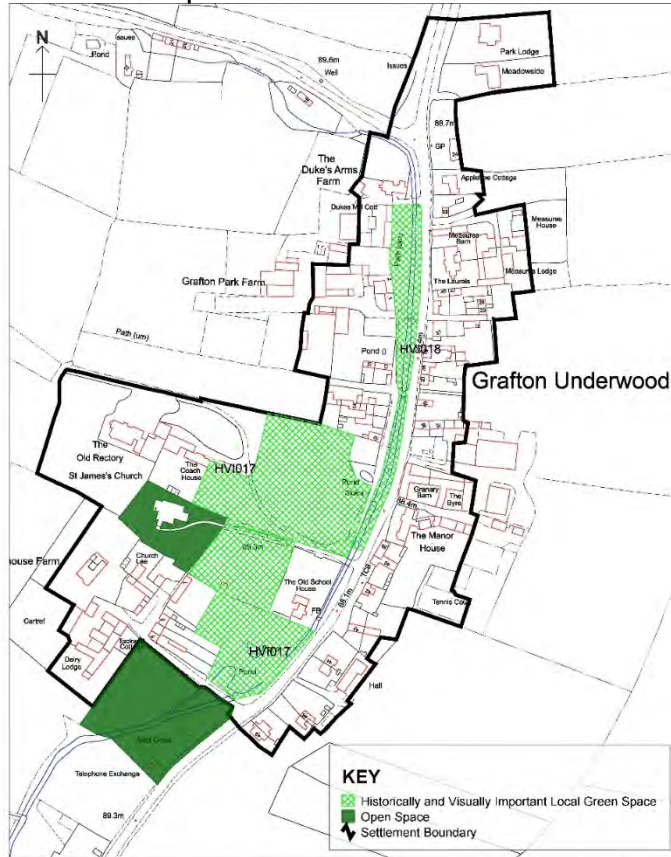
Policies Map: Grafton Underwood

Proposed change:

Deletion of Local Green Space reference numbers HVI017 and HVI018 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Grafton Underwood Proposals Map

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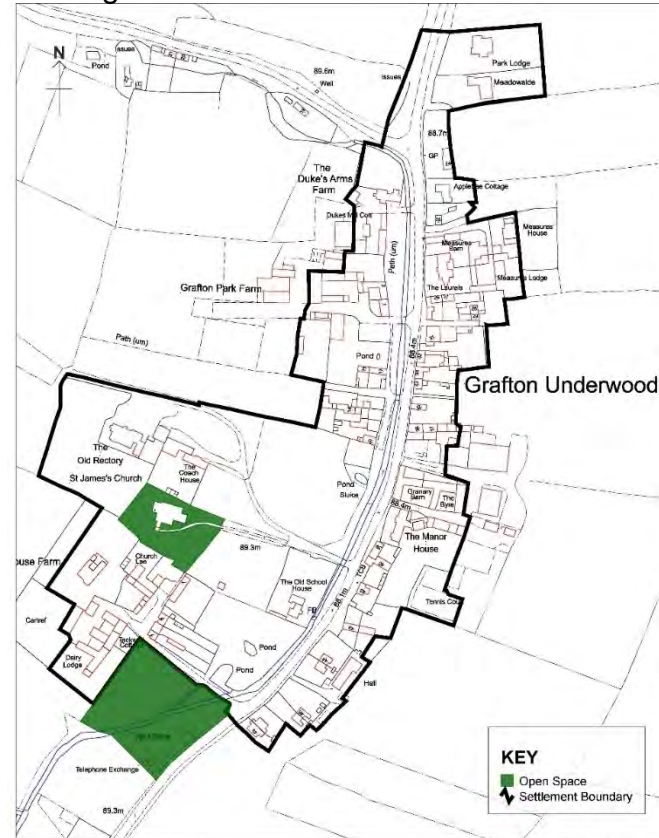


Date: 11.11.19

Scale: 1:2500

Drawn by: HG/W

Proposed Changes



Title: Grafton Underwood Policies Map

KEY

- Open Space
- Settlement Boundary

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License 100017947



Date: 06.02.21

Scale: 1:2500

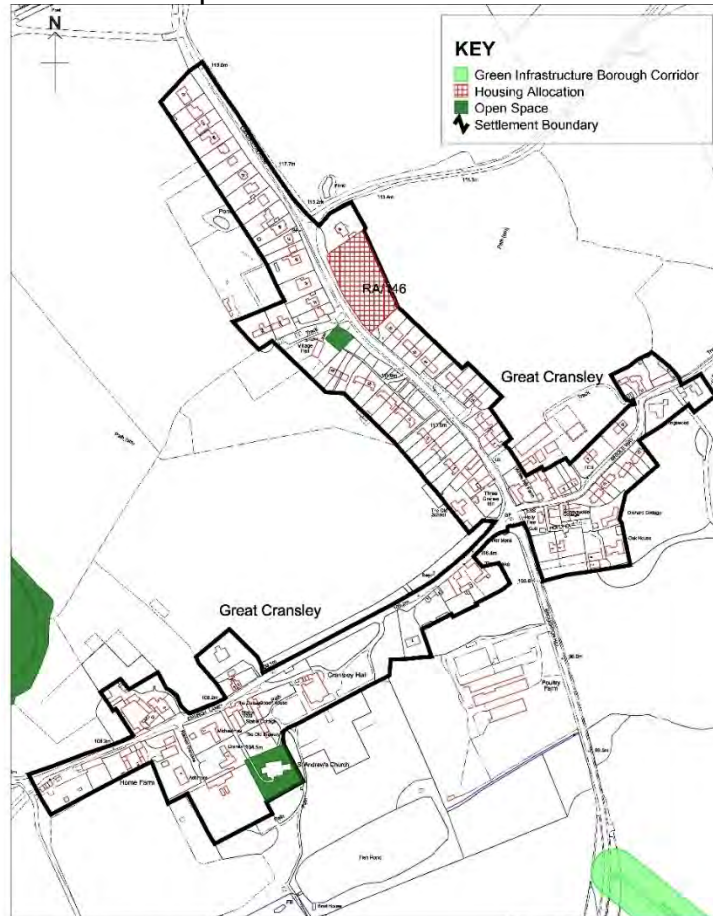
Drawn by: HG/W

Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Great Cransley

Proposed change: Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Great Cransley Proposals Map

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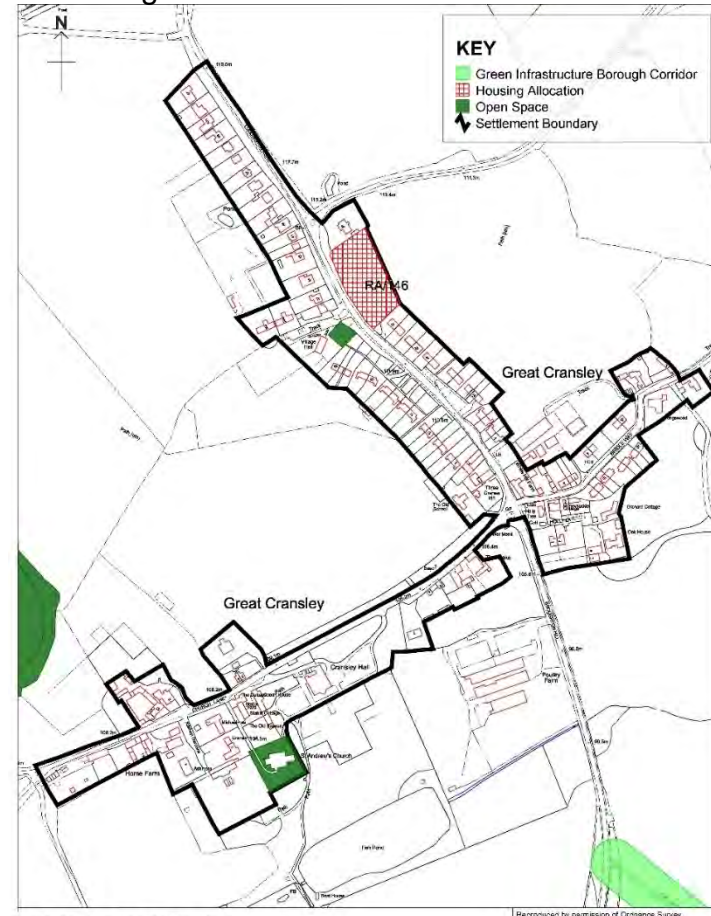
Kettering
Borough Council

Date: 11.11.19

Scale: 1:4000

Drawn by: HGW

Proposed Changes



Title: Great Cransley Policies Map

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Kettering
Borough Council

Date: 11.11.19

Scale: 1:4000

Drawn by: HGW

Appendix 2 - Schedule of proposed changes to the Policies Map

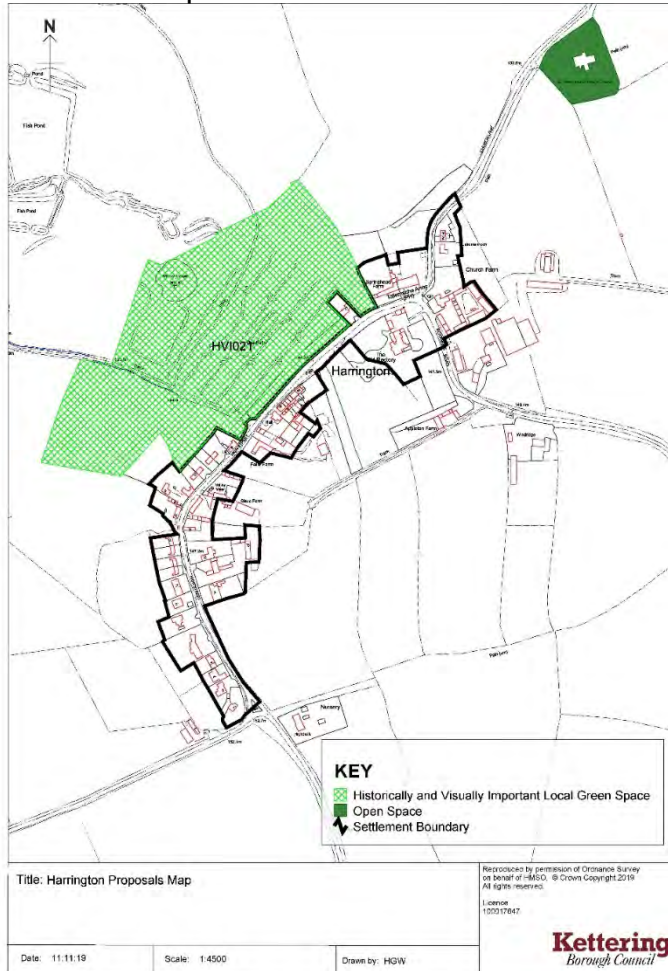
Policies Map: Harrington

Proposed change:

