



**Site Specific Proposals
Local Development Document – Options paper
Consultation
March 2012**



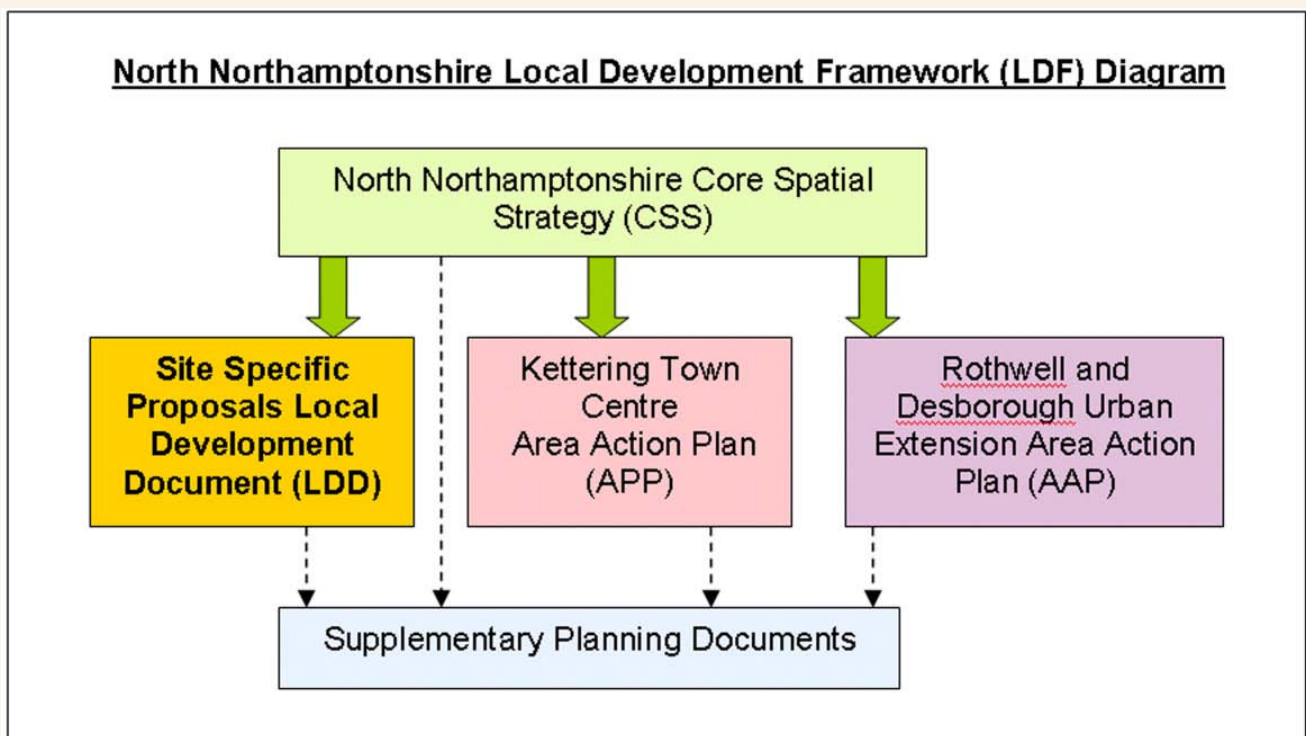
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1 Introduction

1.0.1 The purpose of this consultation document is to consult stakeholders and members of the public on a range of options to be addressed by the Site Specific Proposals Local Development Document (LDD).

1.0.2 The Site Specific Proposals LDD will form part of the Local Development Framework (LDF) for North Northamptonshire. The Site Specific Proposals LDD will cover the whole of Kettering Borough with the exception of issues addressed in the North Northamptonshire Core Spatial Strategy (CSS) and the Area Actions Plans (AAP's) for Kettering Town Centre and Rothwell and Desborough Urban Extensions. The components of the LDF are shown on the following diagram:



1.0.3 This document will allocate land for housing, employment, retail, leisure and community facilities to deliver the strategy set out in the emerging North Northamptonshire Joint Core Strategy review (JCS). In addition to this it will contain policies relating to specific topics such as design, affordable housing, protection of the open countryside and protection of environmental assets.

1.0.4 The Site Specific Proposals LDD will replace a number of saved Local Plan policies. Saved Local Plan policies can be viewed using the following web link:

http://www.kettering.gov.uk/site/scripts/documents_info.php?categoryID=494&documentID=148
or at Kettering Borough Council, Bowling Green Road, Kettering.

1.0.5 The Site Specific Proposals LDD must be in conformity with the adopted Core Spatial Strategy (CSS), produced by the North Northamptonshire Joint Planning Unit (NNJPU). The adopted CSS is currently being reviewed to cover the period from date of adoption to 2031. The reviewed document is referred to as the North Northamptonshire Joint Core Strategy (JCS). This consultation paper has been prepared to be in conformity with the JCS and uses figures set out in the 'Emerging Approach' which was published for the Joint Planning Committee on

24 November 2011. This 'Emerging Approach' is subject to change as a result of on going work. Any changes will be reflected in subsequent iterations of the Site Specific Proposals LDD. The JCS is proposed to include a number of Development Management policies not covered in the adopted CSS and therefore some of the more general policies proposed in this consultation document may be included in the JCS rather than the Site Specific Proposals LDD. However if this is the case consultation responses on these policies will be considered when preparing the JCS.

1.0.6 The Site Specific Proposals LDD plan period will cover the period from adoption until 2031. This is in conformity with the plan period for the JCS.

Sustainability Appraisal

1.0.7 The options set out in this consultation document have been subject to Sustainability Appraisal (SA) to ensure that the document contributes towards the achievement of sustainable development. An interim SA report accompanies this consultation document.

1.0.8 The Sustainability Appraisal of Development Plan Documents (DPDs) is required by the Planning and Compulsory Purchase Act (2004). The LDD will also be required to undergo a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC. Although these are distinct assessments, the SA and SEA have been combined into one assessment which will satisfy the requirements of each and will be referred to as the Sustainability Appraisal.

How to read this document

1.0.9 The document is split into a number of chapters. The first two, *Spatial Portrait, Vision and Outcomes* and *Location of Development*, look at the overall vision and strategy for development in Kettering Borough and deal with issues such as the location and scale of development and the location of specific facilities. The next five chapters, *Housing, Employment, Town Centre, Retail and Community Facilities, Natural Environment and Heritage* and *Tourism and Leisure*, include generic topic specific policies. The remaining chapters of the document are settlement specific. These chapters set out detailed options and proposals for each settlement and link to the options in the generic topic specific chapters.

1.0.10 This document is accompanied by a series of background papers which provide the evidence base and justification for options included in the document. These background papers can be viewed using the following link http://www.kettering.gov.uk/site/scripts/documents_info.php?categoryID=494&documentID=1403. These background papers include:

- Housing Allocations
- Town Centres and Town Centre Uses
- Defining Town centre Boundaries for Burton Latimer, Desborough and Rothwell
- Rural Masterplanning
- Settlement Boundaries
- Employment Allocations
- Gypsy and Traveller Site Allocations
- Open Space and Allotments
- Affordable Housing

- Flood Risk
- Re-use and Redevelopment of Rural Buildings and Farm Diversification

How to comment

1.0.11 On-line: Comments can be made via Kettering Borough Council's on-line consultation portal. The web address is <http://consult.kettering.gov.uk/portal>. Benefits of making comments through the Consultation Portal include:

- Update your personal details instantly, such as change of address or email.
- Specify preferences - how any future contact should be made regarding document updates or mailings.
- Save time - view documents/comments online.
- Optional instant updates of new drafts available for consultation.
- Environmental - electronic systems save paper.
- Ability to view other consultees' comments once they have been processed by the Council.
- Search - to view other comments on different items within a particular document.

1.0.12 The on-line consultation portal is the Council's preferred method of receiving comments.

1.0.13 In writing to: Development Services, Kettering Borough Council, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

1.0.14 All comments received will be made public. Any comments which are contrary to the Race Relations Act will not be accepted and will be returned.

1.0.15 You can get the information in this document in large print or in Braille. If English is not your first language and you need help in translating this document please contact Customer Services on 01536 410333.

What happens next

1.0.16 Following this consultation comments made on the options set out in this document will be reviewed and used to prepare a Proposed Submission Plan. This draft plan will subsequently be published for consultation for six weeks prior to submission to the Secretary of State. The Submission Plan will then be examined by an independent assessor. The timetable for preparation of the Site Specific Proposals LDD is set out below.

Table 1

Stage in production	Timescale/ targets
Background work	June 2008 to February 2009 (<i>complete</i>)
Issues consultation	March/ April 2009 (<i>complete</i>)
Development of options	April 2009 to February 2012 (<i>complete</i>)
<i>Options consultation (current stage)</i>	<i>March/ April 2012 (current stage)</i>
Production of the plan	April 2012 to September 2012
Pre-submission consultation	October 2012

Stage in production	Timescale/ targets
Submission to the Secretary of State	March 2013
Examination in public	May 2013
Adoption	September 2013

2 Spatial Portrait, Vision and Outcomes

Spatial context

2.0.1 Kettering Borough is situated in the heart of England and has good road and rail links with the rest of the Country. The Borough covers an area of approximately 23,000 hectares with an approximate population 90,600 (Office for National Statistics, 2011). Kettering Borough is located in Northamptonshire and shares a close functional relationship with Corby, Wellingborough and East Northamptonshire. These four local authority areas are collectively known as North Northamptonshire and the CSS sets out the strategic plan for this area.

2.0.2 Kettering Borough is characterised by market towns, attractive villages and countryside. Kettering is the main town and has a population of approximately 55,000. There are three other towns, Burton Latimer, Desborough and Rothwell lying along the route of the former A6; and 27 villages of varying scale and character.

2.0.3 The Borough is expected to accommodate significant growth in the period to 2031. The majority of development will be focused at Kettering, which is identified in the Core Strategy as the principle growth town. Smaller scale development will also take place at the towns of Burton Latimer, Desborough and Rothwell. Housing and employment development will be accompanied by extensive development in Kettering Town Centre and by other infrastructure to support the growth.

2.0.4 A significant proportion of the growth in Kettering Borough will take place through the East Kettering Sustainable Urban Extension which is planned to deliver 5,500 dwellings and associated development. In addition to this the Kettering Town Centre Area Action Plan makes provision for significant levels of retail and employment development.

2.0.5 The countryside of the Borough is an attractive mix of landscapes, each with its own distinctive visual, historic and ecological character. The North of the Borough is characterised by the prominent and steeply sloping valley sides in the Welland Valley and the elevated landscape of hills and valleys in the West Northamptonshire Uplands. The south and central area of the Borough is characterised by areas of high plateau farmlands separated by undulating valleys of the Central Northamptonshire Plateaux and Valleys. The Ise Valley runs through the Borough and is an important landscape characteristic.

2.0.6 Kettering's leisure facilities and community and cultural activities incorporate facilities that serve wider catchments including a Cinema, famous Theme Park (Wicksteed Park), Leisure Village and the Lighthouse Theatre. In Kettering town centre there are some cultural facilities including the Alfred East Art Gallery and Kettering Manor House Museum and the Market Place which provides an amphitheatre based public space for civic and community events and activities, including 'Kettering by the Sea', musical performances, festive fun and speciality markets.

2.0.7 Kettering Borough benefits from being well placed in terms of transport infrastructure and benefits from having a East Midland rail station with fast and regular train services to London St Pancras International and Nottingham (both just under an hour away), Leicester (20 minutes) and Leeds (under 3 hours). The Borough Council supports electrification and a more frequent and increased capacity service. The proximity of the A14 and the A43 (and beyond to the M1 and M6) means that access by road is equally easy. Peterborough, Cambridge, Milton Keynes, Birmingham and Oxford can be reached in under an hour, and Norwich and the Norfolk coast in 2 hours. For international travel, Birmingham, Coventry, Luton, Stansted and the East Midlands

Airports can be reached by car in 60-75 minutes, and Luton Airport can be reached by rail in 40 minutes.

2.0.8 Kettering Borough Council is progressive in its approach to sustainable and low carbon energy development and is committed to helping meet targets for renewable energy provision. The Council also acknowledges the importance of providing energy security and maintaining continuity of supply in order to support and attract new businesses to the area. The Borough Council sees an opportunity to embrace and prosper from the new low carbon economy.

2.0.9 Land at Burton Wold Wind Farm currently provides a focus for the Borough's renewable energy production. The existing wind farm comprises 10 turbines, providing sufficient electricity for the equivalent of 10,000 homes. Separate proposals for additional wind turbines at Burton Wold have been approved, and are also under consideration. The Burton Wold site is well located and provides an opportunity for an intensification of renewable technologies and the provision of strategic facilities that could provide energy to support the existing and growing needs of the community.

Vision

2.0.10 The Site Specific Proposals LDD will identify sites and set out policies to support and deliver the vision and objectives of the North Northamptonshire Joint Core Strategy (JCS). The emerging Joint Core Strategy draft Vision is set out below:

Draft Joint Core Strategy Vision

By 2031, North Northamptonshire will be a showpiece for modern green living and well managed sustainable development: a resilient area where local choices have increased the ability to adapt to the impacts of climate change and to global economic changes. The special mixed urban-rural character of North Northamptonshire will have been maintained, with a strong network of vibrant and regenerated settlements complementing an enhanced green framework of living, working countryside.

North Northamptonshire will be outward looking, taking advantage of its excellent strategic transport connectivity. Plan led change will have maintained the momentum of growth and created an area that is more self reliant as a whole, with more choices available locally. Investment in infrastructure, services and facilities and growth in high quality jobs will have led to less need to travel and will have shaped places in a way that meets the needs and aspirations of local people.

North Northamptonshire will be an exemplar for construction based innovation and the delivery of low carbon growth. Its high quality environment and prosperous economy will ensure it has a stronger profile within the UK and Europe; widely recognised as a safe, healthy, affordable and attractive area for residents and visitors, and an excellent place for business to invest in.

The Rockingham Forest will be re-invigorated through major new tree planting, providing carbon storage and a focus for tourism, recreation and sustainable wood fuel production. Restored and newly created habitats in the Nene Valley Nature Improvement Area, including the Revital-ISE corridor, will deliver improvements for both wildlife and people and a step change in nature conservation.

Contributing to this overall vision:

- Corby will be well on the way to doubling its population and will offer international class culture and sport facilities. Enterprise areas will have promoted the town as a base for businesses leading the way in high performance technologies, creative industries and the green economy. Smart and innovative regeneration and growth will have delivered a transformed and vibrant Town Centre and sustainable urban extensions; together with a network of accessible natural green spaces forming the urban gateway to the wider Rockingham Forest.
- East Northamptonshire will be the heartland of small and medium sized enterprises, based on regenerated and thriving market towns with an enhanced role for Rushden. Diverse, sustainable villages and a living, working countryside will provide the backdrop for tourism, creative industries and low carbon businesses to locate at the meeting point of the Nene Valley and Rockingham Forest.
- Kettering will be the largest retail centre and its vibrant town centre, regarded for being characterful, distinctive and fun, will provide a focus for its surrounding market towns and villages. The town will be the focus for health care and will lead the way in renewable energy investment. Its business community will capitalise on its excellent connectivity, including its position on the Trans-European A14 and the Midland Mainline rail route.
- Wellingborough will be the gateway to North Northamptonshire for businesses looking for good rail connections to the south east and Europe, with a high profile office development centred on the railway station. Its historic core will be the basis for creating a 21st century market town, serving prosperous satellite villages.

2.0.11 Achieving the Vision by 2031 depends upon the successful delivery of the following outcomes. These are set out below along with how the Site Specific Proposals LDD will contribute towards the achievement of these. Neighbourhood Planning will also play an important part in achieving these outcomes through allowing local communities to influence and shape development in their local area.