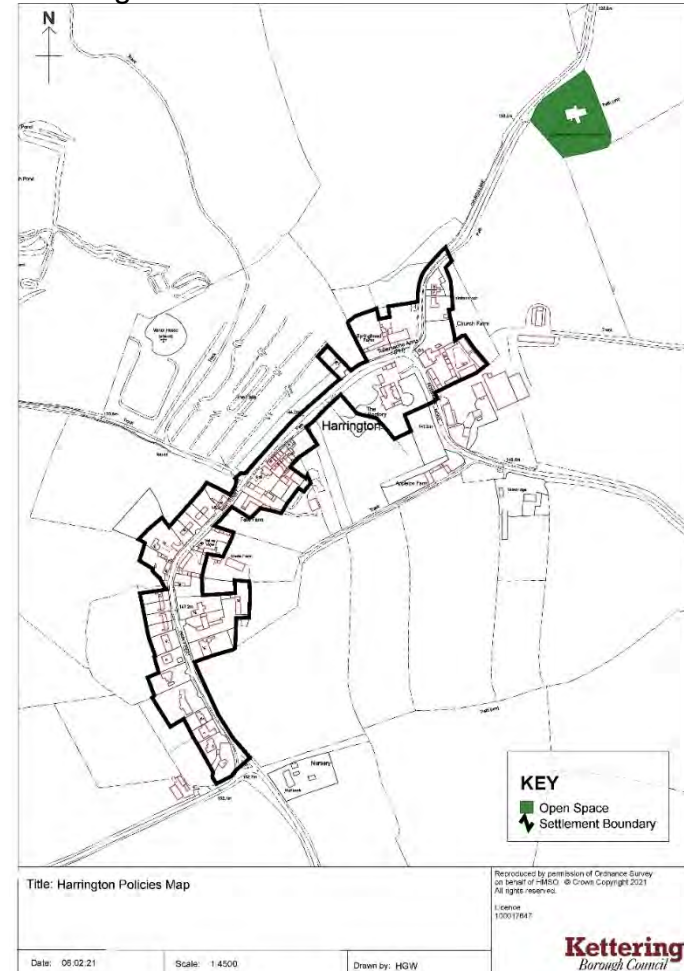
Deletion of Local Green Space reference number HVI021 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Proposed Changes



Appendix 2 - Schedule of proposed changes to the Policies Map

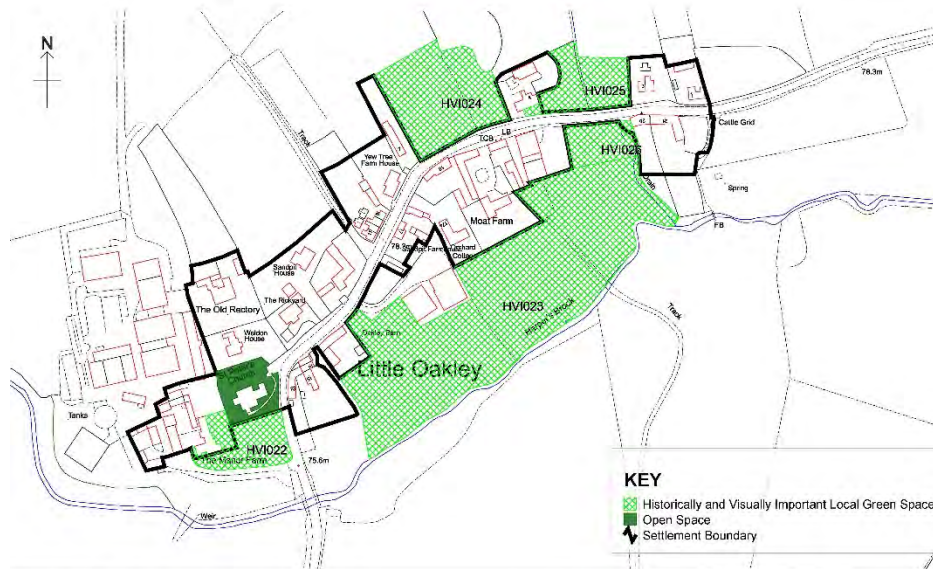
Policies Map: Little Oakley

Proposed change:

Deletion of Local Green Space reference numbers HVI022, HVI023 & 026, HVI024 and HVI025 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Little Oakley Proposals Map

Date: 11/11/19

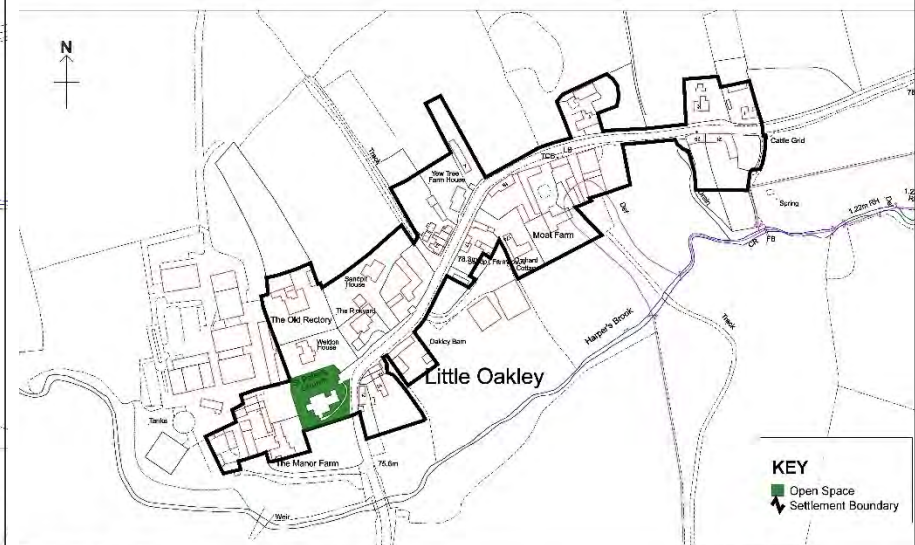
Scale: 1:2500

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Proposed Changes



Title: Little Oakley Policies Map

Date: 08/02/21

Scale: 1:2500

Drawn by: H3W

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Kettering
 Borough Council

Appendix 2 - Schedule of proposed changes to the Policies Map

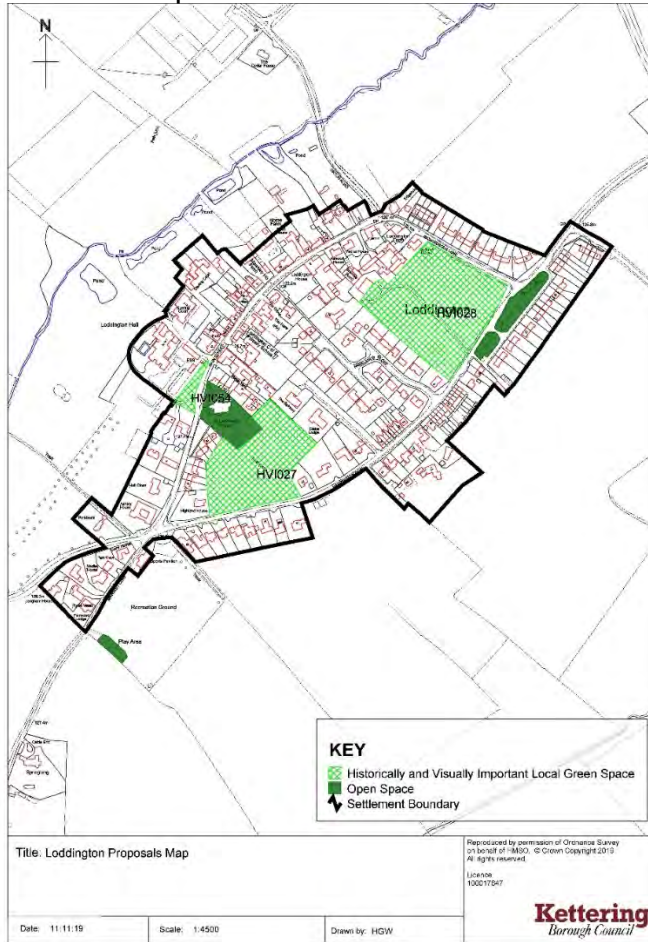
Policies Map: Loddington

Proposed change:

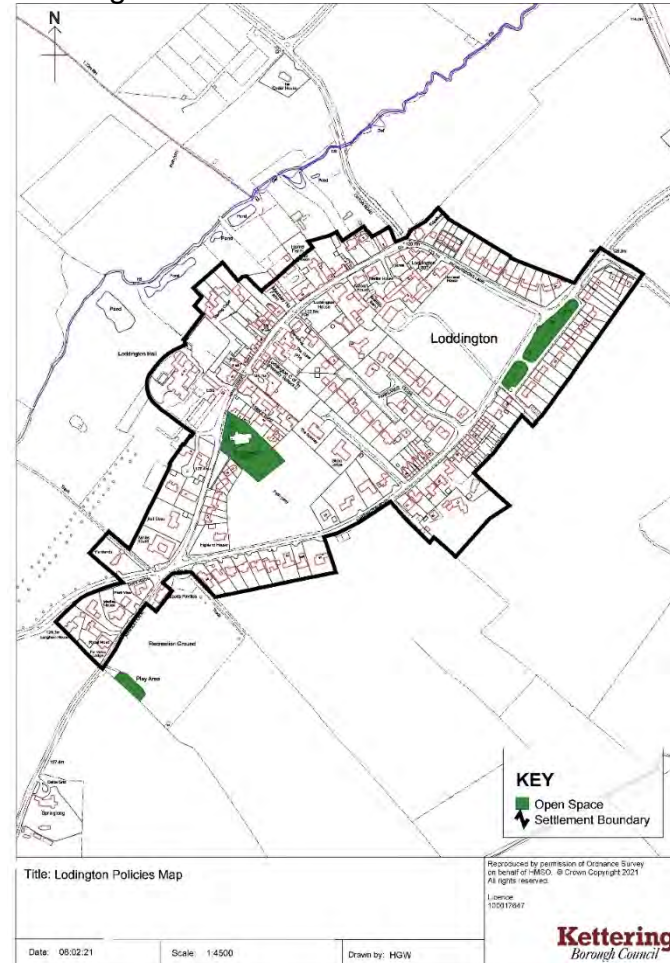
Deletion of Local Green Space reference numbers HVI027, HVI028 and HVI054 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Proposed Changes



Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Mawsley

Proposed change: Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Mawsley Proposals Map

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Date: 11:11:19

Scale: 1:6500

Drawn by: HGW

Kettering
 Borough Council

Proposed Changes



Title: Mawsley Policies Map

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Date: 11:11:19

Scale: 1:6500

Drawn by: HGW

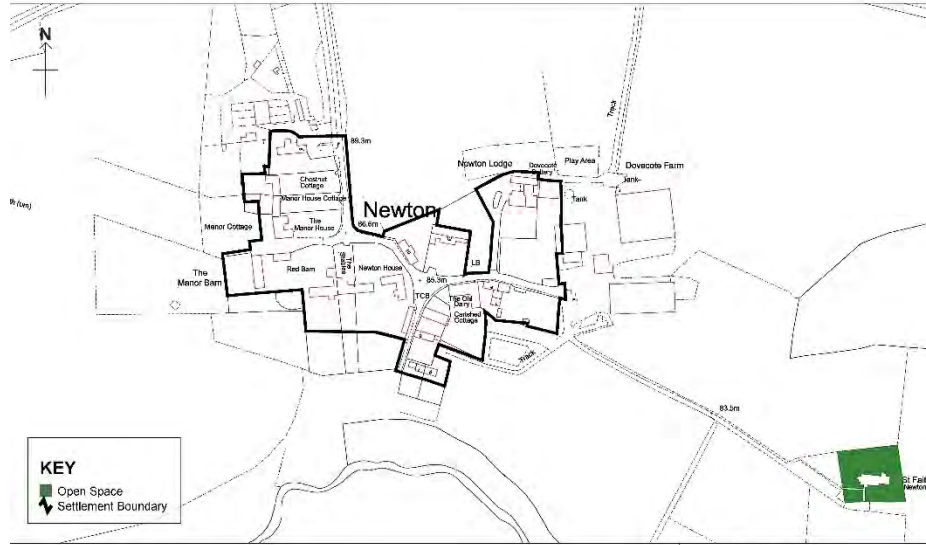
Kettering
 Borough Council

Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Newton

Proposed change: Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Newton Proposals Map

Produced by the Planning Department, Kettering Borough Council, 11/11/10. Drawing No: 1000/7447

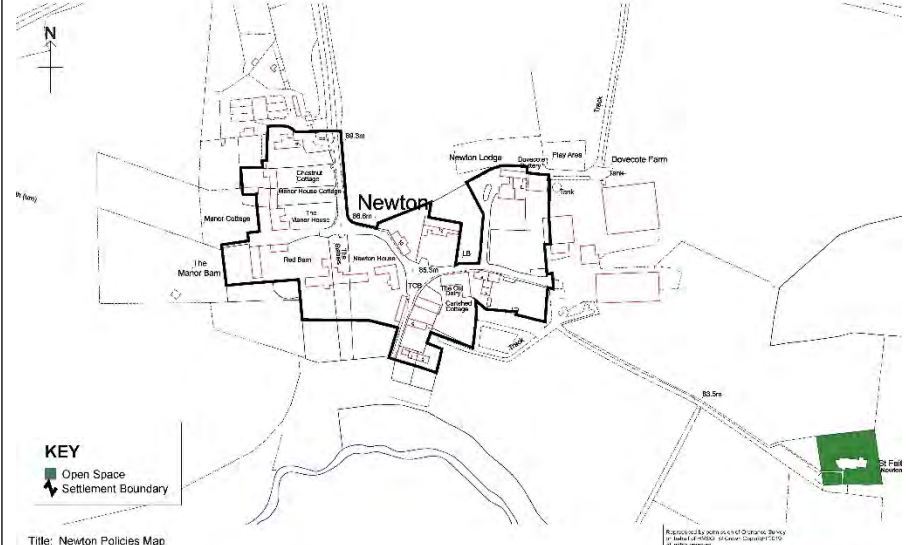
Kettering
Borough Council

Date: 11/11/10

Scale: 1:2500

Drawn by: HCW

Proposed Changes



Title: Newton Policies Map

Produced by the Planning Department, Kettering Borough Council, 11/11/10. Drawing No: 1000/7447

Kettering
Borough Council

Date: 11/11/10

Scale: 1:2500

Drawn by: HCW

Appendix 2 - Schedule of proposed changes to the Policies Map

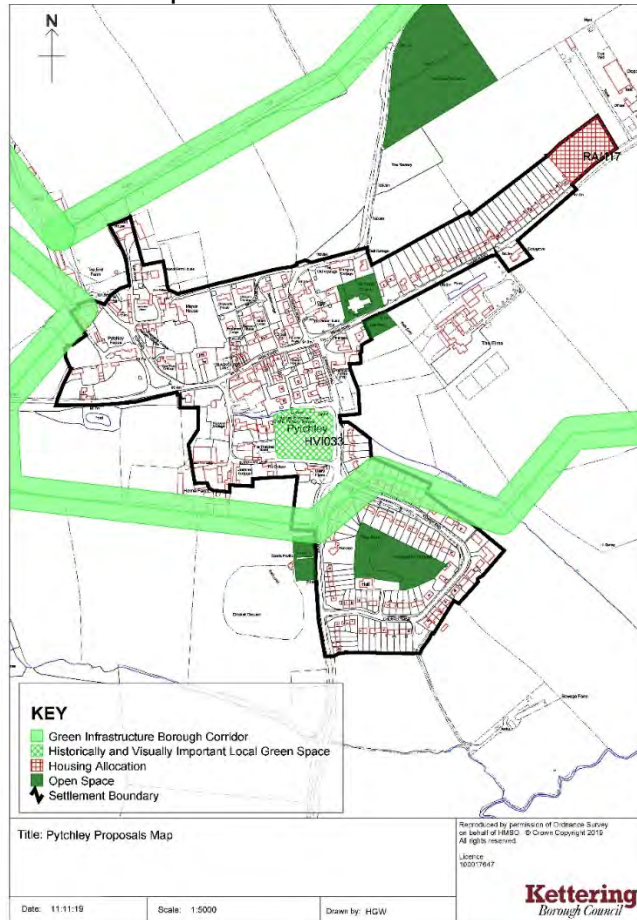
Policies Map: Pytchley

Proposed change:

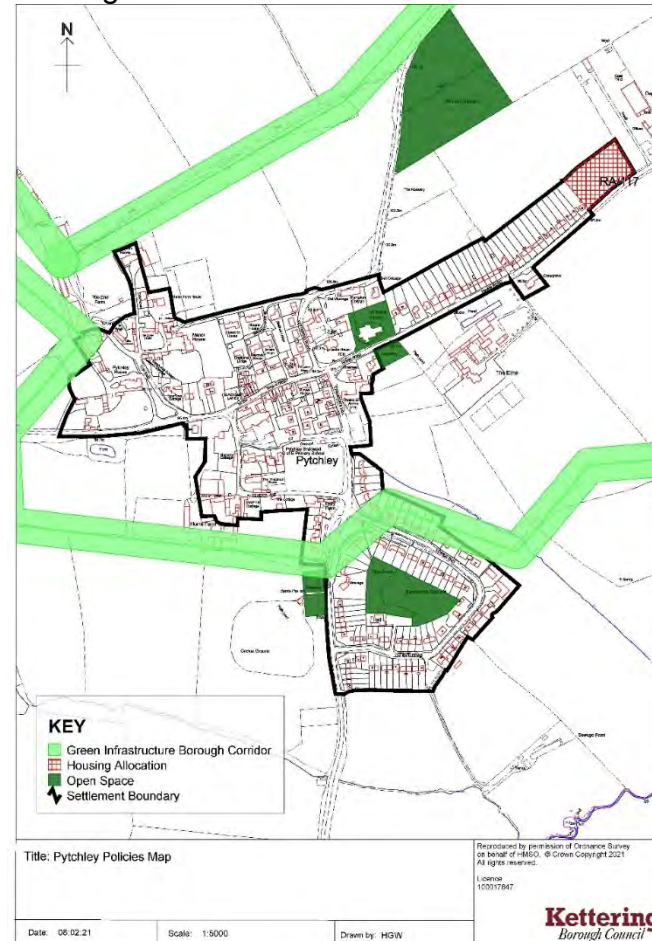
Deletion of Local Green Space reference number HVI033 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Proposed Changes



Appendix 2 - Schedule of proposed changes to the Policies Map

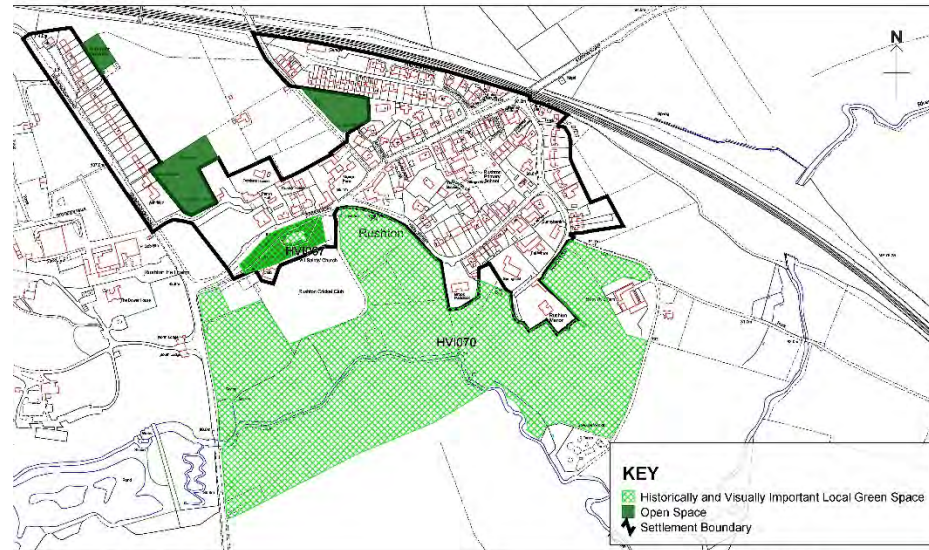
Policies Map: Rushton

Proposed change:

Deletion of Local Green Space reference numbers HVI070 and HVI067 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Rushton Proposals Map

Date: 11/11/19

Scale: 1:4500

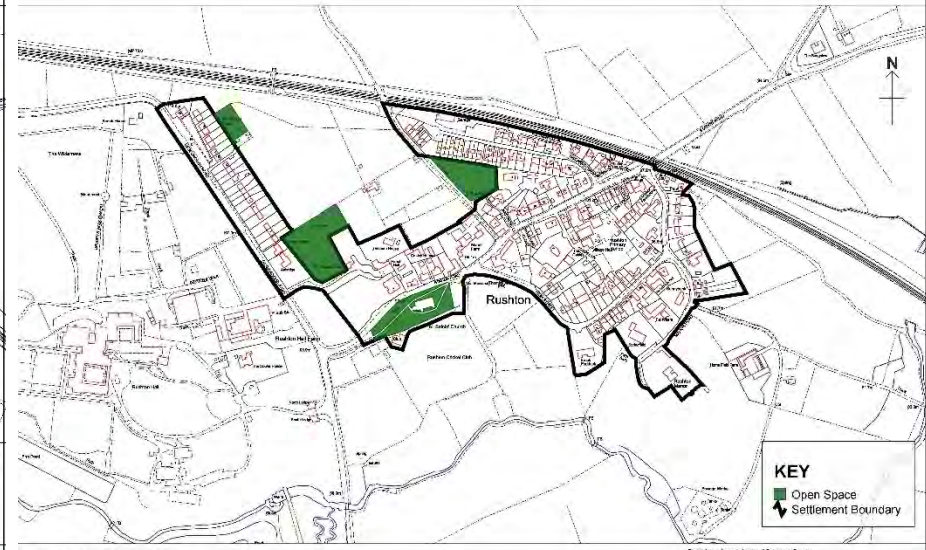
Drawn by: HGW

Approved by resolution of Officers/Committee
on 10/11/2019. © 2019 Kettering Borough Council

10/11/2019

Kettering
Borough Council

Proposed Changes



Title: Rushton Policies Map

Date: 05/02/21

Scale: 1:4500

Drawn by: HGW

Approved by resolution of Officers/Committee
on 05/02/21. © 2021 Kettering Borough Council

05/02/21

Kettering
Borough Council

Appendix 2 - Schedule of proposed changes to the Policies Map

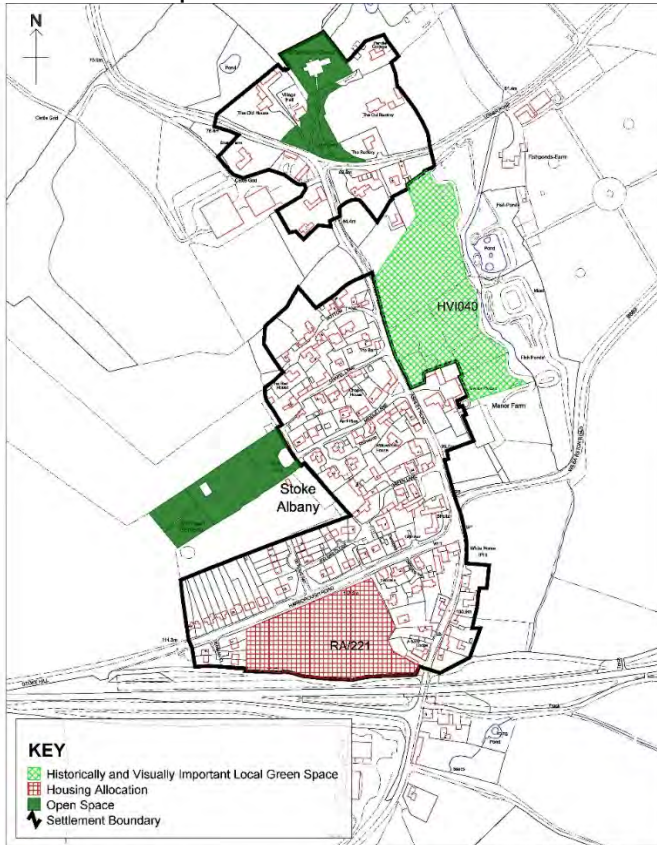
Policies Map: Stoke Albany

Proposed change:

Deletion of Local Green Space reference number HVI040 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Stoke Albany Proposals Map

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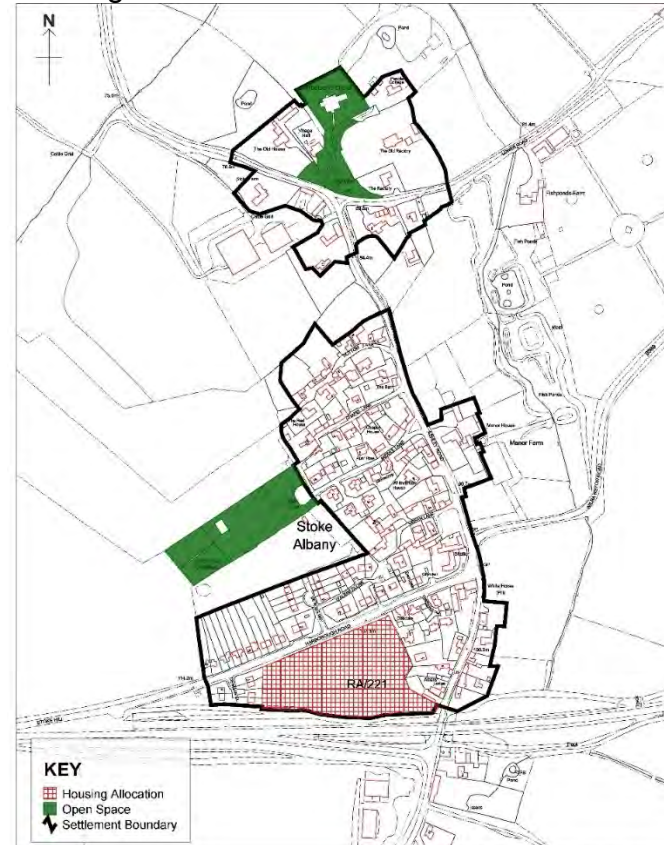
Kettering
Borough Council

Date: 11/11/19

Scale: 1:4000

Drawn by: HGW

Proposed Changes



Title: Stoke Albany Policies Map

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Kettering
Borough Council

Date: 08/02/21

Scale: 1:4000

Drawn by: HGW

Appendix 2 - Schedule of proposed changes to the Policies Map

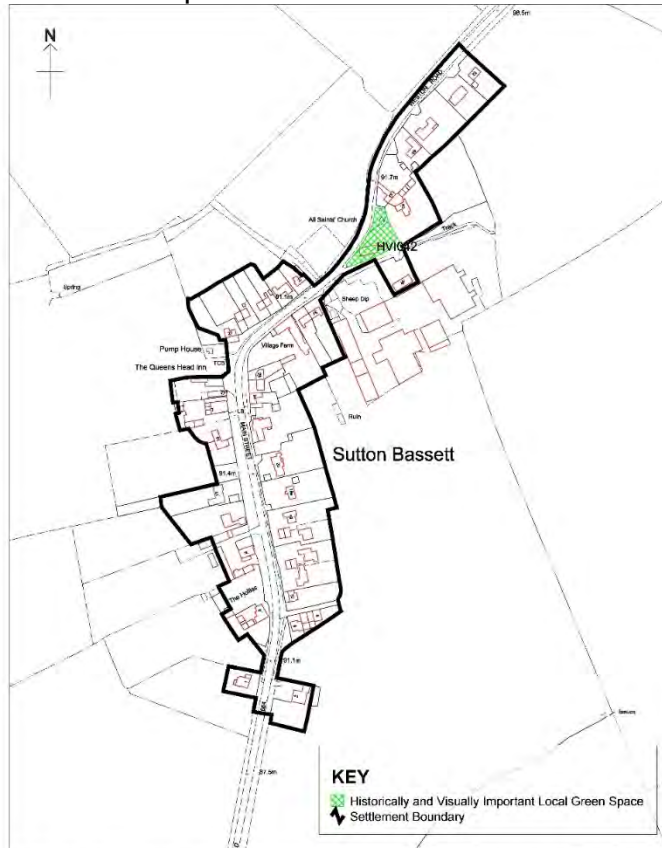
Policies Map: Sutton Bassett

Proposed change:

Deletion of Local Green Space reference number HVI042 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Sutton Bassett Proposals Map