Outcomes

Outcome 1. Empowered and proactive communities

The plan sets out a framework for place shaping, focusing on the issues that matter to local communities and providing a context within which community led planning initiatives can flourish and prosper. It seeks to create successful, strong, cohesive and sustainable communities where residents are actively involved in shaping the places where they live.

2.0.12 The LDD will contribute to outcome 1 by:

- Meeting local needs identified through the Rural Masterplanning work
- Providing detailed guidance on design in the rural area to ensure character of villages is protected
- Enhancing the environment and offer in the smaller town centres

Outcome 2. Adaptability to future climate change

The plan will create more sustainable places that are naturally resilient to future climate change. Carbon footprints and the generation of waste will be minimised and sustainable transport choice will be improved. Low carbon growth will be delivered through policies that set out high standards for energy efficiency, renewable energy and sustainable construction.

2.0.13 The LDD will contribute to outcome 2 by:

- Allocating a strategic flood water storage reservoir upstream of Kettering on the Slade Brooke to alleviate flood risk in Kettering town centre
- Provide locally specific requirements and guidance for Sustainable Urban Drainage Systems

Outcome 3. Distinctive environments that build on local character and enhance biodiversity

The plan sets out a framework for retaining the area's distinctiveness, by maintaining and enhancing landscape and townscape character. It promotes an integrated approach to biodiversity management and a net gain in Green Infrastructure, strengthening links between the countryside and the towns.

2.0.14 The LDD will contribute to outcome 3 by:

- Providing detailed guidance on design in the rural area to ensure character of villages is protected
- Enhancing the environment and offer in the smaller town centres
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) or GI enhancements should be focused and identifying District GI assets to supplement GI corridors identified in the CSS
- Identifying Historically and Visually important open space which should be protected from development
- Identifying sites of biodiversity value to be protected

Outcome 4. Excellent services and facilities easily accessed by local communities and businesses

The plan establishes the priorities for future public and private investment and collaboration. It will help to secure provision of the infrastructure, services and facilities needed to sustain and enhance communities and support new development.

2.0.15 The LDD will contribute to outcome 4 by:

- Including policies and allocations to enhance Burton Latimer, Desborough and Rothwell town centres

- Protecting services and facilities in villages and neighbourhood centres
- Focusing new development in sustainable locations

Outcome 5. A sustainable balance between local jobs and workers and a more diverse economy

The plan provides for the workplaces, jobs, skills and sites to help build a more diverse, dynamic and self reliant economy; one which is not overly dependent on in or out commuting. Higher skilled jobs will be facilitated through improved further education provision and enterprise and innovation will be enabled through next generation digital connectivity. Provision will be made for existing manufacturing industries to prosper and expand and a stronger, greener economy will be created through the promotion of key sectors.

2.0.16 The LDD will contribute to outcome 5 by:

- Providing an adequate supply of employment sites to meet the needs of a more diverse economy including local need identified in villages
- Ensuring mix and type of housing meets local requirements

Outcome 6. Transformed Connectivity

The plan establishes the requirements for improvements to the strategic road network, inter-city rail connections and inter urban transport links. It identifies the growth locations that will provide connections to and support the Northamptonshire Arc Mass Transit network.

2.0.17 The LDD will contribute to outcome 6 by:

- Identifying adequate land for housing and employment development in sustainable locations

Outcome 7. More walkable places and an excellent choice of ways to travel

The plan identifies the actions needed in order to make walking the first choice of transport to local services and jobs. It makes the links to the Local Transport Plan for the county, which identifies improvements to public transport, cycling networks and travel information that will encourage a shift away from car use in the towns and increase transport choice in the rural area.

2.0.18 The LDD will contribute to outcome 7 by:

- Identifying adequate land for housing and employment development in sustainable locations
- Protecting existing services and facilities in villages and neighbourhood centres
- Enhancing the environment and offer in the smaller town centres

Outcome 8. Vibrant, well connected towns and a productive countryside

The plan proposes sustainable urban-focused development and a proactive approach to meeting rural needs, supporting greater self-reliance for the area as a whole. The network of settlements will be strengthened through transformed public transport services within the north-south urban core and out to the market towns in the east, with demand responsive services in the rural areas. Superfast broadband will support rural businesses, enable more working from home and assist the development of local food and fuel supply chains.

2.0.19 The LDD will contribute to outcome 8 by:

- Enhancing the environment and facilities in the smaller town centres
- Focusing development within existing settlements and providing guidance on the exceptional circumstances in which development in the open countryside may be acceptable
- Directing development away from the most productive agricultural land

Outcome 9. Stronger, more self sufficient towns with thriving centres

The plan identifies town centres and some district centres as areas of focus for leisure, retail and cultural facilities, making them into real hearts for their communities. Regeneration of these centres and of older parts of towns will help to maximise the use of brownfield land for new development and inspire community confidence in the need for positive change.

2.0.20 The LDD will contribute to outcome 9 by:

- Including policies and allocations to enhance Burton Latimer, Desborough and Rothwell town centres
- Providing adequate housing and employment allocations in sustainable locations

Outcome 10. Enhanced quality of life for all residents

The plan identifies the quality and mix of housing needed to meet local needs and ensure that a sufficient proportion is affordable and accessible to all. It supports initiatives that build stable, safe, healthy and strong communities, which means respecting cultural diversity and distinctiveness; planning new development to help reduce crime, anti-social behaviour and the fear of crime; promoting well-being and health; ensuring that development is of local character; and supporting area based renewal.

2.0.21 The LDD will contribute to outcome 10 by:

- Ensuring housing provided is the mix, type and tenure required to meet local needs
- Protecting important open space, including Historically and Visually Important Open Space
- Restricting development in the open countryside

- Providing detailed guidance on design in the rural area to ensure character of villages is protected
- Enhancing the environment and offer in the smaller town centres

3 Location of Development

3.1 Location and Scale of Development

3.1.1 The existing Core Spatial Strategy (CSS) sets out the strategy for growth across North Northamptonshire. The Site Specific Proposals LDD will provide more detail on where development should be located to 2031.

3.1.2 The Joint Core Strategy (JCS) review divides the Borough into two sectors. Kettering/ Burton Latimer and Desborough/ Rothwell and identifies the following levels of growth for these sectors within the emerging approach.

Table 2

	Housing	Jobs
Kettering/ Burton Latimer	8,200	7,700
Desborough/ Rothwell	2,500	700
Total	10,700	8,400

3.1.3 The Joint Core Strategy will include strategic sites. This LDD will therefore only allocate sites below a threshold of 500 dwellings for housing or 5 hectares for employment. The strategic sites are shown on the maps in sections 9 to 13 of this document.

3.1.4 The *'Background Paper: Housing Allocations'* provides an assessment of housing sites in the Borough. This assessment has been used to identify options for housing development in the Borough based on availability of appropriate sites and requirements for growth. The options for housing development are included in the settlement specific chapters of this document. Those options identified as the preferred options are those which were assessed as *'Sites with potential for allocation'* in the *'Background Paper: Housing Allocations'*.

3.1.5 Based on the conclusions of the *'Background Paper: Housing Allocations'* the proposed number of dwellings to be provided within each settlement is set out in the table below along with a summary of existing planning permissions and allocations in each settlement:

Table 3

	Allocations and Permissions March 2011	Emerging Allocations & Planning Permissions awaiting S106	Estimated number of dwellings that could be provided should all <i>'Sites with potential for allocation'</i> come forward		Total	
Kettering	7,079 (Includes Kettering East and Polwell Lane)	460 (West Hill)	392	965	7,931	9,194

	Allocations and Permissions March 2011	Emerging Allocations & Planning Permissions awaiting S106	Estimated number of dwellings that could be provided should all 'Sites with potential for allocation' come forward		Total	
Burton Latimer	690		573		1,263	
Desborough	48	700 (Desborough North)	702	1,085	1,450	2,744
Rothwell	211	700 (Rothwell North)	383		1,294	
Total	8,028	1,860	2,050		11,938	

Employment Allocations

3.1.6 The '*Background Paper: Employment Allocations*' provides an assessment of employment sites in the Borough. This paper only assesses sites of less than 5ha, as sites above 5ha will be initially considered through the JCS review.

3.1.7 Based on the analysis contained within the '*Background Paper: Employment Allocations*' the proposed number of jobs to be provided within each settlement through existing and emerging allocations and existing planning permissions is set out in table 4. The table excludes any allocations to be made through the JCS review.

Table 4

	Allocations and Permissions March 2011 (Jobs)			Emerging Allocations (Jobs)			Estimated number of jobs that could be provided on sites identified in this document.	Total Jobs
	B1 Offices	B2 General Industrial	B8 Storage and Distribution	B1 Offices	B2 General Industrial	B8 Storage and Distribution		
Kettering	6,522	-	57	-	-	-	670	7,249
Burton Latimer	-	-	-	-	-	-	-	-
Desborough	-	-	-	-	-	-	-	-
Rothwell	-	-	-	444 (Rothwell North)	229 (Rothwell North)	-	56	729
Total Jobs	6,579			673			726	7,978

Design Principles

3.1.8 The housing and employment sites once allocated will be accompanied by a site specific design principles in order to guide future development and ensure the highest standards of design.

3.2 Location of Gypsy and Traveller Accommodation

3.2.1 It is important to ensure that the housing needs of all groups are addressed, including the needs of Gypsies, Travellers and Travelling Show People. The '*Background Paper: Gypsy and Traveller Site Allocations*' sets out the current policy position in relation to provision for Gypsy and Travellers and Travelling Show people, provides a summary of accommodation needs and proposes a methodology for identifying and assessing sites.

3.2.2 The *North Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA) Update 2011* identified the following pitch/ plot requirement for Kettering Borough:

Table 5

	2012-2017	2017-2022
Residential Pitches	3*	10
Transit Pitches	1	0
Travelling Showpeople Plots	0	0
<i>*This figure is the number required if the 7 pitches planned at The Pastures are built.</i>		

3.2.3 This LDD will therefore need to allocate sites to meet the identified need.

3.2.4 The consultation on the Site Specific Proposals LDD - Issues Paper (March 2009) included a call for sites for Gypsy and Traveller accommodation, however no sites were submitted. To enable sites to be identified to meet Gypsy and Traveller accommodation needs it is therefore necessary to search for potential sites. The '*Background Paper: Gypsy and Traveller Site Allocations*' identifies 4 options for identifying potential sites for Gypsy and Traveller accommodation. These options are set out below:

Option 1

To identify additional pitches on existing sites or in close proximity to existing sites (temporary and permanent sites). This would involve identifying spaces within existing sites or land adjacent to existing sites, assessing the possibility of accommodating more pitches, exploring the willingness of landowners to accommodate future travellers.

Option 2

To identify new sites away from existing ones. This will involve a search for available land with landowners willing to offer land for Gypsy and Traveller accommodation and publicly

owned land suitable for Gypsy and Traveller accommodation.

Option 3

To identify the ideal site or sites using a set of search criteria. This would involve looking for the ideal site or sites using a set of suitability and sustainability criteria. Land ownership would then need to be investigated.

Option 4

A combination of the above options.

Summary of Sustainability Appraisal

3.2.5 The option to identify additional pitches on or adjacent to existing sites would have benefits in terms of reducing the impact on landscape, biodiversity and soil and land as it would not result in the use of new greenfield sites, however in terms of accessibility this option is less favourable as some existing sites are not in the most accessible locations. The option to identify new sites away from existing ones may improve accessibility depending on where sites are available but is likely to have more negative impacts on biodiversity, landscape and soil and land as this would involve the identification of new sites. The option to use a search criteria would have positive impacts on a number of criteria as this would allow sites to be identified in accessible and sustainable locations, however these sites may be more difficult to deliver as sites may not be available for development. A combination of the options would allow the disadvantages of each option to be minimised while maximising the advantages.

Question 1

Which of the above options do you think is the most appropriate method for identifying potential Gypsy and Traveller sites?

Question 2

Do you think that the assessment criteria proposed in the *'Background Paper: Gypsy and Traveller Site Allocations'* are appropriate for assessing potential Gypsy and Traveller sites?

3.2.6 Based on the outcome of this consultation, potential sites will be identified and assessed. A further consultation will then take place on potential sites to be allocated in this LDD.

3.3 Settlement Boundaries and Development in the Open Countryside

3.3.1 It is national policy to strictly control development in the open countryside. The existing

CSS policy 9 states that development in the open countryside, outside the Sustainable Urban Extensions, will be strictly controlled. Saved Local Plan policy 7 states that development in the open countryside will not be granted except where otherwise provided for in the plan and Saved Local Plan policy RA5 sets out the exceptional circumstances where development may be allowed in the open countryside. These policies will need to be replaced in the Site Specific Proposals LDD. The following option has therefore been identified:

Option 5

To include a policy setting out the limited circumstances in which development in the open countryside would be allowed. These limited circumstances could include:

- Development essential for the purposes of agriculture or forestry
- Development provided for through other policies in the plan

3.3.2 There are no reasonable alternatives to including a policy setting out the limited circumstances in which development in the open countryside would be allowed, as the existing CSS policy 9 requires development in the open countryside to be strictly controlled but allows development in exceptional circumstances to support the rural economy or local community needs. It is necessary to provide guidance on what would be considered exceptional circumstances.

Summary of Sustainability Appraisal

3.3.3 Limiting development in the open countryside is inherently sustainable. Providing guidance on the limited circumstances in which development is allowed supports the policy to restrict development in the open countryside and therefore has positive impacts on Sustainability Appraisal criteria including accessibility, biodiversity, landscape, climate change, air and soil and land. Uncertain and negative impacts are recorded against Sustainability Appraisal criteria; housing and employment, due to the restrictions this policy would have on development outside settlement boundaries. These impacts can be mitigated through ensuring other policies in the plan make adequate provision for housing and employment.

Settlement Boundaries

3.3.4 In order to apply a policy limiting development in the open countryside there needs to be a distinction made between the open countryside and settlements. This can be done in two ways; a settlement boundary can be drawn around settlements or a criteria based policy can be used to assess whether proposed development is contained within the built up framework. These two options are set out below. The *Local Plan for Kettering Borough (1995)* currently identifies town and village boundaries.

3.3.5 The advantage of drawing settlement boundaries is that these provide certainty over where development is likely to be acceptable. However, this can lead to a presumption that development within boundaries is acceptable, and can result in pressure for development on open space within settlement boundaries where development may not be appropriate. The advantage therefore of a criteria based policy is that each proposal would be considered individually.

3.3.6 Consultation on issues to be addressed by this LDD identified that drawing settlement boundaries is the preferred method for creating a distinction between the open countryside and settlements. The *'Background Paper: Settlement Boundary'* accompanying this consultation document assesses the two options and sets out the methodology for defining settlement boundaries, taking into account comments made on the Site Specific Proposals LDD Issue Paper.

Option 6

To include a policy identifying settlement boundaries based on the following principles:

Principle 1:

The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads.

Principle 2:

Boundaries will include:

- Existing commitments for built development i.e. unimplemented planning permissions
- Buildings on the edge of villages which relate closely to the economic or social function of the village e.g. churches, community halls
- Curtilages which are contained and visually separated from the open countryside
- New allocations

Principle 3:

Boundaries will exclude:

- Playing fields or open space at the edge of settlements (existing or proposed)
- New allocations for affordable housing
- Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
- Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement
- Large gardens or other areas whose inclusion or possible development would harm the structure, form and character of the village

Principle 4:

Settlement boundaries do not need to be continuous. It may be appropriate given the nature and form of a settlement to define two or more separate elements.

3.3.7 Draft settlement boundaries are shown on the proposals maps in sections 9 to 13 in this document. These draft boundaries **do not** currently include new allocations. New allocations will be added into the boundaries following this consultation.