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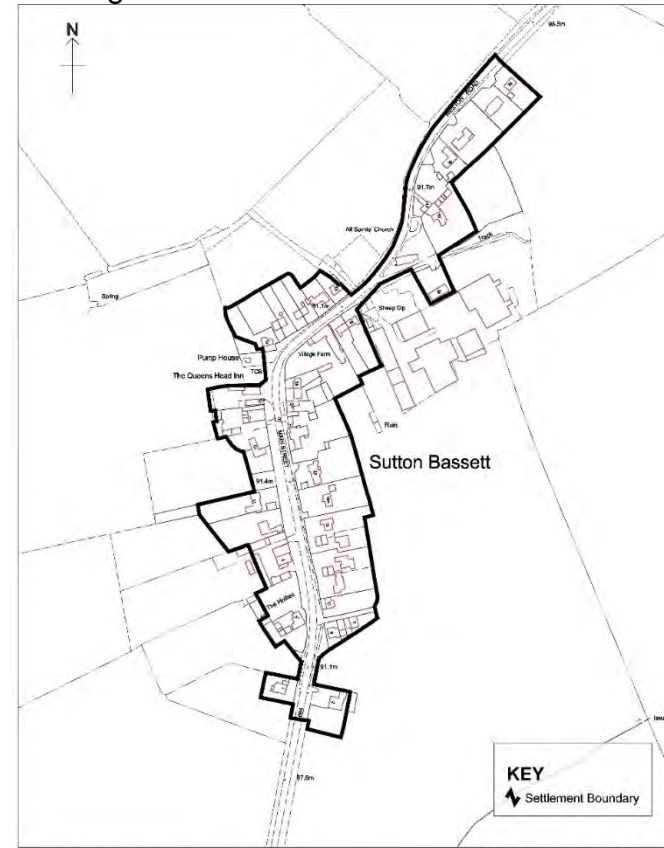
Kettering
Borough Council

Date: 07/08/19

Scale: 1:3000

Drawn by: HGW

Proposed Changes



Title: Sutton Bassett Policies Map

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Kettering
Borough Council

Date: 06/02/21

Scale: 1:3000

Drawn by: HGW

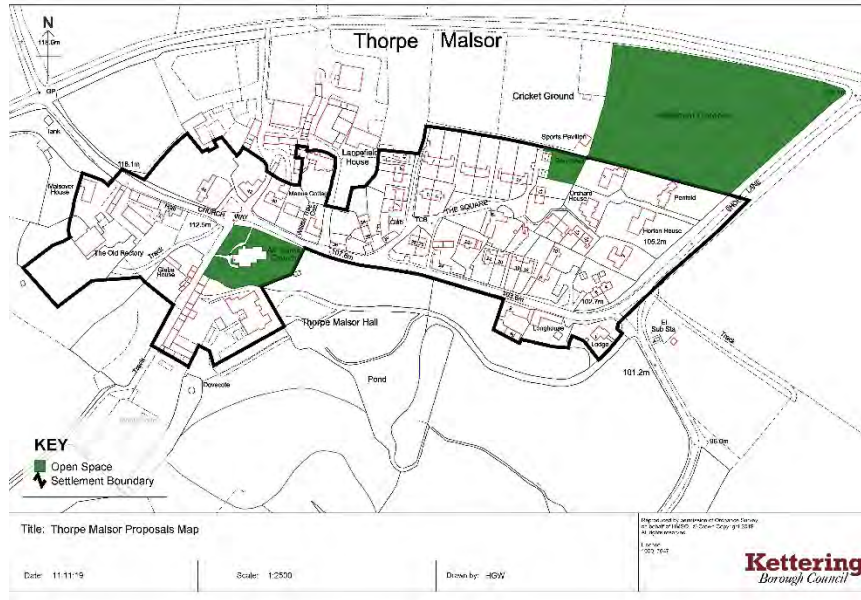
Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Thorpe Malsor

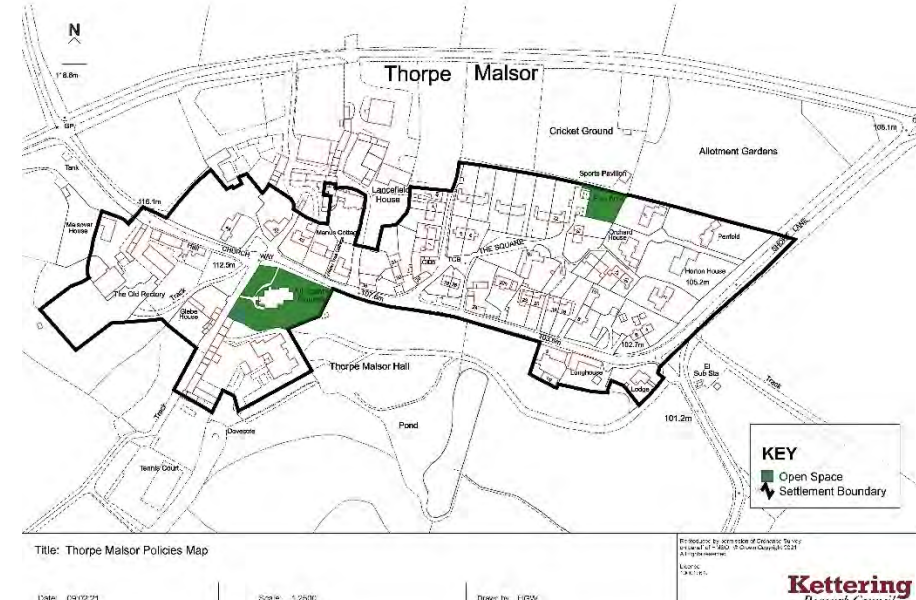
Proposed change: Area of allotments deleted as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Proposed Changes



Appendix 2 - Schedule of proposed changes to the Policies Map

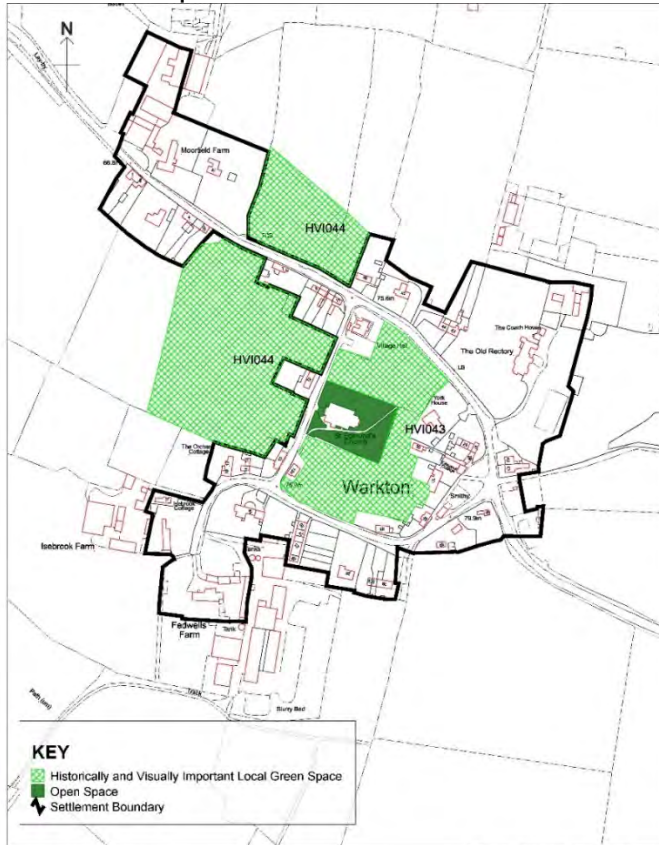
Policies Map: Warkton

Proposed change:

Deletion of Local Green Space reference numbers HVI043 and HVI044 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Warkton Proposals Map

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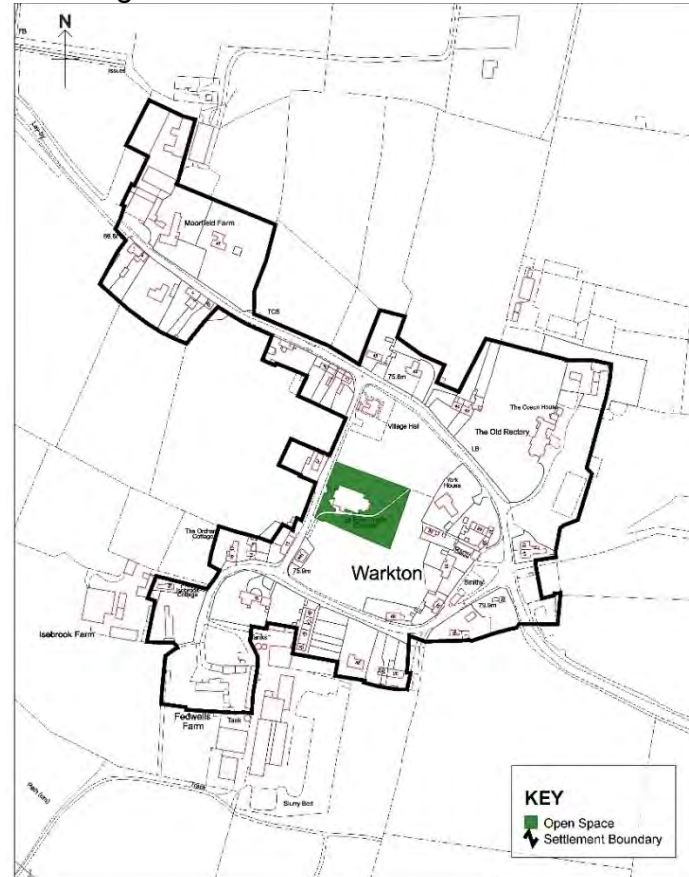
Kettering
Borough Council

Date: 11.11.19

Scale: 1:3000

Drawn by: HGW

Proposed Changes



Title: Warkton Policies Map

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Kettering
Borough Council

Date: 08.02.21

Scale: 1:3000

Drawn by: HGW

Appendix 2 - Schedule of proposed changes to the Policies Map

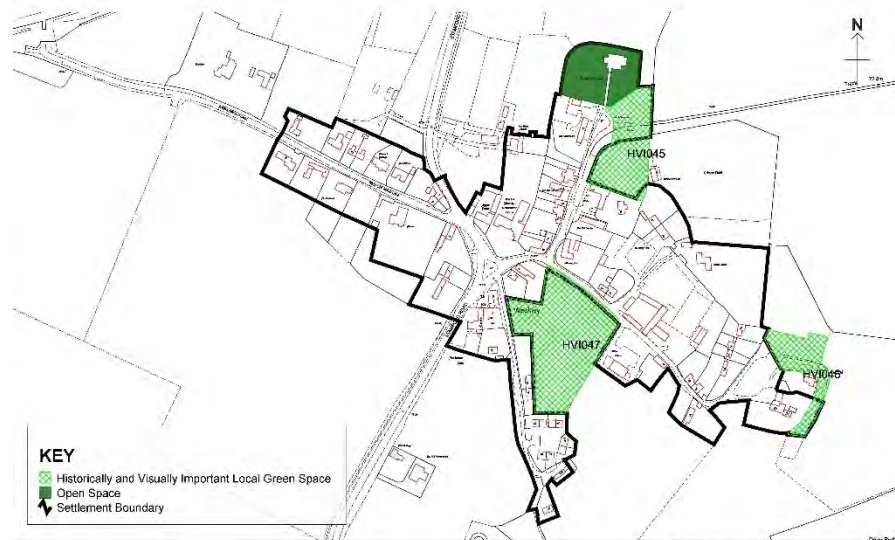
Policies Map: Weekley

Proposed change:

Deletion of Local Green Space reference numbers HVI045, HVI046 and HVI047 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Title: Weekley Proposals Map

Date: 11/11/19

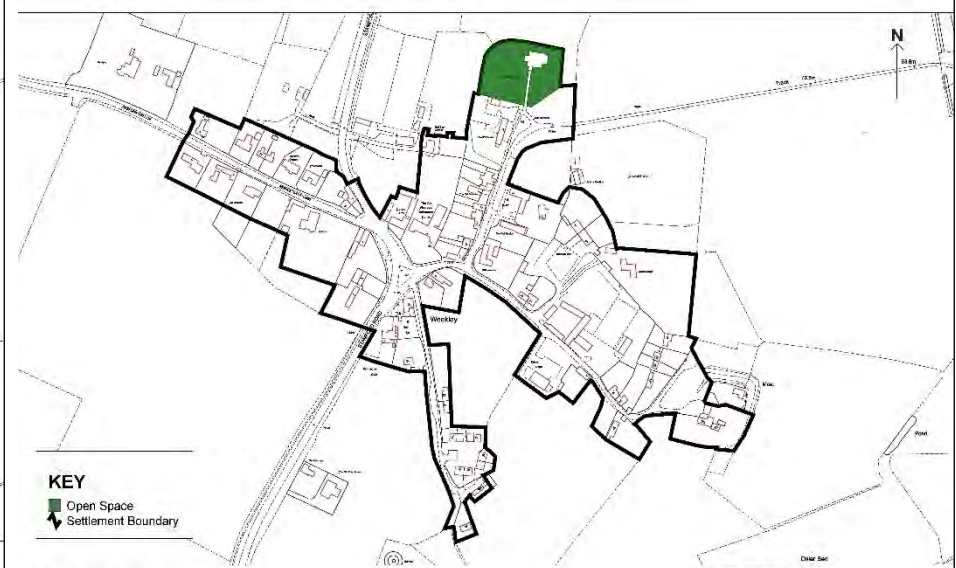
Scale: 1:3500

Drawn by: I GW

Approved by members of Kettering Council
in a meeting held on 10/11/19 at 10:00 AM
on 11/11/19

Kettering
Borough Council

Proposed Changes



Title: Weekley Policies Map

Date: 08/02/21

Scale: 1:3500

Drawn by: HGW

Approved by members of Kettering Council
in a meeting held on 08/02/21 at 10:00 AM
on 08/02/21

Kettering
Borough Council

Appendix 2 - Schedule of proposed changes to the Policies Map

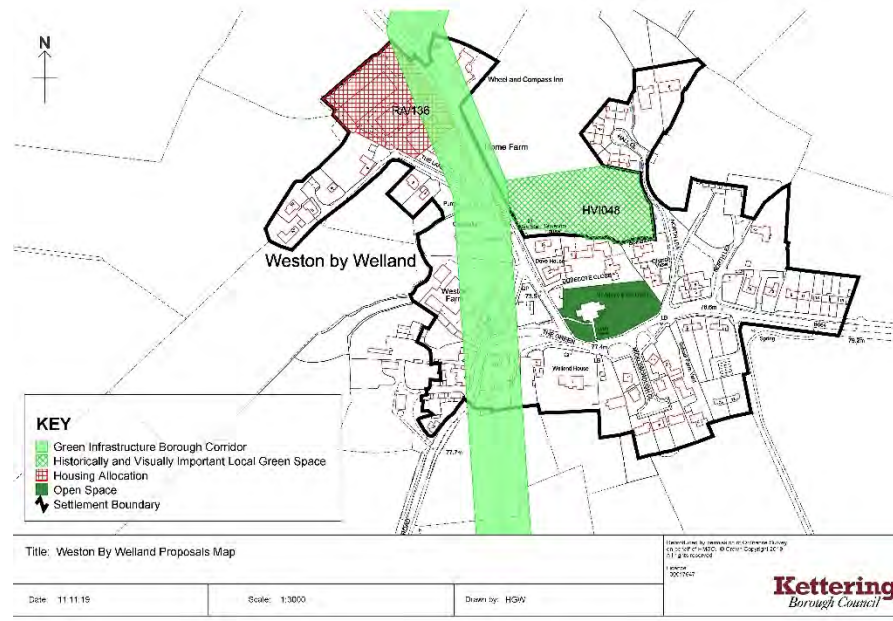
Policies Map: Weston by Welland

Proposed change:

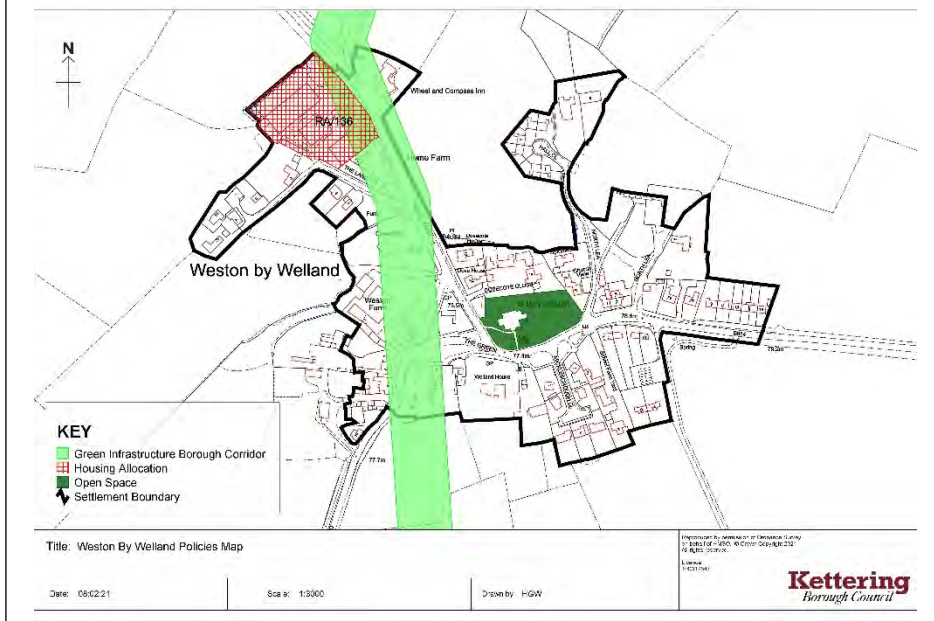
Deletion of Local Green Space reference number HVI048 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Proposed Changes



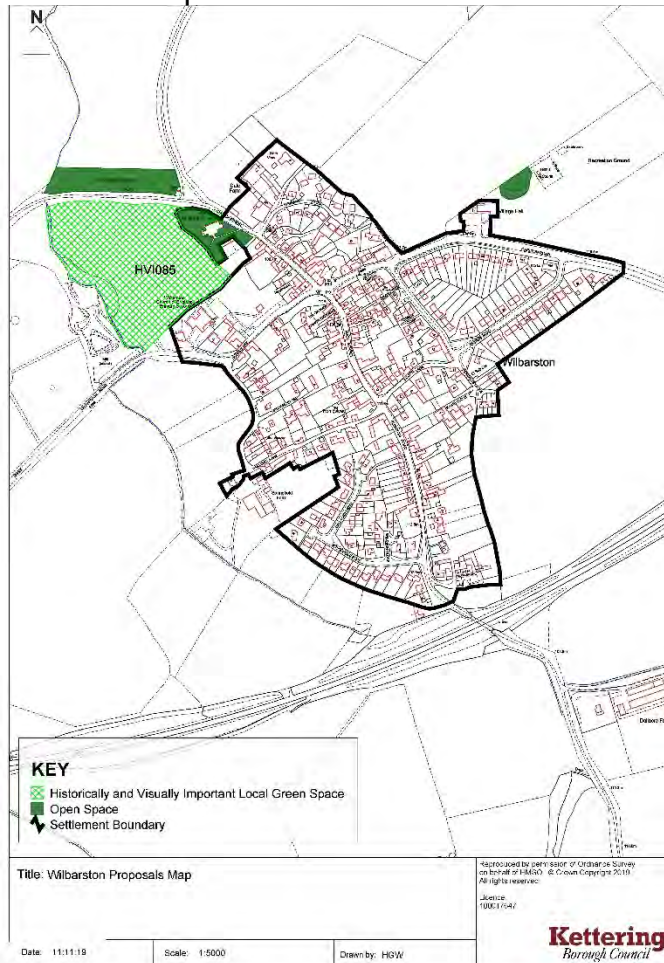
Appendix 2 - Schedule of proposed changes to the Policies Map

Policies Map: Wilbarston

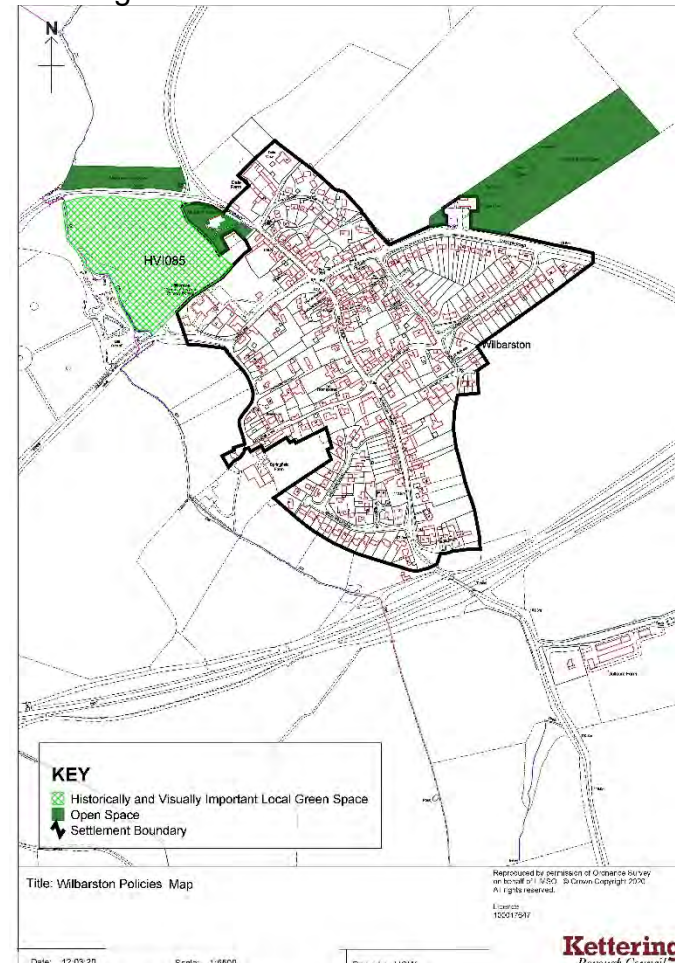
Proposed change: Area of open space added to the map. To address comments received from Wilbarston Parish Council (Rep 248)

Title amended from Proposals Map to Policies Map.