Option 7

To include a criteria based policy to assess whether proposed development is included within the built framework. The policy could:

- Define settlements to which the criteria based policy would apply
- Define the built-up area and state that all areas outside this are considered to be open countryside

Built-up areas exclude:

- Playing fields or open space at the edge of settlements
- Isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
- Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement
- Large gardens or other areas whose inclusion or possible development would harm the structure, form and character of the village

Summary of Sustainability Appraisal

3.3.8 In terms of Sustainability Appraisal the two options are both inherently sustainable in that they protect the open countryside from development and focus development in existing built up areas. Both options would have a positive impact on Sustainability Appraisal objectives; accessibility, health, liveability, biodiversity, landscape, cultural heritage, climate change, air and climate, soil and land, minerals and town centres. The main difference between the options is the level of certainty that is provided. Settlement boundaries provide a clear guide to what is considered to be land within the built framework and what is considered to be open countryside, whereas a criteria based policy requires each individual proposal to be considered against the criteria. Although the drawing of settlement boundaries can result in pressure on open space or areas within settlement boundaries where development may not be appropriate, this can be mitigated through the use of policies to protect important open space within settlements.

3.3.9 Based on the strong support from previous consultation for defining settlement boundaries and the certainty this approach provides this is the preferred option for defining the built up framework of a settlement. Draft settlement boundaries are shown on the proposals maps in sections 9 to 13 in this document.

3.4 Re-use and Redevelopment of Rural Buildings and Farm Diversification

3.4.1 National policy is clear that local planning authorities should, in their Development Plan Documents, address issues around the re-use or redevelopment of rural buildings and farm diversification. The majority of Kettering Borough is rural and the rural settlements and farms form a pivotal part of our communities, character and economy. With the scarcity of land and need to protect the open countryside, what to do with existing buildings in rural areas which fall out of use is a key concern, as is the need to sustain and enhance our farms, rural economy and communities. Options have therefore been drafted for two key policy areas - the re-use and redevelopment of rural buildings, and farm diversification. The background and justification

for these options is set out in the *'Background Paper: Options for Re-use and Redevelopment of Rural Buildings and Farm Diversification'*.

3.4.2 Within these options, a careful balance must be struck between promoting sustainable rural development, economic prosperity and diversification with the overarching national policy directive to strictly control economic development in the open countryside and deliver sustainable development patterns - directing development to the most accessible and sustainable locations, i.e. existing centres.

Re-use and Redevelopment of Rural Buildings

3.4.3 Kettering Borough contains a stock of rural buildings, predominantly constructed to support agriculture. The history and heritage of traditional farm buildings make a great contribution to local distinctiveness and countryside character. Where buildings are no longer required for their original use they can provide a valuable opportunity for redevelopment for positive re-use. However, due to their location, such developments must be carefully controlled. It is crucial that such proposals place design at their forefront and take account of the history, character and appearance of the existing building, and the surrounding area. Due consideration must be given to the potential for proposals to or that conflict with the principles of sustainable development patterns or to result in unsustainable traffic movements, and potential environmental harm. A criteria based policy could be used to determine the acceptability of proposals in these respects.

3.4.4 It is also important that the types of use are carefully controlled. Pressure is likely to be highest for conversion of rural buildings to residential use. However, this may not necessarily be the most sustainable or suitable use and national policy instead encourages uses which contribute more to rural sustainability such as those which provide jobs and support the rural economy. Unchecked conversions could undermine rural vitality, viability and character and lead to an undesirable impact on farming, with otherwise viable and vital agricultural operations under pressure to yield buildings to residential development. An idea to address this issue is to set out in a policy, a hierarchical approach to preferred uses for rural buildings. The policy could encourage the most preferable uses, for example employment generating or agriculturally related uses, to be developed in the first instance to those which are less preferable, for example residential.

Option 8

To include a policy setting out requirements for the re-use or redevelopment of rural buildings. The policy could:

- Clearly define applicable buildings, for example permanent, substantial, traditional constructions
- Differentiate between buildings within, adjacent or close to villages and buildings in the open countryside
- Include criteria for the acceptable re-use, redevelopment or replacement of rural buildings
- Detail preferred uses for rural buildings and set out a hierarchical approach to encourage the most preferable, sustainable uses to be developed first
- Set out the permissible circumstances and scale for replacement buildings

Criteria to determine the acceptability of proposals could include:

- Viability of the current (or last operational) use
- Suitability of the building
- Design
- Impact on character, environment and landscape
- An assessment of the architectural and historic interest of historic, traditional farm buildings and their settings
- Amenity
- Safety
- Traffic generation
- Permitted development rights

Option 9

To not develop a policy addressing the re-use or redevelopment of rural buildings.

Summary of Sustainability Appraisal

3.4.5 The option to include a policy setting out requirements for the re-use or redevelopment of rural buildings performed the best of the two options in the Sustainability Appraisal. Positive impacts were assessed against the topics of accessibility, housing, community, liveability, landscape, land efficiency, and, through encouraging re-use of buildings for economic uses, on employment and wealth creation. Some potential negative impacts were identified on crime, landscape and climate change, but these can be mitigated with a robust policy.

3.4.6 The option to not include such a policy performed poorly in comparison to the option to include a policy. The Sustainability Appraisal highlighted negative impacts on employment (particularly the agricultural and associated sectors), wealth creation, community, liveability, and landscape with a particular disadvantage being the potential blight of buildings falling into disuse and dereliction without a policy framework to guide their redevelopment.

3.4.7 The Preferred Option, therefore, is to develop a policy to cover the re-use or redevelopment of rural buildings.

Question 3

Do you think a policy should be included covering the re-use or redevelopment of buildings in rural areas?

If so, do you agree with the suggested policy scope and content, above?

Question 4

Do you support the idea of a hierarchical approach to preferred sustainable uses for the re-use of rural buildings?

Farm Diversification

3.4.8 Farming makes an important contribution to the local economy, but increasingly farms are having to diversify into non-agricultural activities for the business to remain viable. Horse riding and other equestrian activities are popular forms of recreation in the countryside that can fit in well with farming activities and help to diversify rural economies. Horse training and breeding businesses play an important economic role. It is important that planning policies are in place to support such diversification and equine enterprises, where appropriate, to support the agricultural sector and rural employment and help sustain and diversify the rural economy. A thriving agricultural sector and diverse rural economy has positive impacts on the liveability and vitality of rural communities.

3.4.9 However, in order to protect the quality, heritage and distinctiveness of the local landscape, Kettering Borough Council wishes to prevent unsustainable patterns of development, uncoordinated or unsuitable development in rural areas and the piecemeal redevelopment of farms without regard for the viability of the holding. It is important that diversification proposals are well founded in terms of effectively contributing to the farm business and the rural economy and integrating new activities into the environment and the traditional rural scene. Development must be at a scale and of a character appropriate to the context and setting.

Option 10

To include a policy supporting sustainable agricultural or equine diversification. The policy would set out criteria to be applied to proposals for farm diversification.

Criteria could include:

- Aspects to be encouraged - employment creation, equine uses, high-tech or environmental enterprises
- Necessity, contribution and impact on the business and diversification of the local economy
- Scale of development – appropriate to the rural location, the surroundings and well related to any existing buildings on site
- Re-use of existing buildings or infrastructure
- Intensification of use – for example traffic and visitor generation
- Impact of development - upon character, landscape, biodiversity and residential amenity

Option 11

To not include a policy covering farm diversification.

Summary of Sustainability Appraisal

3.4.10 The option to include a policy supporting sustainable farm diversification performed the best of the two options in the Sustainability Appraisal. The policy would impact particularly positively on the topics of employment, wealth creation and skills with further positive impacts assessed against the topics of accessibility, community, liveability and land efficiency. Some

potential negative impacts were identified on landscape and climate change, but these can be mitigated with a robust policy.

3.4.11 The option to not include such a policy performed poorly in comparison to option to include a policy. A positive impact was noted against landscape, the agricultural nature of which would be preserved. However, the Sustainability Appraisal highlighted negative impacts on employment, wealth creation, skills, community, liveability, land efficiency and landscape. A particular disadvantage being the potential hindrance of the successful business operation of farms, without a policy framework to facilitate their sustainable diversification.

3.4.12 The Preferred Option, therefore, is to develop a policy to support sustainable agricultural or equine diversification.

Question 5

Do you think there should be a policy in the plan addressing farm diversification?

If so, do you agree with the suggested policy scope and content, above?

3.5 Location of HGV Parking Facilities

3.5.1 The A14 is a key transport route providing links to the M1, M6 and east coast ports. The A14 is used by a high number of Heavy Goods Vehicles (HGV's) passing through the area and strategic distribution businesses in North Northamptonshire also attract a significant amount of HGV traffic. The *Northamptonshire HGV Parking Study (February 2009)* identified a need for 300 additional HGV parking spaces in Northamptonshire. It concludes that up to three new lorry parks are required in Northamptonshire and that at least one of these should be on the A14 and one on the A45 route.

3.5.2 The *North Northamptonshire HGV Parking Site Assessment for the A14* was completed in December 2010 by the NNJPU in partnership with Kettering, East Northamptonshire and Daventry Councils. This study assessed land along the Northamptonshire section of the A14 to identify potential sites for allocation for HGV parking. This study concluded that there was only one site which was suitable, viable and available for this type of development. Following completion of this technical study, Kettering Borough Council resolved to grant planning permission for an HGV parking facility on this site, subject to signing a Section 106 Agreement. The site is located at junction 3 of the A14 south of Rothwell and is known as the Rothwell Truck Stop.

3.5.3 Following the resolution to grant planning permission the Section 106 Agreement has not been signed. It is therefore necessary to consider alternative locations for HGV parking to address the need along the A14. The *North Northamptonshire HGV Parking Site Assessment for the A14* looked at sites for HGV parking alone, and the costs related to this use meant in some instances that the access and levelling required meant sites were considered unviable. It is therefore considered appropriate to consider this issue through the Joint Core Strategy as part of a strategic development site.

3.5.4 Should a site for HGV parking be identified in Kettering Borough; given the need for

HGV parking along the Northamptonshire stretch of the A14; the lack of suitable available sites and the potential that the site will be located in open countryside; it is necessary to protect a suitable site from alternative use.

Option 12

To include a policy protecting a site for HGV parking and protect the use of this site against alternative uses. The policy would also require that should the use of the site for HGV parking cease, the site should be restored to open countryside.

Option 13

To not include a policy protecting a site for HGV parking provision or require the restoration of the land once the activity ceases.

Summary of Sustainability Appraisal

3.5.5 Protecting an HGV parking facility would have a positive impact on the sustainability appraisal criteria; crime, liveability, climate change and air and climate. The provision of a secure HGV parking facility will significantly reduce HGV related crime so protection of the facility will have a strong positive impact on this objective. Requiring the facility to be restored to open countryside would have positive impacts on biodiversity and landscape.

3.5.6 Not protecting an HGV parking facility from change to an alternative use would have more uncertain impacts. These would depend on the alternative use and on the impact the loss of the facility would have. Allowing a change to an alternative use may have a positive impact on the SA objective for employment. However, there may be other more suitable sites which could be considered for employment development and the benefits of employment provision would not outweigh the loss of the HGV parking facility.

3.5.7 The preferred option is therefore to include a policy protecting an HGV parking facility should a suitable site be identified within the Borough.

Question 6

Do you think a policy should be included to protect the an HGV parking facility should a suitable site be identified within the Borough?

4 Housing

4.0.1 This chapter sets out options for policies relating to the type of housing required in the Borough and seeks to provide a range of policies which will help housing development meet housing needs within the Borough.

4.1 Affordable Housing Thresholds

4.1.1 PPS3 sets a minimum threshold of 15 dwellings as the size at which affordable housing should be required but allows lower thresholds to be set locally where these can be justified. In the urban area of Kettering Borough there are a number of developments that fall below the 15 dwelling threshold but there are also a significant number of developments which are above this threshold and therefore provide an element of affordable housing. Local Plan policy RA6 set a threshold of 10 dwellings for the provision of housing in rural areas. However in the rural area the majority of development is small in scale and falls below this threshold. This has meant that little affordable housing has been developed on market housing sites in the rural area. The only village where significant affordable housing has been achieved is in the development of the new village of Mawsley.

4.1.2 The *Strategic Housing Market Assessment (2007)* suggests that if it can be shown that a great deal more affordable housing can be gained from lowering the threshold to 10 dwellings this may be justifiable. The draft policy section of the SHMA suggests a threshold of 15 dwellings in urban areas and a threshold of 3 dwellings in rural areas.

4.1.3 The *'Background paper: Affordable Housing Thresholds, Tenure and Housing Mix' (November 2011)* includes analysis of monitoring figures between 2001 and 2010. This analysis shows that a threshold of 10 dwellings in urban areas would have achieved 67 additional affordable homes and a threshold of 3 in rural areas would have achieved 32-42 additional affordable homes. In the rural area in particular lowering the threshold to 3 dwellings would have a significant impact on the amount of affordable housing provided.

4.1.4 The following options have been identified for policies setting affordable housing thresholds. A viability assessment will be required to assess these options prior to inclusion in the Proposed Submission Plan.

Option 14

To set thresholds of 15 dwellings in urban areas and 3 dwellings in rural areas.

Option 15

To set thresholds of 15 dwellings in both urban and rural areas.

Option 16

To set thresholds of 10 dwellings in both urban and rural areas.

Option 17

To set thresholds of 15 dwellings in urban areas and 10 dwellings in rural areas.

Option 18

To set thresholds of 10 dwellings in urban areas and 3 dwellings in rural areas.

Summary of Sustainability Appraisal

4.1.5 The options to set a threshold of 15 in urban areas and 3 in rural areas and to set a threshold of 10 in urban areas and 3 in rural areas had a positive impact on Sustainability Appraisal criteria; housing and community as both options would result in an increase in the number of sites that would be required to provide affordable housing in the rural area and the threshold of 10 would result in an increase in affordable housing in the urban area.

4.1.6 The option to set a threshold of 10 in the urban and rural area has an uncertain impact on Sustainability Appraisal criteria; housing and community as although this would result in a slight increase in the number of sites required to provide affordable housing in the urban area, it would not address the lack of affordable homes provided on market housing sites in the rural area.

4.1.7 The options for a threshold of 15 in urban and rural areas, and 15 in the urban area and 10 in the rural area would have a negative impact on Sustainability Appraisal criteria; housing and community. The option for a threshold of 15 in both areas would result in less affordable housing being provided in the rural area than current policy and although the threshold of 15 in the urban area and 10 in the rural area would not result in less sites being required to provide affordable housing than present this would not address the lack of affordable homes provided on market housing sites in the rural area.

4.1.8 Based on the Sustainability Appraisal and the analysis of monitoring figures which highlights the number of additional affordable homes that could be achieved, the preferred option is a threshold of 15 dwellings in the urban area and 3 dwellings in the rural area. However the options will be subject to viability assessment prior to preparation of the Proposed Submission Plan.

Question 7

Do you think that it is appropriate to reduce the threshold for affordable housing to 3 in the rural area to recognise the need and significant increase in delivery of affordable homes that this would achieve?

Do you think that it is appropriate for the threshold to remain at 15 in the urban area or should this be lowered to 10?

4.2 Affordable Housing Tenure

4.2.1 PPS 3 states that Local Planning Authorities should set separate targets for social rented and intermediate affordable housing where appropriate. The SHMA suggests that affordable housing need in Kettering is almost entirely for social rented housing and suggests that the entire 30% affordable housing requirement should be social rented, but assumes that in practice sites which cannot afford to provide social rented will in fact provide some intermediate housing as well.

4.2.2 Further work has been carried out at a local level which has identified tenure requirements for the four towns. These Housing Market Assessments identify requirements for the following tenure splits:

- Rothwell: 56% rented affordable housing/ 44% intermediate
- Burton Latimer: 60% rented affordable housing/ 40% intermediate housing
- Kettering: 67% rented affordable housing/ 33% intermediate housing
- Desborough: 58% rented affordable housing/ 42% intermediate housing
- Rural parts of the Borough: 100% rented affordable housing/ 0% intermediate housing or based on local Parish Housing Needs Surveys

4.2.3 The Government has introduced the Affordable Rent Framework which will see a significant change to the way affordable housing is funded and delivered. Affordable Rent (rents set at up to 80% of local market rents) will be the main type of new affordable housing supply. It is therefore not appropriate for a plan which will cover the period to 2031 to set targets only for social rented and intermediate housing. The options below therefore allow for a flexible approach to requirements for affordable housing tenure based on up-to-date needs assessments.

Option 19

To include a policy setting out requirements for affordable housing tenure to be based on the findings of the relevant Housing Market Assessments or any subsequent Strategic Housing Market or Housing Needs Assessment updates or changes to Government policy.

Option 20

To not include a policy setting out requirements for affordable housing tenure.

Summary of Sustainability Appraisal

4.2.4 The option to include a policy setting out requirements for affordable housing tenure will have a positive impact on Sustainability Appraisal criteria; housing, community and liveability as requiring tenure to be based on assessments of need will ensure that the right type of housing is provided and that the needs of the community are followed. Not including a policy setting out requirements for affordable housing tenure would have a negative impact on Sustainability Appraisal criteria; housing and community as this may result in the provision of tenures which do not meet the needs of local people.

4.2.5 The preferred option is therefore to include a policy setting out requirements for affordable housing tenure.

Question 8

Do you think a policy should be included setting out requirements for affordable housing tenure?

4.3 Housing Mix

4.3.1 One of the key aims of PPS3 is to ensure a wide range of housing to meet the needs of all members of the community. PPS3 requires local authorities to set out in the LDF the likely profile of housing types requiring market housing e.g. multi-person, single person or couples. The *Strategic Housing Market Assessment* and *Housing Needs Assessments* identify clear needs for particular types and sizes of dwellings which may not necessarily be delivered if housing mix is left for the market to decide. The following two options in relation to housing mix have been identified.

Option 21

To include a policy setting out requirements for housing mix to be based on the findings of the relevant Housing Market Assessment or any subsequent Strategic Housing Market Assessment/ Housing Needs Assessment updates.

Option 22

To allow housing mix to be determined by the market.

Summary of Sustainability Appraisal

4.3.2 Including a policy setting out requirements for housing mix will have a positive impact on Sustainability Appraisal criteria; housing and community, as this will ensure the mix of housing provided meets identified needs. Leaving housing mix to be determined by the market would have uncertain impacts on Sustainability Appraisal criteria; housing and community as the mix provided may not meet the needs of all sections of the community.

4.3.3 The preferred option is therefore to include a policy setting out requirements for housing mix to be based on the relevant Housing Market Assessments or any subsequent Strategic Housing Market Assessment/ Housing Needs Assessment updates.

Question 9

Do you think housing mix should be based on an assessment of need or should this be

determined by the market?

4.4 Housing Density

4.4.1 PPS3 requires local planning authorities to develop housing densities having regard to the spatial vision and strategy for the area; current and future levels of capacity of infrastructure, services and facilities; the desirability of using land efficiently; and reducing, and adapting to, the impacts of climate change; current and future levels of accessibility; characteristics of the area and the desirability of achieving high quality well designed housing. Based on these criteria local planning authorities should consider where it is appropriate to set a range of densities rather than a single density to be applied across the area.

4.4.2 PPS3 previously set a minimum density for new housing development of 30 dwellings to the hectare. The CSS requires higher densities to be sought in locations most accessible on foot, cycle and public transport, although increases in density should not detract from the traditional streetscape and built form where this is worthy of safeguarding.

4.4.3 The following options have been identified for a policy relating to housing density.

Option 23

To include a policy setting a single net density to be applied across the Borough.

Option 24

To including a policy settling a range of densities to be applied according to settlement type, character and amenity.

Option 25

To not include a policy setting density in the Borough and to rely on guidance included in the CSS.

Summary of Sustainability Appraisal

4.4.4 The option to include a policy setting a single net density would have a negative impact on Sustainability Appraisal criteria; accessibility, liveability, built environment and soil and land. A single net density would not enable the different character of urban and rural areas to be taken into account and this would have a negative impact on the built character of settlements and would decrease peoples satisfaction with where they live. Including a range of densities according to settlement type, character and amenity would have a positive impact on Sustainability Appraisal criteria; accessibility, liveability, community and built environment. This option would have an uncertain impact on Sustainability Appraisal criteria; soil and land as in

some cases ensuring development reflects the density of surrounding development may result in a low density development and less efficient use of land. The option to not include a policy on density and to rely on guidance included in the CSS would have positive impacts on Sustainability Appraisal criteria; accessibility and soil and land as this required higher densities in accessible locations. However this option has negative impacts on Sustainability Appraisal criteria; liveability and built environment as this option would not provide guidance on density in less accessible locations which could have a negative impact on the character of these areas.

4.4.5 The preferred option is therefore to include a policy setting a range of densities to be applied according to settlement type, character and amenity.

Question 10

Do you think a range of housing densities should be applied according to settlement type, character and amenity?

5 Employment

5.1 Safeguarding Employment Land

5.1.1 The *'Background Paper: Employment Allocations'* considers the amount and type of employment land that will be required in the Borough over the Plan period to 2031 as part of the Core Spatial Strategy Review and proposes the allocation of small number of sites to below 5 hectares in size to address the identified need.

5.1.2 The JCS aims to achieve a broad balance between homes and new jobs so that overall commuting patterns into and out of North Northamptonshire in 2031 are broadly the same as in 2011. To achieve this, a net total of 24,000 new jobs need to be created in North Northamptonshire as detailed within the JCS 'Emerging Approach' and economic growth will therefore need to be considerably higher than that achieved in recent years. Evidence suggests that around 3,200 new jobs have been created within the Borough in the period 2001 - 2007, with a further 6,600 jobs to be delivered on sites with planning permission or those allocated through the Kettering Town Centre Area Action Plan. The emerging Rothwell and Desborough Urban Extensions Area Action Plan also include land to provide approximately 673 jobs.

5.1.3 As part of this challenge, provision must be made for a net increase of 8,400 new jobs in the Borough in the period 2011 - 2031. Just over half of these jobs are forecast to be generated in service sectors such as retailing, leisure, professional and public services - a figure which is driven partly by the increasing population. The remaining jobs are forecast to be in offices (described as use class B1), manufacturing and related activities (use class B2) and distribution (use class B8), for which specific sites need to be identified within the development plan. This chapter deals only with the detail of these 'B-class' jobs.

5.1.4 In order to create new employment opportunities, and support a prosperous and diverse economy, the strategy adopted in the CSS include measures that diversify the local economy into higher value-added activities that generate greater wealth and higher paid jobs and Safeguarding employment sites which are of the right quality and suitably located in relation to infrastructure and neighbouring uses. This will include safeguarding employment land allocations for a range of uses in support of a balanced economy.

Existing Employment Areas

5.1.5 The main employment areas in Kettering are North Kettering Business Park, Telford Way Industrial Estate, Pytchley Lodge and Orion Way Industrial Estate, Kettering Parkway and Northfield Avenue. At the smaller towns prominent employment locations include the Latimer Business Park and Station Road Industrial Estate within Burton Latimer and Desborough Industry (including Magnetic Park). There are other key employers within the Borough which have expressed a desire will need to be safeguarded

5.1.6 Smaller employment areas and other buildings used for employment purposes are primarily located within the town centre, the older mixed-use areas of the town and in parts of the rural area of the Borough. The retention of such existing employment areas, where suitable for business operations, was supported through initial consultation on this document.

5.1.7 Policy 11 of the CSS requires employment sites and areas to be safeguarded for employment purposes unless it can be demonstrated that an alternative use would not be detrimental to the overall supply and quality of employment land within the district, and/or would

resolve existing conflicts between land uses. Areas no longer suitable for employment purposes should be de-allocated or allocated for alternative uses.

5.1.8 Within the rural area the Grange Road Industrial Estate in Geddington provides accommodation for locally based companies and has consistently had high levels of occupancy.

Option 26

To include a policy which safeguards existing employment areas across the Borough and sets out criteria for assessing applications in such locations. The policy would detail the sites to be safeguarded for B1 (Business), B2 (General Industry) and B8 (Storage or Distribution) purposes including:

- 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
- Station Road Industrial Estate - Burton Latimer
- Grange Road - Geddington

In order to ensure that the Employment Areas remain fit for purpose their health will be monitored as part of the annual monitoring process and redevelopment or refurbishment of areas or properties will be encouraged.

Option 27

To not include a policy to protect existing employment areas within the Borough and rely on the CSS policy.

Summary of the Sustainability Appraisal

5.1.9 There is support for a policy to safeguard existing employment areas in consultation responses received to date. In terms of Sustainability Appraisal the option to include a policy protecting existing employment sites has a positive impact on criteria relating to accessibility, community, livability, climate change, air and climate and employment whereas the option to not protect these areas would have a negative impact on these objectives. Protecting existing employment supports a prosperous and diverse economy and ensures that these are accessible to all members of the community whilst reducing the need to travel.

5.1.10 The preferred option is therefore to include a policy to safeguard existing employment areas.

Question 11

Do you agree that the existing industrial estates referred to above should be retained for employment purposes?

Are there any other existing employment areas that ought to be safeguarded (please specify any areas that you think should be protected)?

What measures, if any, need to be taken to ensure that existing employment areas meet market requirements?

5.2 Live/Work Units

5.2.1 Technological innovations are increasingly allowing new ways of working. These provide flexibility, which let people set their own balance between work and the rest of their lives. Increasingly people can work from home, or in combined living and working spaces (live/work units), rather than traditional workplaces. This cuts the total number of journeys to work and can be particularly beneficial in reducing congestion at peak times. Working at home can also increase employment opportunities and have economic benefits, as many people working from home ultimately establish their own business. An option is outlined below that will facilitate the provision of live/work units which can offer flexible living and working space for small businesses.

Option 28

To include a policy in the plan regarding live/work units to increase the provision across the Borough. This could state that:

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:

- be specifically designed to ensure that the commercial use of the property remains ancillary to the residential use
- will be limited to A2 and B1 activities
- any commercial activity would not result in a loss of residential amenity, significantly increase on-street car parking or result in a significant increase in traffic or congestion

Live/work units will not normally be permitted close to B2 and B8 class uses and other uses where:

- Operations are likely to be noisy
- Local Air Quality is inappropriate for a residential environment
- There are 24 hours of operation in close proximity
- Safety and security is compromised
- Adequate lighting and ventilation of living areas cannot be achieved

Option 29

To not include a policy in the plan setting out requirements relating to live /work units.

Summary of Sustainability Appraisal

5.2.2 Including a policy to encourage live/work units would have positive impact on Sustainability Appraisal criteria relating to accessibility, community, livability, climate change, air and climate and employment whereas the option to not encourage such units would have a negative impact on these objectives. Promoting live/work units provide flexibility for local residents, which let people set their own balance between work and the rest of their lives and reduces the need to travel.

5.2.3 The preferred option is therefore to include a policy encouraging the provision of live/work units.

Question 12

Do you think a policy should be included to encourage new live/work units and to set out criteria relating to these?

6 Town Centres, Retail and Community Facilities

6.1 Town Centre Boundaries

6.1.1 PPS4 aims to promote the vitality and viability of town centres through focusing main town centre uses in existing centres. To achieve this, PPS4 requires local planning authorities to define the extent of town centres and primary shopping areas. The background paper '*Defining town centre boundaries for Burton Latimer, Desborough and Rothwell*' sets out the methodology for defining town centre boundaries and primary shopping areas in these towns and a justification for how the boundaries have been drawn. The town centre boundaries and primary shopping areas are drawn using a single line as in the smaller towns there are not areas of predominantly leisure, business and town centre uses adjacent to the primary shopping area, therefore the town centre boundaries do not extend beyond the primary shopping area.

Option 30

To include a policy defining town centre boundaries and primary shopping areas for Burton Latimer, Desborough and Rothwell. These boundaries will be shown on the proposals map. Draft town centre boundaries are shown on the town centre maps in sections 10, 11 and 12 of this document.

6.1.2 The only alternative to defining town centre boundaries is to not define town centre boundaries. This would be contrary to national planning guidance set out in PPS4 and is therefore not a reasonable alternative.

Summary of Sustainability Appraisal

6.1.3 Defining town centre boundaries will have a positive impact on a number of sustainability appraisal criteria including: town centres, accessibility, employment, health, community and built environment. There are no negative impacts of this option on the sustainability appraisal criteria.

Question 13

Do you think it is appropriate to show the town centre boundaries and primary shopping areas using a single line or should the town centre boundaries be drawn to include a wider area? If you think they should be drawn to include a wider area please specify the area to be included and reasons for inclusion.

6.2 Town Centres

6.2.1 The majority of additional retail development in the Borough will be focused in Kettering Town Centre where the North Northamptonshire Core Spatial Strategy (CSS) identifies a minimum net increase in comparison shopping floorspace of 20,500 sqm to 2021. Comparison shops are the type of shops where you would compare the product before buying, for example clothing, music, electrical goods etc. Retail development within Kettering Town Centre is allocated

in the Kettering Town Centre Area Action Plan which was adopted in July 2011.

6.2.2 Burton Latimer, Desborough and Rothwell are identified in the existing CSS as localised convenience and service centres with no specific retail allocations. These towns will all see populations increases in the plan period and it will be important to provide town centres which meet the needs of the growing population. The background paper '*Town Centres & Retail*' assesses the need for allocations and environmental improvements in these town centres and identifies the options for policies and proposals set out below. These options are split under three headings; Developments sites and opportunities for redevelopment; Environmental improvements; and Development within town centre boundaries. Detailed opportunities for development, environmental improvements and criteria to be applied to development within town centre boundaries are set out in chapters 10, 11 and 12 of this document.

Development Sites and Opportunities for Redevelopment

Option 31

To include policies identifying opportunity sites for development in Burton Latimer, Desborough and Rothwell town centres and to set out uses for these sites.

Options for uses on these sites could include:

- A) Primarily town centre uses at ground floor level with residential and employment above
- B) Primarily residential or employment development

Potential opportunity sites and proposed uses are set out in chapters 10, 11 and 12 of this document.

Option 32

To not include policies identifying opportunity sites for development in Burton Latimer, Desborough and Rothwell town centres, thereby leaving the town centre unplanned.

Summary of Sustainability Appraisal

6.2.3 The option to identify opportunity sites in the town centres was split into two assessments. A) to identify these sites primarily for town centre uses and B) to identify these sites for predominantly residential or employment development. Both options have positive impacts on a significant number of the sustainability appraisal criteria. However, the key differences are the loss of opportunities for enhancement of the town centre and improving footfall if sites are developed for predominantly residential or employment uses. The loss of these would be difficult to mitigate. Option A would impact on the amount of housing or employment provided through redevelopment but this could be more easily mitigated through the identification of sites for these uses outside the town centre. For this reason option A is identified as the most appropriate option for sites which are located within or are well related to the existing town centre, however for those sites located outside of the town centre residential or employment uses may be more appropriate. The *Background Paper - Town Centres and Town Centre Uses* considers sites

individually and identifies those which would be most appropriate for each of the options. The option of not identifying opportunity sites would have less certain impacts on the sustainability appraisal criteria. The impact on accessibility and town centres is likely to be negative as not identifying sites would result in the loss of opportunities to deliver town centres suitable for the level of growth identified in these towns.

6.2.4 The preferred option is therefore to include a policy identifying opportunity sites for development in the smaller town centres.

Question 14

Do you think that a policy should be included identifying opportunities for redevelopment in the smaller town centres?

If yes, do you think option A or option B is the most appropriate?

Environmental Improvements

Option 33

To include a policy identifying environmental improvement opportunities in Burton Latimer, Desborough and Rothwell town centres.

Potential environmental improvements are set out in chapters 10,11 and 12 of this document.