Publication Plan Map



Proposed Changes



Appendix 2 - Schedule of proposed changes to the Policies Map

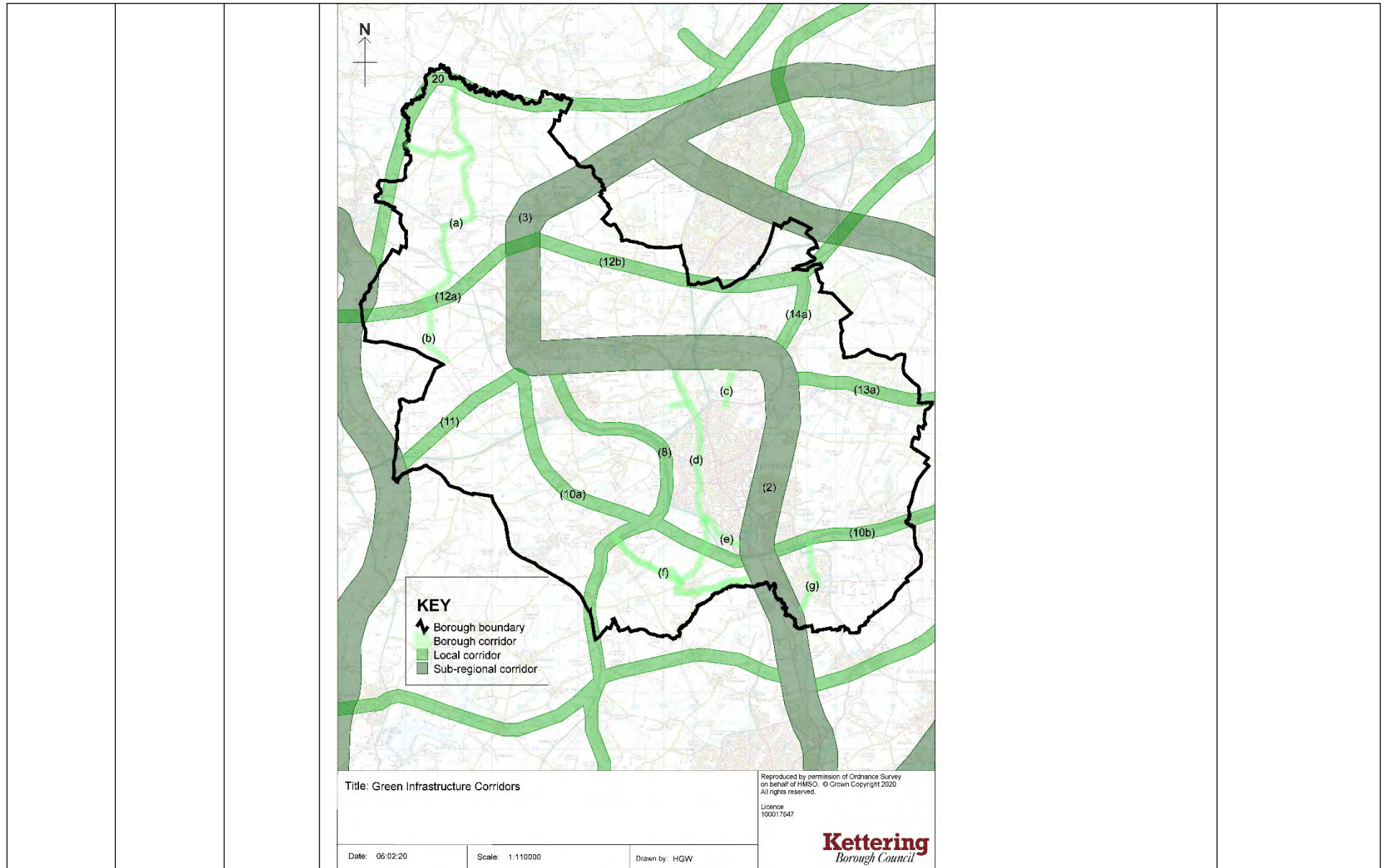
Appendix 3 - Schedule of proposed Additional Modifications

Ref No.	Para/ Policy/ Figure/ Table/ Map ref	Publication Plan Page	Proposed Change	Reason for Change
AM1	Front Page/ footer	Page all	<i>Amend title, document footer and table 1.1 to reflect current stage in preparation.</i>	To reflect the current plan stage.
AM2	Paragraph 2.1	8	<p><i>Amend final sentence of paragraph 2.1 as follows:</i></p> <p>The SSP2 will remain part of the dDevelopment pPlan once the unitary council is formed and will provide local policies for the Kettering Borough area until a replacement plan is prepared by the unitary council.</p>	To ensure consistency
AM3	Employment Chapter supporting text	Page 34 and 35	<p><i>Amend paragraph 5.10 as follows:</i></p> <p>No specific targets have been identified for specific employment types, however the <u>North Northamptonshire Joint Core Strategy - Employment Background Paper</u> prepared for the Joint Core Strategy indicates that the likely quantity of B-class jobs will equate to approximately 65% of new jobs, 5,265 for the borough.</p> <p><i>Amend the first sentence of paragraph 5.12 as follows:</i></p> <p>A Employment Land Review Property Market Review and Assessment of Employment Sites (2018) has been prepared.</p>	To ensure consistency
AM4	Paragraph 8.12	58	<p><i>Amend the first sentence of paragraph 8.12 as follows:</i></p> <p>The National Planning Policy Framework (2019) establishes that dDevelopment pPlans should plan for the enhancement of natural capital at a catchment and / or landscape scale.</p>	To ensure consistency
AM5	Paragraph 8.13	58	Amend final sentence as follows:	Factual correction.

Appendix 3 - Schedule of proposed Additional Modifications

			Sites designated at a local level include over 60 Local Wildlife Sites, five Local Geological Sites (LGS), two Protected Wildflower Verges (PWV) and 11 10 Pocket Parks (PP).	
AM6	Table 8.1	59	Add Rushton Pocket Park to the list: <u>Rushton</u>	Factual correction.
AM7	Figure 8.1	62	Replace Green Infrastructure Figure with figure below and add figure number.	To provide clarification and to address comments from Thorpe Malsor Parish Council (Rep 91)

Appendix 3 - Schedule of proposed Additional Modifications



Appendix 3 - Schedule of proposed Additional Modifications

AM8	Table 8.2	63	Delete as follows: 9b: Finedon – Little Addington	Factual correction.			
AM9	Table 17.1	Page 181	<i>Amend line 3 of the table as follows:</i> <table border="1" style="width: 100%;"> <tr> <td style="width: 10%;">10</td> <td style="width: 50%;">Cransley and Thorpe Malsor Reservoirs</td> <td style="width: 40%;">NEH2RS4</td> </tr> </table>	10	Cransley and Thorpe Malsor Reservoirs	NEH2RS4	Factual correction.
10	Cransley and Thorpe Malsor Reservoirs	NEH2RS4					
AM10	Table 19.1	214	<i>Amend section on Hanwood Park as follows:</i> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Kettering East Hanwood Park</td> <td style="width: 50%;">On-site storage (utilising SuDS) for developments with Alledge Brook sub-catchment to avoid increasing floodrisk downstream. Developers should investigate options for expanding on-site SuDS measures to create new flood storage facilities.</td> </tr> </table>	Kettering East Hanwood Park	On-site storage (utilising SuDS) for developments with Alledge Brook sub-catchment to avoid increasing floodrisk downstream. Developers should investigate options for expanding on-site SuDS measures to create new flood storage facilities.	To ensure consistency	
Kettering East Hanwood Park	On-site storage (utilising SuDS) for developments with Alledge Brook sub-catchment to avoid increasing floodrisk downstream. Developers should investigate options for expanding on-site SuDS measures to create new flood storage facilities.						
AM11	Table 19.1	Page 218	<i>Amend section on Open Space as follows:</i> Open Space Strategy under preparation Standards Paper	Factual correction.			
AM12	Table 20.1	221	<i>Amend row containing Development Plan as follows:</i> <table border="1" style="width: 100%;"> <tr> <td style="width: 40%;">Development pPlan</td> <td style="width: 60%;">A set of documents which set out the local authority's planning policies. This includes adopted Local Plans and neighbourhood plans. Applications for planning permission must be determined in accordance with the dDevelopment pPlan unless material considerations indicate otherwise.</td> </tr> </table>	Development p Plan	A set of documents which set out the local authority's planning policies. This includes adopted Local Plans and neighbourhood plans. Applications for planning permission must be determined in accordance with the d Development p P lan unless material considerations indicate otherwise.	To ensure consistency	
Development p Plan	A set of documents which set out the local authority's planning policies. This includes adopted Local Plans and neighbourhood plans. Applications for planning permission must be determined in accordance with the d Development p P lan unless material considerations indicate otherwise.						
AM13	Table 20.1	222	<i>Amend the first sentence of the definition for Local Plan as follows:</i>	To ensure consistency			