Option 34

To not include a policy identifying environmental improvements in Burton Latimer, Desborough and Rothwell town centres.

Summary of Sustainability Appraisal

6.2.5 Including a policy to identify environmental improvements in the town centres would have positive impacts on sustainability appraisal criteria; accessibility, health, crime, liveability, community, employment, wealth creation and town centres. Environmental improvements in the town centres will help create an attractive and pleasant environment where businesses want to locate and where people want to visit and spend time. The impacts of the option to not identify environmental improvements are less certain, as schemes for environmental improvements could still come forward but the type of scheme and outcomes would be uncertain.

6.2.6 The preferred option is therefore to include a policy identifying environmental improvements in the smaller towns.

Question 15

Do you think a policy should be included identifying opportunities for environmental improvements in the smaller towns?

Development within Town Centre Boundaries

Option 35

To include a policy setting out criteria to be applied to development within Burton Latmer, Desborough and Rothwell town centre boundaries.

Potential development principles are set out in chapters 10,11 and 12 of this document.

Option 36

To not include a policy setting out criteria to be applied to development within Burton Latimer, Desborough and Rothwell town centre boundaries.

Summary of Sustainability Appraisal

6.2.7 Including criteria to be applied to development within Burton Latimer, Desborough and Rothwell town centre boundaries will have a positive impact on sustainability appraisal criteria; accessibility; health; crime; liveability; landscape; cultural environment; climate change; air and town centres. Including town specific criteria will ensure any new development reflects and enhances the character of the town and enables specific issues within the towns to be addressed. Not including criteria to be applied to development in town centre boundaries would have a negative impact on criteria town centres and landscape and uncertain impact on a number of other criteria as the impact would depend on the type and design of individual proposals.

6.2.8 The preferred option is therefore to include a policy setting out development principles to be applied to development within the smaller town centres.

Question 16

Do you think a policy should be included setting out development principles to be applied to development within the smaller town centres?

6.3 The Location and Scale of Town Centre Uses

6.3.1 National Planning Policy Statement 4 (PPS4) (Planning for Sustainable Economic Growth), sets out guidance aimed at protecting the vitality and viability of town centres. Proposals

for 'main town centre uses' (which includes retail, leisure, offices, arts, tourism and cultural activities) should be located within existing town centres, which are considered the most sustainable locations for such uses. PPS4 sequentially prioritises sites within existing centres, rather than edge-of-centre or out-of-centre sites for these uses. Where proposals involving town centre uses are made outside of town centres, PPS4 can require applicants to supply a Sequential Assessment and/or an Impact Assessment in certain circumstances. An opportunity exists to set some local requirements for these assessments in this LDD, which are more flexible and appropriate to the context of Kettering Borough.

Location - Sequential Assessments

6.3.2 PPS4 requires that all proposals⁽¹⁾ for main town centre uses which are not in existing centres must provide a Sequential Assessment, regardless of scale. Such assessments must demonstrate that there are no central sites for the development which are available, suitable and viable.

6.3.3 Kettering Borough Council's experience of applying PPS4 is that it can sometimes result in the requirement for Sequential Assessments for very minor proposals, and that the level of work and detail required by a Sequential Assessment is, at times, not in proportion with the scale of the proposal. It has been suggested that, in certain circumstances, this may be too onerous and might hinder sustainable economic development and small business growth. Such circumstances includes small scale proposals which serve a purely localised need or location-specific function, for example newsagents, small scale convenience shops and takeaways.

6.3.4 A policy is therefore proposed to require a Sequential Assessment only for developments which exceed a floorspace threshold of 250m² to facilitate the development of small scale local facilities which it would be unreasonable or unfeasible to always locate in town centres. The policy seeks to strike the correct balance between setting out a workable and reasonable approach and maintaining the robustness of PPS4's key objective to protect and enhance town centre vitality and viability.

Option 37

To include a policy addressing requirements for Sequential Assessments for proposals involving main town centre uses not in an existing centre. The policy would omit the PPS4 requirement for a Sequential Assessment for small scale proposals of less than 250m² gross floorspace.

The policy could also omit the requirement for proposals above this threshold if certain criteria were met, including considerations of:

- Local catchment need
- Location-specific developments
- Rural employment provision

1 With the exception of extensions to existing retail or leisure uses where the gross floorspace is less than 200m²

Option 38

To not include a policy covering local requirements for exceptions to the PPS4 requirement for Sequential Assessments - to continue to apply the guidance contained in PPS4.

Summary of Sustainability Appraisal

6.3.5 The option to include a local threshold policy performed well in the Sustainability Appraisal. Particularly against criteria of employment and wealth creation where the facilitation of small scale economic development without Sequential Assessments could enhance opportunities for wealth creation and enhance opportunities for local job creation, particularly in rural areas. Positive impacts were also noted against accessibility, community and climate change where the policy may aid the development of small scale local facilities close to where people live. A negative impact was noted against the topic of town centres, as a local policy could potentially undermine the robust protection afforded to town centres through PPS4's consistent requirement for Sequential Assessments.

6.3.6 However, this could be mitigated by a careful and considered policy which ensures only those developments small enough and least suited to town centres are able to proceed without a Sequential Assessment. It is noted that any policy must consider cumulative impacts and prevent circumnavigation of the thresholds through subdivision of buildings. It may also be necessary for a policy to include a caveat enabling Kettering Borough Council to require a Sequential Assessment if necessary for exceptional developments under the 250m² threshold or where there may be concern over the location of proposals.

6.3.7 The option to rely on the guidance in PPS4 scores positively against the town centres criteria, by maintaining PPS4's robust protection and, in theory, ensuring all main town centre uses are directed to town centres, aiding their vitality and viability. However, negative impacts are noted against employment, wealth creation, accessibility, community and climate change where the stringent requirement for Sequential Assessments may hinder small scale economic development, local job creation and provision of local facilities.

6.3.8 The Preferred Option is therefore to develop a policy to set a threshold to enable minor applications to avoid the need for a Sequential Assessment.

Question 17

Do you think a policy should be included to set a threshold to enable minor applications to avoid the need for a Sequential Assessment?

Scale - Impact Assessments

6.3.9 Impact Assessments assess the impact of a development on town centre vitality and viability. PPS4 requires an Impact Assessment for proposals for retail and leisure developments which are not in an existing centre, are not in accordance with an up to date development plan and are over 2,500m² gross floorspace. Currently, Kettering Borough Council can also request an Impact Assessment for a proposal which falls below this threshold if it is considered it would

be likely to have a significant impact on other centres. Upon adoption of this Local Development Document, if no local floorspace threshold has been set within it, this will cease to be the case meaning retail and leisure proposals outside of town centres up to 2,499m² would not be required to demonstrate their impact on town centres. Given the size of the the town centres of Burton Latimer, Desborough and Rothwell, out of centre development of this scale would be significant and impacts likely. Whilst in the main town centre of Kettering significant negative impacts on the health of Kettering Town Centre have been evidenced resulting from edge and out of centre retail and leisure developments, including the cumulative impact of incremental developments individually below 2,500m².

6.3.10 To address this issue an option is put forward for a policy which would set thresholds lower than PPS4's 2,500m² for each of the Borough's main centres, to reflect the scale at which it is considered a development would begin to have significant impacts on that centre. Any policy will need to strike a careful balance between robustly preventing any adverse impacts on our town centres whilst not hindering sustainable economic development through overly onerous requirements for proposals which are unlikely to have significant impacts on town centres.

Option 39

To include a policy setting local thresholds for the requirement for Impact Assessments for proposals for retail and leisure uses, outside of existing centres. The policy would require an Impact Assessment for such proposals which would be likely to have a significant impact on town centres and/or exceed the draft gross floorspace thresholds below:

- Kettering - 750m²
- Burton Latimer - 400m²
- Desborough - 300m²
- Rothwell - 500m²

Option 40

To not include a policy setting local requirements for Impact Assessments - to continue to apply the guidance contained in PPS4.

Summary of Sustainability Appraisal

6.3.11 The Preferred Option is to develop a policy to set thresholds for the requirement for Impact Assessments for significant proposals for retail or leisure uses outside of existing centres. This option performed much better than the alternative to not include a policy in the Sustainability Appraisal, which had overall neutral / negative impacts. It scored positively against a number of criteria - primarily town centres and associated positive sustainability impacts including community, liveability, landscape, climate change and air quality. The only potential negative impacts with this option were against Employment and Wealth Creation which could be inhibited by overly onerous requirements on applicants. However, this could be mitigated by appropriate, proportionate thresholds which only apply to retail and leisure uses.

Question 18

Do you think a policy should be included setting local thresholds for the requirement for Impact Assessments for proposals for retail and leisure uses, outside of existing centres?

6.4 Protection of Village and Neighbourhood Facilities

6.4.1 Local services make an important contribution to the vitality and viability of settlements and can have a positive impact on the sustainability of settlements by reducing the need for people to travel. The loss of services and facilities can have a detrimental impact on a settlement and those people living in that settlement, particularly those who do not have access to a private car. This is important in neighbourhoods within urban areas as well as villages.

6.4.2 PPS7 requires Local Planning Authorities to support the retention of local facilities and allows Local Planning Authorities to set out criteria in LDD's to be considered when assessing planning applications which would result in the loss of important local services.

6.4.3 Consultation responses have indicated strong support for the inclusion of a policy protecting local services and facilities.

Option 41

To include a policy to protect local services and facilities unless it can be demonstrated that there is no reasonable prospect of the service or facility being retained or restored or that there is no longer local support for it to be retained.

When assessing applications, consideration will be given to:

- Whether the service or facility is the last of its type within the settlement or neighbourhood area
- Whether the loss of the service or facility would have an impact on the overall vitality and viability of the settlement

Loss of a service or facility will only be acceptable where:

- It is not the last remaining service or facility of its type within the settlement or neighbourhood area
- Applicants can demonstrate that the loss of the service or facility would not have a negative impact on the vitality and viability of a settlement
- Applicants can demonstrate that the property has been marketed for its current use for a reasonable period of time and at a reasonable price and that there has been no interest in the property

Services and facilities include: local shops, post offices, places of worship, public houses, education facilities, health care facilities and public halls.

In villages, the policy will apply to any services and facilities located within a village. In

neighbourhoods the policy will be applied to services and facilities located within local centres as defined on the proposals map.

Local centres include:

- Brambleside, Kettering
- Grange Place, Kettering
- Signal Court, Lake Avenue, Kettering
- St Stephen's Road, Kettering
- St John's Road, Kettering
- Belvoir Drive, Barton Seagrave
- Hawthorn Road, Kettering

Option 42

To not include a policy to protect local services and facilities.

Summary of sustainability appraisal

6.4.4 There is strong support for the inclusion of a policy protecting services and facilities in consultation responses. In terms of Sustainability Appraisal the option to include a policy protecting services and facilities has a positive impact on criteria relating to accessibility, health, community, liveability, climate change, air and climate and employment whereas the option to not protect local services and facilities would have a negative impact on these objectives. Protecting local services and facilities ensures these are accessible to all members of the community and reduces the need to travel to these services and facilities.

6.4.5 The preferred option is therefore to include a policy protecting local services and facilities.

Question 19

Do you think a policy should be included to protect local services and facilities in villages and local centres?

Do you agree with the local centres listed above?

7 Natural Environment and Heritage

7.1 Flood Risk and Sustainable Water Management

7.1.1 Water management is a key part of sustainable development and national policy is clear that new development must not increase the future risk of flooding from either river (fluvial), surface water or ground water sources. Development should instead seek to bring about improvements in the water environment and reduce the risk of flooding to new and existing developments. PPS25 requires local authorities to apply a risk-based sequential approach to ensure that areas at low risk of flooding are developed in preference to areas of higher risk and, within this, ensuring that vulnerable developments are located in the lowest risk areas.



7.1.2 At the Borough level, a significant evidence base has informed a detailed understanding of flood risk⁽²⁾. Strategic Flood Risk Assessments have assessed flood risk for the whole Borough and identified Flood Zones to be used when applying PPS25's sequential approach, sequential test and, where necessary, exception test.

7.1.3 The Slade Brook which flows through Kettering presents a significant risk of fluvial flooding. Studies have identified an optimum strategic solution to reduce flood risk on the Slade Brook corridor in the form of a flood water storage reservoir. The Level 2 SFRA assessed potential sites for a reservoir and identified the most suitable location as being a site upstream of the railway embankment to the north of Kettering, as shown in Figure 7.1. The SFRA concludes that this location has the most space available for flood storage and that a reservoir on this site is both technically and financially feasible to provide significant levels of flood protection. The reservoir would:

- Provide enhanced protection to the whole area of Kettering currently at risk of flooding from the Slade Brook;
- Provide fluvial flood protection for a 1 in 100 year (with climate change) Annual Event Probability flood event to areas currently falling within Flood Zones 2 and 3a in the urban area of Kettering; and
- Facilitate the safe development of several development sites allocated in the Kettering Town Centre AAP which fall within Flood Zones 2 and 3a.

2 Including the North Northants Detailed Water Cycle Strategy (WCS), the River Nene Catchment Flood Management Plan (CFMP), the Kettering & Wellingborough Level 1 Strategic Flood Risk Assessment (SFRA) Update and the Kettering Town Centre Level 2 Strategic Flood Risk Assessment (SFRA).

Figure 7.1 Site identified for potential reservoir



7.1.4 As well as flooding from fluvial sources, new development must also consider surface water management. In the context of climate change, wetter winters and the increased incidence of intense rainfall events will increase pressure on drainage systems and increase the risk of flooding and pollution of watercourses from storm water runoff. SFRA mapping shows that several areas within the Borough are susceptible to surface water flooding.

Sustainable Drainage Systems (SUDS) cover a range of techniques, including permeable surfaces, soakaways and water storage areas, for managing the flow of water runoff to reduce the load on conventional piped drainage systems. SUDS can be an important tool in minimising flood risk and associated diffuse pollution and can be used multi-functionally for Green Infrastructure and biodiversity.



7.1.5 The CSS states that new developments 'should where possible' incorporate Sustainable Drainage Systems (SUDS) but stops short of providing guidance or identifying criteria, or locations where SUDS should be used.

Option 43

To include a policy addressing flood risk and sustainable water management for the Borough. Such a policy would:

- Map the Flood Zones identified in the Strategic Flood Risk Assessments to help ensure that new development is located in areas least vulnerable to flooding and to assist the application of the Sequential and Exception Tests required by national policy
- Allocate a site for a strategic flood water storage reservoir upstream of Kettering on the Slade Brook
- Provide locally specific requirements and guidance for Sustainable Drainage Systems (SUDS), including where they should be used, perhaps setting criteria for certain sized

developments or development in certain geographical areas, e.g. the Slade Brook or River Ise valleys

- Identify opportunities to reduce flood risk and improve the water environment, including opportunities to simultaneously improve Green Infrastructure and biodiversity

Option 44

To not include a policy addressing flood risk and sustainable water management at the district level and instead rely on national guidance and the CSS.

Summary of Sustainability Appraisal

7.1.6 The option to include a policy on flood risk and water management performed very well in terms of sustainability and it was noted that the policy would result in positive impacts against the topics of housing, liveability, biodiversity, climate change, natural hazards, town centres and water. In particular the encouragement of SUDS and the allocation of a strategic flood storage reservoir upstream of Kettering on the Slade Brook would bring about significant positive impacts. The reservoir would be particularly beneficial to Kettering Town Centre, enabling some allocated development sites to be safely developed aiding its regeneration. A potential negative impact is noted on landscape depending on a reservoir's scale, design and level of hard engineering. However, this could be mitigated through policy requirements to minimise impact, for example through screening or landscaping. A risk was identified with this policy direction in that it could repeat national policy. Therefore areas which are adequately covered by PPS25 must not be unnecessarily reiterated in this LDD.

7.1.7 The option to not include such a policy performed poorly in comparison to including a policy and the Sustainability Appraisal highlighted missed opportunities for significant sustainability gains if flood risk was not addressed at the district level.

7.1.8 The Preferred Option, therefore, is to develop a policy to manage flood risk and water sustainably and strategically in Kettering Borough.

Question 20

Do you think a policy should be included to cover flood risk and sustainable water management?

If so what should this policy include or exclude?

Question 21

Do you agree with the allocation of land for a strategic flood water storage reservoir, upstream of the railway culvert on the Slade Brook?

7.2 Green Infrastructure

7.2.1 Green Infrastructure (GI) is defined as a network of multi-functional green spaces that contribute to a high quality natural and built environment and form an essential element of sustainable communities. GI can be public or private spaces in both rural and urban environments, consisting of the kind of spaces listed in the box below.

Allotments	Natural and semi natural habitats	Historic parks and gardens
Amenity space	Playing fields	Nature reserves
Green corridors including hedgerows, ditches, disused railways, verges	Cemeteries	Sites of Special Scientific Interest (SSSIs) & Local Wildlife Sites
Parks and gardens	Pocket parks	Scheduled Ancient Monuments
Commons and village greens	Country parks	River and stream corridors
Children's play areas	Woodland	Waterbodies including flooded quarries and flood retention ponds
Land in agri-environmental management	Accessible countryside	Public rights of way, cycleways and other recreational routes

7.2.2 Current European, national and sub-regional legislation and policy guidance requires protection of GI resources and due consideration of green spaces and biodiversity as key elements of sustainable development. Policy 5 of the CSS emphasises the need to protect and enhance existing GI assets and create new multi functional areas of green space that promote recreation and tourism, public access, biodiversity, water management, protection and enhancement of the local landscape and historic assets and mitigation of climate change.

7.2.3 GI within the Borough is important in many ways and contributes significantly towards promoting healthy lifestyles and wellbeing, nature conservation, wildlife habitats, water management, food production, recreation, leisure and tourism, creating a sense of community, environmental benefits and visual attractiveness. Green spaces can also make important contributions to adapting to and mitigating against climate change through urban cooling, carbon sinks and opportunities for Sustainable Drainage Systems.

7.2.4 Given that population will increase as new development is bought forward, careful consideration must be given to how the need for and benefits from GI can be managed. Of particular importance are the opportunities provided by new development for the creation of additional open space and supporting recreation facilities. New development should, where possible, seek to bring about improvements in the GI network, rather than detract from it.

7.2.5 Proposals for a Green Wheel around Kettering will help facilitate access to GI and the wider countryside from areas of population.

Green Infrastructure Corridors and Assets

7.2.6 GI corridors are areas of land which comprise or link GI assets, or have the potential to link GI assets. GI corridors are equally important for people and biodiversity. For people they provide green spaces for recreation and opportunities for sustainable movement (principally by foot or cycle) from urban areas to the countryside and open spaces. For wildlife they provide important habitats and movement routes. Expanding areas of habitat and connectivity between habitats can help with climate change adaptation and reducing habitat fragmentation.

7.2.7 Figure 9 of the CSS includes a GI Network of indicative Sub-regional and Local GI corridors across North Northamptonshire. Policy 5 of the CSS deals with the establishment, protection and enhancement of this network. Within the Borough, there are two sub-regional corridors, the River Ise Valley and Jurassic Way, whilst nine local corridors fall within or partially within the Borough:

1. Sywell Reservoir - Broughton
2. Rothwell (Triangular Lodge) – Wicksteed Park
3. Wicksteed Park – Thrapston
4. Top Lodge – Desborough
5. The Macmillan Way
6. Stoke Albany – Little Oakley
7. Boughton Park – Titchmarsh Wood
8. Geddington – Stanion
9. The Welland Valley

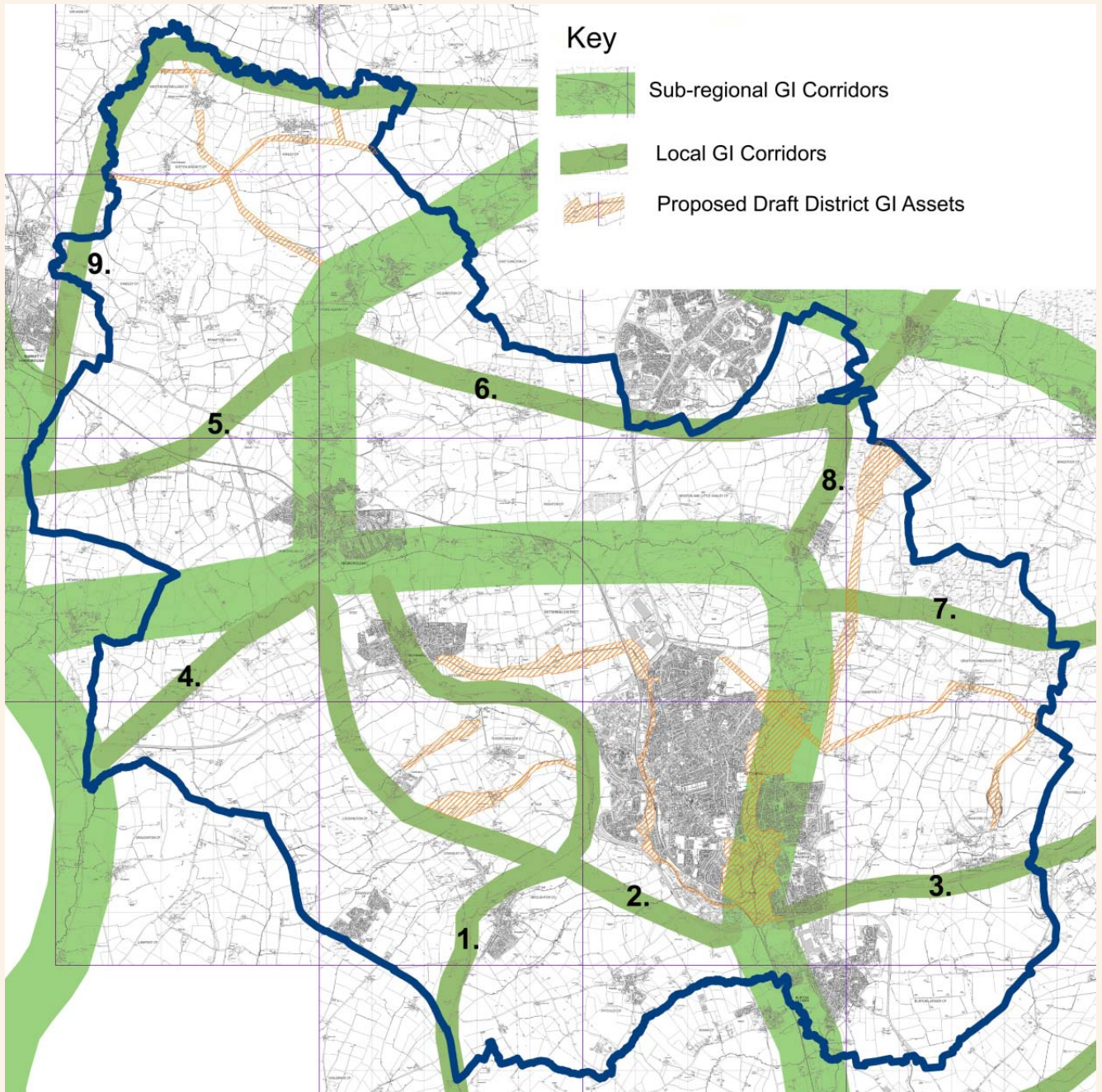
7.2.8 A policy option is proposed to add local detail to the CSS's strategic policy through this Site Specific Proposals LDD by:

a) Identifying locations or projects where delivery and implementation of new GI or enhancements to GI could be focused. These could be within the indicative Sub-regional and Local GI corridors identified in the CSS or in new locations. Projects should be partnership based and include key stakeholders such as River Nene Regional Park (RNRP), the Wildlife Trust and the Environment Agency. Examples of recent projects include the Revital-Ise and Rockingham for Life projects which are detailed in Table 7.1. As part of a focus on delivery of GI the recommendations of the Local Green Infrastructure Study for the Ise Valley should be implemented.

b) Supplementing the GI corridors identified in the CSS by the identification of additional District GI Assets in Kettering Borough, where necessary. These could comprise local areas where existing open spaces or heritage assets could benefit from protection or enhancement; links which would strengthen, extend or connect existing GI corridors or assets; routes which could provide corridors for wildlife; or land which would provide for the creation and management of new GI, for example where linked to planned new development.

7.2.9 Identifying GI assets at the local level can help highlight where GI investment is most likely to be able to deliver benefits and improve accessibility for both people and wildlife. Suggested draft District GI Assets are indicated in Figure 7.2 together with corridors identified in the CSS and mapped by RNRP. These assets, together with the corridors identified in the CSS would be priority areas for delivery of projects and investment in GI, including from development contributions.

Figure 7.2 GI Corridors & Proposed Draft District GI Assets



(Produced using data supplied by River Nene Regional Park)

Table 6 Examples of recent GI Projects

Revital-ISE	Rockingham Forest for Life
<p>Revital-ISE is a partnership project spearheaded by RNRP to implement improvements along the length of the River Ise Valley with the aims of enhancing the biodiversity, providing increased access, increasing leisure and recreational activities, improving the landscape value and restoring the natural floodplain, where possible.</p>	<p>Rockingham for Life is an innovative partnership project embracing public, private, third sector and community involvement, co-ordinated by RNRP. The aim of the project is to deliver significant areas of new woodland within the Rockingham Forest area as a local response to climate change embracing</p>

Revital-ISE	Rockingham Forest for Life
<p>Works have included the Ise Valley Parklands, Wicksteed Park Watermeadows and Nature Reserve, restoration and creation of meanders at Tailby Meadow, and restoration of the Scheduled Ancient Monument at Castle Field in Barton Seagrave.</p>	<p>the idea of woodland creation as a carbon sink.</p>

Option 45

To include a policy addressing Green Infrastructure in Kettering Borough which:

- Identifies priority areas or projects to focus delivery of Green Infrastructure enhancements or creation
- Enshrines in policy the recommendations of the Local Green Infrastructure Study for the Ise Valley
- Seeks to identify any additional local Green Infrastructure assets which would benefit from designation as District Green Infrastructure Assets, to supplement, extend or connect the Sub-regional and Local Green Infrastructure Corridors identified in the CSS. Draft indicative assets are shown in Figure 7.2.
- Seek to improve access from towns and villages to Green Infrastructure corridors

The policy could also provide guidance on the make up of new or improved Green Infrastructure, including corridor or site specific requirements - for example encouraging multi-functional use of green spaces which combine open space with flood water storage in certain areas.

Option 46

To not include a policy covering GI and to rely on the strategic guidance and higher level GI corridors identified in the CSS.

Summary of Sustainability Appraisal

7.2.10 The option to include a policy on GI performed very well in terms of sustainability with positive impacts noted against accessibility, health, community, liveability, biodiversity, landscape, cultural heritage, built environment, climate change, air and climate, water quality, water conservation and management and natural hazard. No negative impacts were assessed against this option.

7.2.11 The option to not include such a policy performed poorly in comparison to including a policy with several negative impacts including against accessibility, liveability, built environment, climate change and natural hazard. The Sustainability Appraisal highlighted missed opportunities for significant sustainability gains if GI was not addressed at the district level.

7.2.12 The Preferred Option, therefore, is to include a policy on GI.

Question 22

Do you think a policy should be included to cover GI within Kettering Borough?

If so do you agree with the scope of the policy outlined above?

Question 23

Do you agree that District GI Assets should be identified?

If so do you agree with the draft District GI Assets or can you suggest any others?

Rights of Way

7.2.13 Rights of Way (RoW), including public footpaths, cycle paths and bridleways, are the responsibility of Northamptonshire County Council (NCC) who publish the Local Transport Plan and associated Northamptonshire Rights of Way Improvement Plan (RoWIP). The RoWIP document shows what NCC intends to do to improve the quantity and quality of access to the countryside. As well as a detailed action plan, the document explains how public RoW and access routes fit in with other important strategies such as the Local Transport Plan, growth strategies, the healthy lifestyle agenda and agri-environment schemes. The RoWIP can be downloaded here:

<http://www.northamptonshire.gov.uk/en/councilservices/transport/row/pages/rowip.aspx>

7.2.14 Rights of Way maps can be viewed using the following link:
<http://www.northamptonshire.gov.uk/en/councilservices/Transport/row/Pages/defmap.aspx>

7.2.15 Kettering Borough currently has an extensive, if slightly uneven network of footpaths and bridleways, with a few byways. There has been some severance to paths in the vicinity of major roads in the Borough and new development has sometimes not had a beneficial impact on RoW. The existing network is used mainly for leisure purposes, but could also play a greater role as a sustainable travel option for walking and cycling. A strong rights of way network also encourages local tourism into the Borough, and therefore benefits local businesses such as cafes, restaurants, public houses, hotels and guest houses.

7.2.16 CSS Policies 5 and 13 require development to promote sustainable travel and improve GI in the Borough. The associated 2008 Kettering Open Space SPD includes RoW in the process for calculating development contributions and securing improvements in future developments. Combined with the ongoing responsibilities of NCC, referenced above, it is considered that sufficient guidance and information already exists on the subject of RoW which does not necessitate a detailed policy in this LDD which goes down to the level of identifying specific improvements to the RoW network.

7.2.17 Instead an option is presented to include a general policy which requires significant new developments to refer to NCC and the RoWIP to determine whether there are identified

RoW improvements in the vicinity of the development to which contributions could be made. The policy could also set out positive policy guidance to ensure potential RoW improvements are an important and integral part of development proposals wherever possible.

7.2.18 Notwithstanding the above, where sites are identified and allocated for development in subsequent iterations of this Plan, any opportunities for site-specific improvements to the nearby RoW network will be identified.

7.2.19 If this option is pursued comments received in relation to RoW improvements during public, stakeholder and Parish Council consultations on this Plan, and potential routes identified as part of the Rural Masterplanning work, will be passed on to NCC to inform future iterations of the RoWIP.

Option 47

To include a policy to encourage new developments to facilitate Rights of Way (RoW) improvements. The policy would not identify specific detailed improvements unless specific to sites allocated in later versions of the Plan. Such a policy would:

- Require, when determining development proposals for significant new development, consultation with Northamptonshire County Council Highways department and/or assessment of the Northamptonshire Rights of Way Improvement Plan (RoWIP) to determine whether there are opportunities for the development to facilitate identified improvements to nearby RoW;
- Encourage proposals for significant new development to positively consider RoW in their Design and Access Statements with the aim of improving and connecting the existing RoW network, wherever possible;
- Require applications for any new development (other than householder development) in villages to refer to that village's individual chapter to identify whether there any RoW improvements, identified in the Rural Masterplanning work, to which the development could contribute; and
- Encourage landowners to consider designating permissive routes to facilitate network improvements. Proposals for farm diversification or re-use of agricultural buildings should consider whether improvements to RoW could be incorporated as part of the development.

Option 48

To not include a policy covering RoW and to rely on guidance in the CSS and the work of NCC.

Summary of Sustainability Appraisal

7.2.20 The option to include a policy on RoW performed reasonably well in terms of sustainability with positive impacts noted against accessibility, health, liveability, climate change and air and climate and a potential positive impact on biodiversity. No negative impacts were assessed against this option.

7.2.21 The option to not include such a policy has a largely neutral sustainability impact but performed poorly in comparison to the option to include a policy with a negative impact on accessibility and uncertain negative impacts on health and climate change.

7.2.22 The Preferred Option, therefore, is to include a policy on RoW.

Question 24

Do you think a policy should be included to cover RoW within Kettering Borough?

If so do you agree with the scope of the policy described above?