Appendix 3 - Schedule of proposed Additional Modifications

			The plan which covers the local area, which shapes future development and is drawn up by the local planning authority in consultation with the community. In law, this is described as the d evelopment p lan documents adopted under the Planning and Compulsory Purchase Act 2004.	
AM14	Table 20.1	223	<p><i>Amend the definition for Neighbourhood Plans as follows:</i></p> <p>A plan prepared by a relevant body, either a Parish Council or Neighbourhood Forum for designated Neighbourhood Plan Area. Once made they form part of the development plan for the area.</p>	To ensure consistency
AM15	Table 20.1	Page 223/224	<p><i>Amend definition of Sustainable Urban Extension as follows:</i></p> <p>Large scale mixed used developments including at least 500 new dwellings alongside employment and local facilities. These developments seek to provide new well planned and managed neighbourhoods that integrate physically and socially within the existing towns. The JCS identified twothree SUEs in this borough - Hanwood Park, Desborough North and Rothwell North.</p>	To provide clarification
AM16	Table 20.1	Page 224	<p><i>Amend definition of Town Centre as follows:</i></p> <p>Area defined on the local authority's proposals policies map, which are predominantly occupied by main town centre uses.</p>	To provide clarification

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Committee	PLANNING POLICY	Item 7	Page 1 of 3
Report Originator	Interim Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All	11 March 2021	
Title	KETTERING GENERAL HOSPITAL: PROPOSED LOCAL DEVELOPMENT ORDER (LDO)		

1. PURPOSE OF REPORT

To inform Members of, and gain Kettering Borough Council Members support for, continued discussions to agree a Local Development Order for the site of Kettering General Hospital.

2. INFORMATION

- 2.1 Kettering General Hospital (KGH) is one of the hospitals announced by the Government for significant investment. £46M of funding has already been committed to build a new Urgent Care Hub, and the Trust is preparing a Health Infrastructure Plan (HIP2) to seek to secure significantly more funds for the hospital. A Strategic Outline Case is to be agreed and submitted to Government this Spring, part of this involved developing a Masterplan for how and where investment will be made for the rebuild and expansion.
- 2.2 The redevelopment of the hospital site is planned to be based around a detailed five-stage plan. In addition to the £46M for the Urgent Care Hub, the submission of the HIP2 for £350M would deliver phase 1 and part of phase 2 of the full programme. The ambition is to deliver the remainder of phase 2 and phase 3, which will cost a total of £765M, taking 8-10 years for construction. The redevelopment will bring with it a significant uplift in the hospital environment and the support it can provide to our communities. However, during construction disruption to the site will be inevitable.
- 2.3 An expert team has been commissioned by the Trust to plan and co-ordinate the submission of the HIP2, and the masterplanning of this significant project. Officers of the Council have been drafted in to help where they can support the work being undertaken. One such area of discussion regards the preparation of a Local Development Order (LDO) for the site.
- 2.4 Local Development Orders provide permitted development rights for specified types of development in specified locations. They can be used to help accelerate development and to simplify the planning process. Local Development Orders are not used regularly however Members may recall that a “Seats on Streets” Local Development Order has been adopted by the Council for Kettering town centre.

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 7	Page 2 of 3
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- 2.5 The Seats on Streets LDO means a simplified approach enables restaurants/ café's etc to use parts of the public realm/ pavements for seating and tables associated with their business (subject to certain conditions). The LDO means that planning permission is automatically granted for change of use of the highway for the placing of tables and chairs outdoors, with only an annual street café licence needing to be obtained by businesses.
- 2.6 Officers are seeking Members agreement for continued discussions on the preparation of an LDO with KGH, to explore what types of development may be appropriate to include in the LDO to enable KGH to carry out redevelopment at a reasonable pace and to reduce the need for minor planning applications to be submitted.
- 2.7 These discussions would enable consideration to be given to the area where the LDO would apply and the types of development which the LDO should include. It is anticipated that there would need to be a buffer between the boundary of the LDO and surrounding residential development to ensure that residential amenity is protected. In addition, it is expected that the LDO would include other restrictions, for example, restrictions on the height of buildings which would be permitted by the LDO.
- 2.8 By way of example, the redevelopment of the site will involve the need for the construction of temporary buildings which would need to be moved as the redevelopment takes place, these would normally require planning permission, preparation of an LDO would enable planning permission to be granted for these types of development and would significantly streamline the planning process.
- 2.9 Agreement is sought for Members to endorse that these discussions continue beyond the period of Kettering Borough Council, under the wider responsibility of North Northamptonshire Council. An indicative project plan is attached at Appendix 1 to set out the suggested timetable being worked to.

3. CONSULTATION AND CUSTOMER IMPACT

- 3.1 LDO's are prepared following a formal process which includes public consultation. Interested parties would therefore have an opportunity to comment on the LDO.

4. POLICY AND RESOURCE IMPLICATIONS

- 4.1 The redevelopment of KGH to provide an enhanced hospital environment and an uplift to support the provision of healthcare for our communities is consistent with the objectives of local planning policy which seek to ensure the provision of infrastructure, services and facilities needed. In addition, the project meets Kettering's vision in the North Northamptonshire Joint Core Strategy as the focus for healthcare.

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4.2 The cost of preparing the LDO will be met through a Planning Performance Agreement already made between KGH and the Borough Council.

5. LEGAL AND EQUALITY IMPLICATIONS

5.1 The purpose of the LDO is to provide efficiencies in supporting the Health Trust in delivering against its significant redevelopment ambitions at the KGH site. In preparing the LDO, the Council will ensure it works diligently with the hospital's development team, and consultants thoroughly on the proposals to ensure that only those aspects and areas for development considered appropriate are included in the LDO.

6. CLIMATE CHANGE IMPLICATIONS

6.1 Climate change is high on the Council's and KGH's agenda, and in preparing the LDO, significant effort will be made to demonstrate how through its preparation and use it is supporting the shared efforts to combat climate change

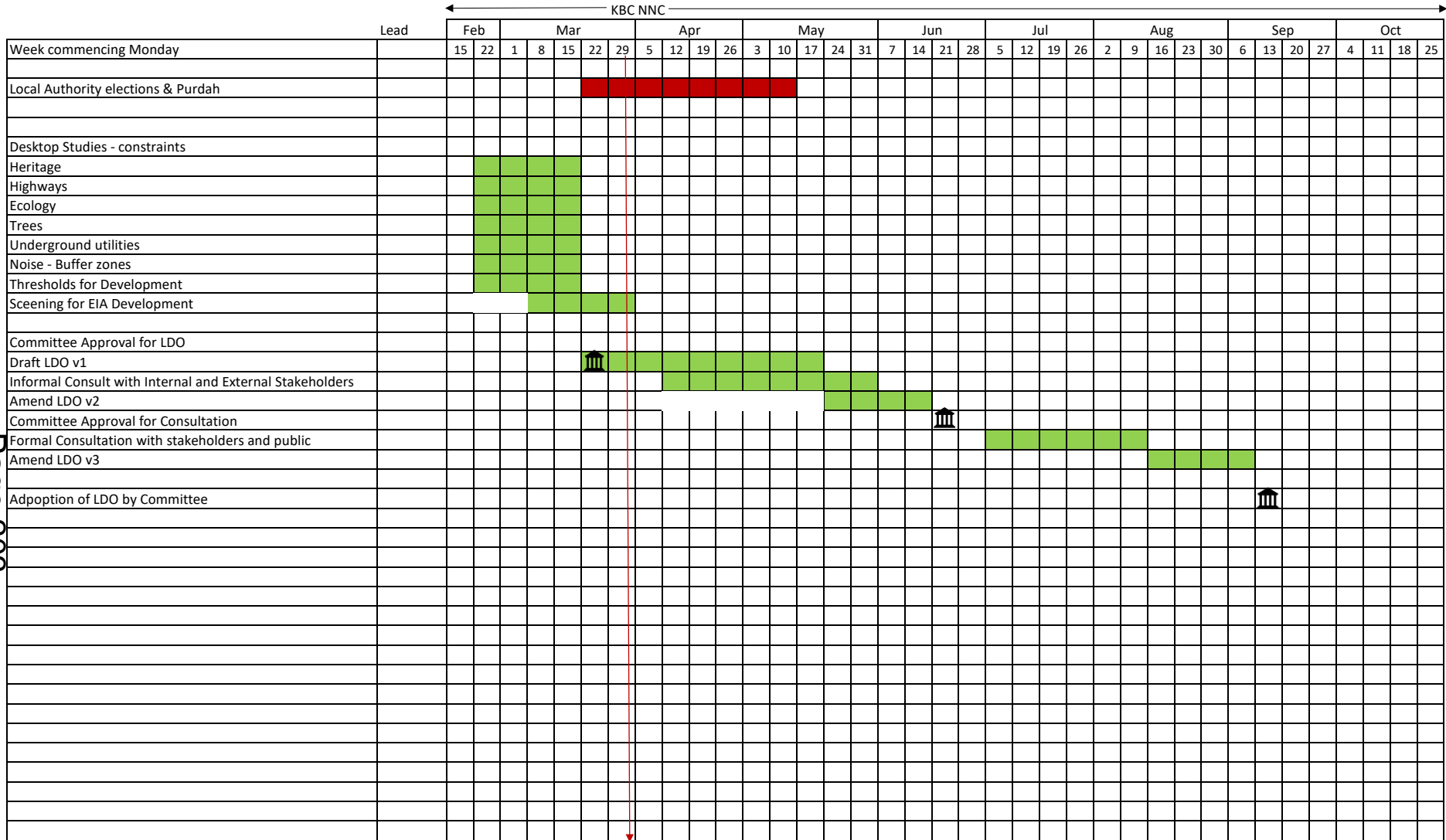
7. RECOMMENDATION

That Members note the discussions taking place in relation to the redevelopment of Kettering General Hospital and agree that officers continue with discussions to agree a Local development Order for the Kettering General Hospital site.

Previous Reports/Minutes:

Contact Officer: Simon Richardson – Development Manager (Planning Policy)

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