7.3 Biodiversity

7.3.1 It is recognised that North Northamptonshire's biodiversity needs enhancement, diversification and expansion and a net gain in biodiversity is sought. The *Northamptonshire Biodiversity Action Plan (BAP) 2nd Edition* sets out detailed requirements and priority species, habitats and targets. North Northamptonshire has an adopted Biodiversity SPD which provides a detailed framework for how biodiversity shall be incorporated into the development process to ensure that the requirements of European and national legislation and policy are met. The SPD provides guidance on the interpretation of the main principles set out by Planning Policy Statement 9: Biodiversity and Geological Conservation and sets out detailed biodiversity requirements for developments to consider. The SPD contains ample guidance to ensure that developments do not have a detrimental impact on biodiversity and maximise the opportunity for building in beneficial biodiversity features as part of good design.

7.3.2 As such an option is presented where the scope of any policy contained in this LDD is limited to identifying specific biodiversity assets or areas which need to be protected or where biodiversity could be improved. These will be identified on the Proposals Map contained in the Proposed Submission Plan.

7.3.3 The current Local Plan identifies Nature Conservation Sites, which include Sites of Special Scientific Interest (SSSIs) and Local Nature Reserves (LNRs) – now known as Local Wildlife Sites (LWS). The Site Specific Proposals LDD will need to update which sites of biodiversity importance are identified, their extent, and to designate them on the Proposals Map. A policy option has been drafted which would identify such sites and afford them protection from inappropriate development and seek measures to enhance them, where appropriate. The policy could also identify sites which have no current formal designation but which have potential for biodiversity enhancements in line with the Biodiversity Action Plan. The starting point for identifying such sites would be the Potential Wildlife Sites (PWSs) identified by the Wildlife Trust.

Option 49

To include a policy addressing sites of biodiversity value, or potential, and to identify such sites on the Proposals Map.

Sites including Sites of Special Scientific Interest (SSSIs) and Local Wildlife Sites (LWSs) would be identified and afforded policy protection from any potential negative impact of development.

Potential Wildlife Sites (PWSs) would form the basis for identifying sites which have potential for biodiversity enhancements. These sites could be highlighted as a focus for future investment and be afforded a degree of protection.

Option 50

Not to have a separate policy, but to rely on national and North Northamptonshire level policy to protect and promote biodiversity.

Summary of Sustainability Appraisal

7.3.4 The option to include a policy on biodiversity performed well in terms of sustainability with positive impacts noted against accessibility, health, liveability, biodiversity, landscape, water quality and soil and Land, and a potential positive impact on health. No negative impacts were assessed against this option.

7.3.5 The option to not include such a policy has a largely neutral sustainability impact but performed poorly in comparison to option to include a policy with negative impacts on accessibility and biodiversity. The Sustainability Appraisal highlighted missed opportunities for significant sustainability gains if biodiversity was not addressed at the district level.

7.3.6 The Preferred Option, therefore, is to include a policy on biodiversity.

Question 25

Do you think a policy should be included to address local biodiversity within Kettering Borough?

If so do you agree with the scope of the policy described above?

Question 26

How else could the Plan seek to provide a net gain in biodiversity?

7.4 Historically and Visually Important Open Space

7.4.1 Safe and adequate access to open space contributes to peoples overall quality of life and is an important resource which should be protected and maintained for existing residents of the Borough and future generations. The Core Spatial Strategy policy 5 sets out the Green

Infrastructure strategy for a net gain and protection of existing assets in North Northamptonshire and policy 13 protects existing open space.

7.4.2 National Planning Policy Guidance note 17 (2002) stressed the importance of open space provision for recreation, healthy living, sustainable environments and encouraging social interaction within communities. The multi-faceted nature of the benefits of open space are also emphasised and include benefits to biodiversity, the historic environment, sports provision and urban renewal.

7.4.3 In 2007, Kettering Borough Council undertook a PPG17 study of all the Borough's open spaces. The study sets the standards of open space, and identifies deficiencies across the Borough. The study categorised open space as one of the following ten types:

- Parks and Gardens
- Natural and semi-natural greenspace
- Amenity greenspace
- Provision for children
- Provision for young people
- Outdoor sports facilities
- Allotments and community gardens
- Green corridors
- Cemeteries, disused churchyards and other burial grounds
- Civic Spaces

7.4.4 The Kettering Borough Open Space SPD (2008) sets out the process for calculating section 106 payments and securing open space in new developments as well as looking to improve the identified deficiencies in each category of open space and maintain a high standard of provision.

7.4.5 Work progressing this LDD and the Rural Masterplanning exercise, highlighted a gap in the *Borough's PPG17 study* and SPD. It noted that there were a number of spaces across the Borough that are important, not necessarily due to their accessibility, but provide the setting, form or character for a particular settlement, its Conservation Area or the setting of Listed Buildings. These spaces can include parks, traditional village greens, or more informal areas and/or churchyards and cemeteries, and historic halls and gardens which are considered to be either historically or visually important and should be protected for this reason. This land is not always in public ownership or publicly accessible, but has historic, visual and/or urban design significance that requires it to be retained as open space to protect the character of that particular settlement.

7.4.6 All of these designated open spaces will add to the provision of green corridors across the Borough providing important connections for wildlife and recreation as well as providing access to the open countryside.

Option 51

To include a policy which identifies sites, within or on the edge of settlements, defined as Historically and Visually Important Open Space where they meet one or more of the following criteria:

- a. Land that contributes positively to the setting, form or character of a settlement.
- b. Land that allows views into a settlement from approach roads or open countryside, views into the open countryside from within the settlement and/or views across the settlement.
- c. Land which provides the setting for Listed Buildings or Conservation Areas or contributes to the character and appearance of Conservation Areas.

Proposed Historically and Visually Important Open Spaces are shown on the maps in sections 9 to 13 of this document.

Option 52

To not have a policy which protects Historically and Visually Important Open Space.

7.4.7 This option is only intended to address the designation of historically and visually important open space not to review previous designations in PPG17, subsequent updates to the PPG17 study will enable any necessary changes to be made to other types of open spaces which are not considered to be historically and visually important.

Summary of Sustainability Appraisal

7.4.8 The option to include a policy identifying Historically and Visually Important Open Space performs well in terms of sustainability with positive impacts noted against accessibility, health, community, liveability, biodiversity, landscape, cultural heritage, air and soil and land. No negative impacts were assessed against this option.

7.4.9 The option to not include a policy performed poorly in the Sustainability Appraisal in comparison to the option to include a policy. To not designate historically and visually important open spaces would leave sites vulnerable to development and fail to protect the character and setting of settlements as well as Conservation Areas and Listed Buildings. This option would also have a negative impact on accessibility, health, community, liveability, biodiversity, landscape, soil, water and air quality to the detriment of the local populations. The development of these open spaces, primarily located in villages, which are often not as sustainable locations as in the towns as there is limited access to public transport, shops and facilities, could result in an over-concentration of development in unsustainable rural locations. This option therefore fails to comply with the relevant national, regional and sub-regional adopted policy guidance.

7.4.10 The preferred option, therefore, is to include a policy identifying Historically and Visually Important Open Space.

Question 27

Do you think a policy should be included identifying Historically and Visually Important Open Space?

Do you think the criteria used to define Historically and Visually Important Open Space are

appropriate?

7.5 Allotments

7.5.1 The provision of allotment sites makes an important contribution to the health and well being of the population and can improve quality of life. Recently, demand for allotments has increased dramatically. The interest and current trend for ‘growing your own veg’ generated by the media and celebrity chefs has raised awareness about the importance of sustainability and sourcing local produce in addition to promoting the associated health benefits of utilising outdoor space. The economic downturn in recent years rather than suppressing demand for allotments has fuelled it. The rising costs of living and increased food prices have led to a new call for allotments as people look at ways to save on household costs.

7.5.2 National guidance states that local planning authorities should have clear policies for the protection and creation of open space and biodiversity. It emphasises that new housing developments should incorporate sufficient green spaces which includes allotments. Allotments are defined separately within the adopted Open Space SPD (2008). Kettering Borough Council completed a Planning Policy Guidance Note 17 compliant study of open space in 2007 which included the assessment of allotment sites within the Borough. The study identified a number of sites with respect to the provision of allotments in addition to the quality standards of this open space typology.

Allotment Provision within the Borough

7.5.3 There are currently 20 allotment sites across the Borough, 8 of which are situated within the Kettering area. The local demand for allotments is high and urban areas represent a greater need for allotment land particularly where there are dense neighbourhoods and a lack of outdoor space. Some recent planning decisions incorporate new allotment provision for the local area but as yet these developments have not been built out. The growing need for allotments has resulted in the following option identifying the needs for the provision of allotments across the Borough.

Option 53

To include a policy in the plan regarding allotments to increase provision across the Borough.

In the following settlements or where there is a demonstrable need for allotments, additional provision will be sought:

- Kettering
- Desborough
- Rothwell
- Burton Latimer
- Geddington
- Weekley
- Stoke Albany
- Ashley

- Barton Seagrave
- Mawsley

All new allotments shall meet the standards outlined in Kettering Borough PPG17 study or any other replacement study, in terms of quality, accessibility and usage.

Option 54

To not have a policy on allotments requiring any additional provision.

Summary of Sustainability Appraisal

7.5.4 The option to include a policy regarding allotments performed very well in terms of sustainability with positive impacts noted against health, community, climate change, soil and land, energy use, waste and provision for people living in Town Centres. Only one negative impact was recorded in that the designation of allotments could reduce the availability of sites for housing. However, it is considered that the benefits of provision of recreational space and land for the growing of food which may not otherwise be available for local residents outweighs the need for housing. The delivery of housing should be accompanied by the delivery of necessary facilities such as allotments.

7.5.5 The option to not include a policy performed poorly in the Sustainability Appraisal in comparison to the option to include a policy. To not aim to increase the local provision of allotments would miss an opportunity to create an important and increasingly popular community facility and leave potential sites vulnerable to development. This option would have a negative impact on sustainability matters of health, community, liveability, climate change, soil and land, energy use, waste and town centres. This option does score positively in terms of opening up more possible housing sites but the provision of important community facilities is considered paramount and it is considered that allotments should come forward together with housing where there is an identified need.

7.5.6 The Preferred Option, therefore, is to include a policy regarding allotments.

Question 28

Do you think a policy regarding allotments should be included?

7.6 Locally Listed Buildings

7.6.1 PPS5 promotes a holistic approach to the historic environment. In addition to historic assets which are protected through designations such as Listed Buildings and Conservation Areas, PPS5 encourages local authorities to consider historic assets which are not designated but are of significance locally to merit protection. These historic assets can be identified through a local list and inclusion of a policy in the local development framework enables the impact of development on these assets to be a material consideration when assessing planning applications.



Option 55

To include a policy in the plan protecting Locally Listed Buildings to ensure their retention, restoration, maintenance and appropriate use.

Criteria for identifying Locally Listed Buildings would include:

- Architectural style (this could include historically important or modern architectural style of particular merit)
- Age and History
- Detailing (e.g. decorative features, special building craftsmanship)
- Group Value
- Building Materials (e.g. traditional or locally sourced)

A list of locally listed buildings will be held and maintained by Kettering Borough Council.

Option 56

To not include a policy in the plan setting out requirements relating to Locally Listed Buildings.

Summary of Sustainability Appraisal

7.6.2 Including a policy to protect Locally Listed Buildings and to ensure their retention, restoration, maintenance and appropriate use would have a positive impact on the Sustainability Appraisal criteria; liveability, landscape, cultural heritage and built environment. Not protecting Locally Listed Buildings would have a negative impact on Sustainability Appraisal criteria; liveability and cultural heritage. Loss of locally important buildings can have a negative impact on peoples satisfaction with their neighbourhoods and results in the erosion of cultural heritage.

7.6.3 The preferred option is therefore to include a policy protecting Locally Listed Buildings.

Question 29

Do you think a policy should be included protecting Locally Listed Buildings?

8 Tourism and Leisure

8.0.1 Tourism and leisure development contributes towards the Borough's economy, although there is scope for growth of these sectors. It is important to ensure that tourism related development takes place in a sustainable manner. It is particularly important that facilities are located in locations accessible by non-car modes of transport. It is also important to conserve the countryside. PPS4 requires local planning authorities, through their local development frameworks to:

- support the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres, carefully weighing the objective of providing adequate facilities or enhancing visitors' enjoyment or improving the financial viability of the facility with the need to protect landscapes and environmentally sensitive sites.
- wherever possible, locate tourist and visitor facilities in existing or replacement buildings, particularly where they are located outside existing settlements. Facilities requiring new buildings in the countryside should, where possible, be provided in, or close to, service centres or villages but may be justified in other locations where the required facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available for re-use.
- support extensions to existing tourist accommodation where the scale of the extension is appropriate to its location and where the extension may help to ensure the future viability of such businesses.
- ensure that new or expanded holiday and touring caravan sites and chalet developments are not prominent in the landscape and that any visual intrusion is minimised by effective, high-quality screening and examine the scope for relocating any existing, visually or environmentally-intrusive sites away from sensitive areas or from sites prone to flooding or coastal erosion.
- recognise that in areas statutorily designated for their natural or cultural heritage qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justified the designation are conserved.

8.0.2 The CSS focuses development principally in Kettering and identifies the smaller towns of Burton Latimer, Desborough and Rothwell as a secondary focal point for development. It puts emphasis on regeneration of town centres including incorporating tourism facilities. In rural area development is limited and development adjoining village boundaries will only be justified where it can be demonstrated that it is needed in order to meet local needs for employment, housing or services. The conversion of existing buildings and infrastructure for tourism related development is also encouraged in locations within and adjoining settlements. The CSS also encourages the enhancement of green infrastructure and the creation of new multi functional areas of green space that promote tourism.

8.0.3 This LDD could provide some more locally specific guidance promoting tourism development, however as outlined above the CSS already provides adequate guidance on tourism development.

Option 57

To include a policy setting out locally specific criteria to be applied to applications for tourism and leisure development.

Option 58

To rely on strategic policy set out in the CSS and national planning policy.

Summary of Sustainability Appraisal

8.0.4 In terms of impact on Sustainability Appraisal there is very little difference between the two options. While a locally specific policy may provide clearer guidance on acceptability of locations particularly in terms of landscape and accessibility existing guidance is considered to be adequate to ensure that there are no negative impacts on Sustainability Appraisal criteria.

Question 30

Do you agree that adequate guidance is provided through national planning policy and the CSS? If not what should a locally specific tourism policy seek to address?

9 Kettering and Barton Seagrave

9.0.1 Kettering is identified as a Growth Town in the CSS and therefore provides the focus for additional growth to 2031 within the Borough. The majority of this growth will be provided through the Kettering East Sustainable Urban Extension and sites allocated in the Kettering Town Centre Area Action Plan (AAP).

Housing Requirement

9.0.2 The following options have been considered as potential housing sites in Kettering. Those assessed through the *Background Paper: Housing Allocations* as 'sites with potential for allocation' have been identified as preferred sites. Those identified as 'sites with more significant constraints' and 'sites not suitable for development within the plan period' have been identified as discounted options.

Option 59

Preferred Option to meet housing requirement

Table 7

Site Name	Site Reference	Approximate Yield
Scott Road Garages	KE/001	13
Former football ground Rockingham Road	KE/003	49
Kettering Fire Station	KE/007	18
West of Kettering	KE/011	250
Glendon Iron Works	KE/151	11
Ise Garden Centre	KE/152	9
Factory adjacent to 52 Lawson Street	KE/153	20
Land to rear 239 Barton Road	KE/156	22
Total		392

Sites are shown on the Kettering (North) and Kettering (South) and Barton Seagrave - Proposed Options maps.

Option 60

Discounted Options

Table 8

Site Name	Site Reference	Approximate Yield
Netherfield Road	KE/008	39
Whitefield Drive Allotments	KE/009	98
Allotments at Windmill Avenue	KE/010	19
Rugby Club	KE/015	163
Land off Rochester Close	KE/029	13
Big Spinney, Barton Seagrave	KE/032	113
Silver Acre Allotments	KE/002	250
Brambleside 4 - Land to the north-east of Kettering	KE/012	92
Land East of Stamford Road	KE/013a	198
Land at Barton Hall	KE/014	20
Site at Wicksteed Park to the East of Sussex Road and Kent Place	KE/033	108
Land to the east of No's 1 and 3 Botolph's Road	KE/027	23
Warkton Lane, Warkton	KE/158	343
Land at Grange Farm, Off Cranford Road	KE/060	150
Land at Hayfield Lodge, Off Cranford Road	KE/125	227
Land to the rear 30-52 Cranford Road	KE/154	88
Total		1944

Sites are shown on the Kettering (North) and Kettering (South) and Barton Seagrave - Alternative Options maps.

Summary of Sustainability Appraisal

9.0.3 The Sustainability Appraisal of housing sites was completed using the detailed assessment sheet set out in the *Background Paper: Housing Allocations*. This allowed the impact of each site on the Sustainability Appraisal criteria to be assessed in detail. Those sites

identified as the preferred sites are those which had the most positive assessments against the criteria and which did not have any overriding negative impacts. Details of the individual assessments are provided in the *Background Paper: Housing Allocations*.

Do you agree with the preferred sites identified? If not, please provide reasons.

Are there any specific design principles that should be applied to the identified sites?

Employment Requirement

9.0.4 The following option has been considered as a potential employment site in Kettering through the *Background Paper: Employment Allocations*.

Option 1

Preferred Option to meet employment requirement

Table 9

Site Name	Site Reference	Site Size	Estimated Jobs Created
A14 Junction 7 Opposite Crematorium	K2	4.13 ha	670
Total			670

Site is shown on the Kettering (North) - Proposed Options map.

Summary of Sustainability Appraisal

9.0.5 The Sustainability Appraisal of employment sites was completed using the detailed assessment sheet set out in the *Background Paper: Employment Allocations*. This allowed the impact of each site on the Sustainability Appraisal criteria to be assessed in detail. Those sites identified as the preferred sites are those which had the most positive assessments against the criteria and which did not have any overriding negative impacts. Details of the individual assessments are provided in the *Background Paper: Employment Allocations*.

Question 31

Do you agree with the preferred site identified? If not, please provide reasons.

Are there any specific design principles that should be applied to the identified sites?

Town Centre

9.0.6 Policies relating to Kettering Town Centre are provided in the adopted Kettering Town Centre AAP.

Settlement Boundary

9.0.7 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Kettering and Barton Seagrave is shown on the Kettering (North) and Kettering (South) and Barton Seagrave - Proposed Options maps. Please note this settlement boundary does not include new allocations. New allocations will be added to the proposed settlement boundary following this consultation. The methodology for defining settlement boundaries is set out in the *'Background Paper: Settlement Boundaries'*.

Question 32

Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?

Historically and Visually Important Open Space

9.0.8 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following options have been considered for identification as Historically and Visually Important Open Space within Kettering and Barton Seagrave:

Sites for designation of Historically and Visually Important Open Space:

- HVI/053 - Land to the south of Barton Road, surrounding the cricket ground, Barton Seagrave
- HVI/068 - Land at Rochester Close

Discounted sites:

- HVI/035 - Brambleside Wood, Kettering
- HVI/019 - Land to the west of Gypsy Lane, Kettering
- HVI/060 - Land to the north of Kettering
- HVI/061 - Land to the east of Charlotte Place, Kettering
- HVI/062 - Land to the west of Polwell Lane, Barton Seagrave

Allotments

9.0.9 There is an identified need for allotment provision in Kettering and Barton Seagrave. Some of this need will be met through provision on sites already identified in existing planning permissions. However, should this provision not meet existing needs alternative sites will be required.

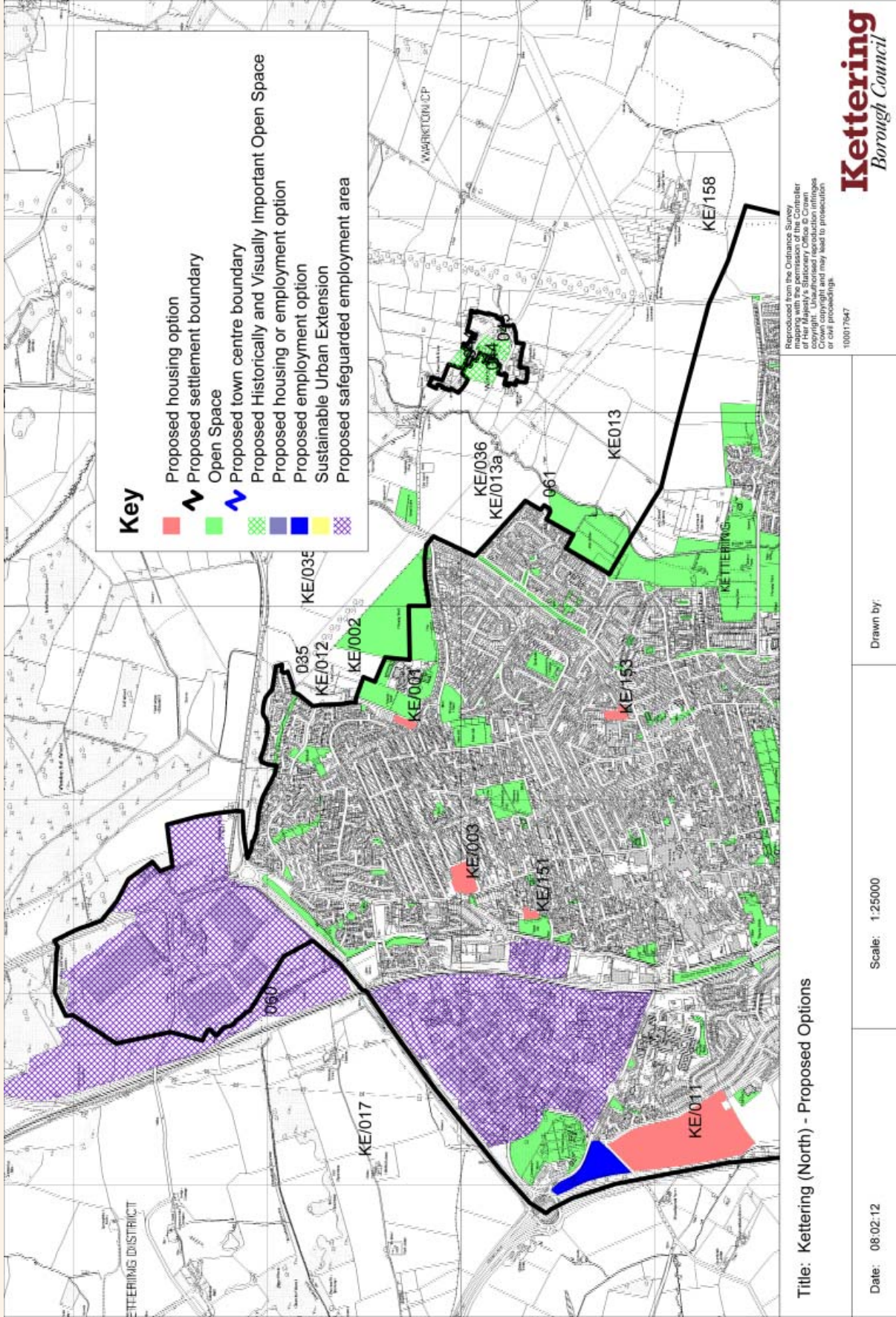
9.0.10 No sites have yet been identified to accommodate this need. New sites should be on suitable land, within or close to settlement boundaries and easily accessible by a variety of means. Sites that are physically detached from settlement boundaries or only accessible by car should be avoided.

Question 33

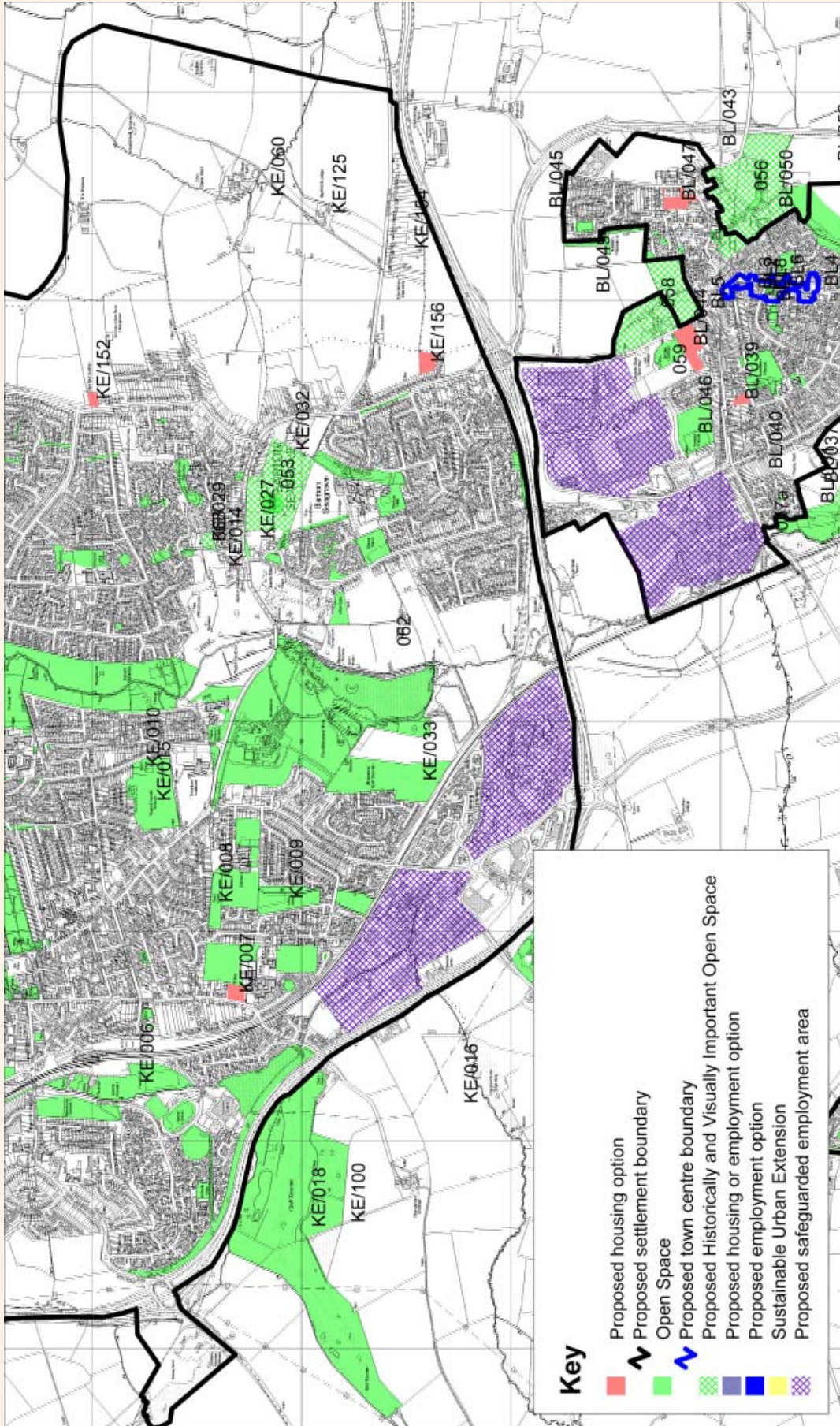
Are there any sites within Kettering that you think would be suitable for allocation as allotments?

9.0.11 Further information regarding the designation of Historically and Visually Important Open Space and the discounted options as well as the identified need for allotments is contained within the *Background Paper: Open Space and Allotments* (February, 2011).

Kettering (North) - Proposed Options



Kettering (South) and Barton Seagrave - Proposed Options



Key

- Proposed housing option
- Proposed settlement boundary
- Open Space
- Proposed town centre boundary
- Proposed Historically and Visually Important Open Space
- Proposed housing or employment option
- Proposed employment option
- Sustainable Urban Extension
- Proposed safeguarded employment area

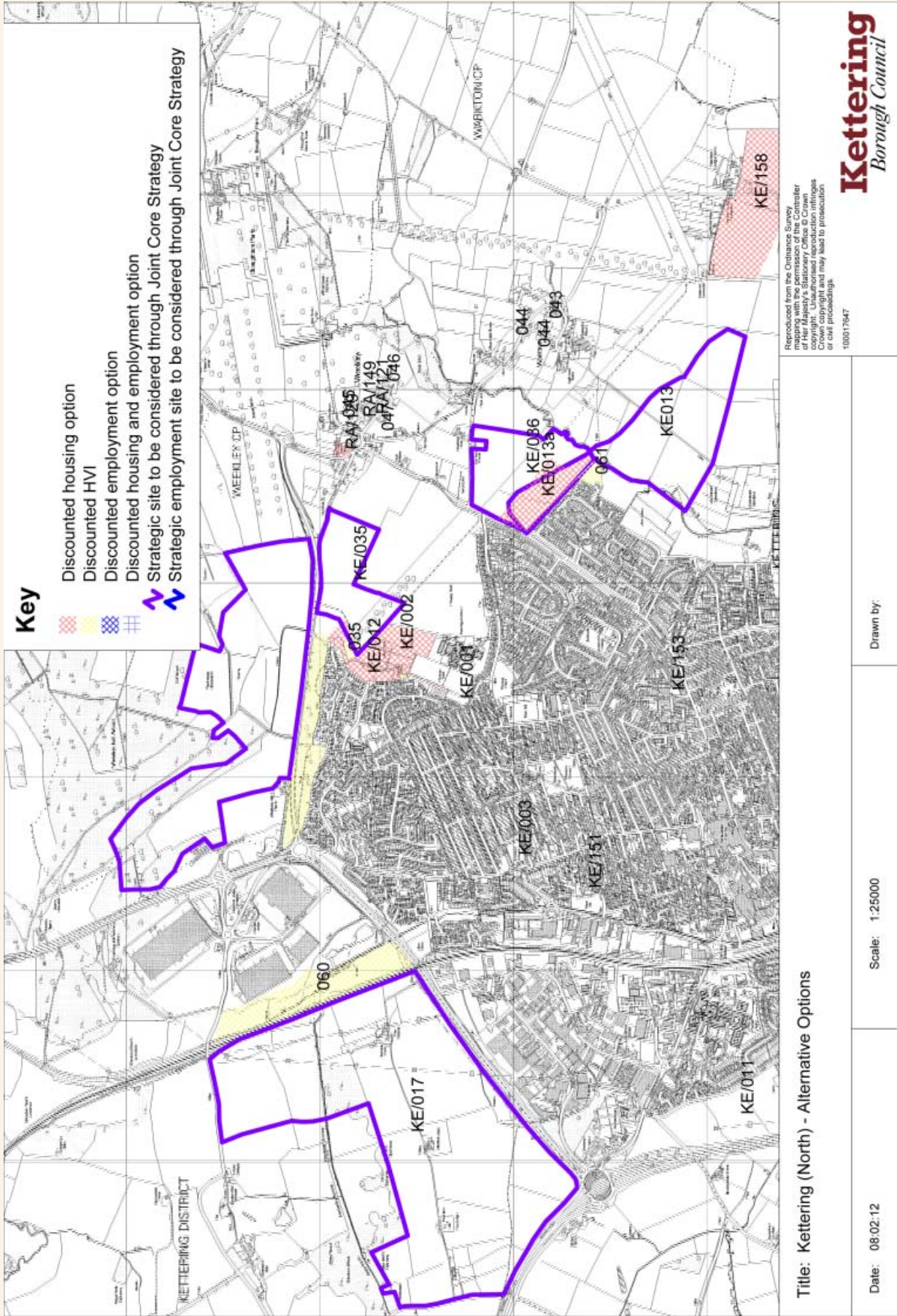
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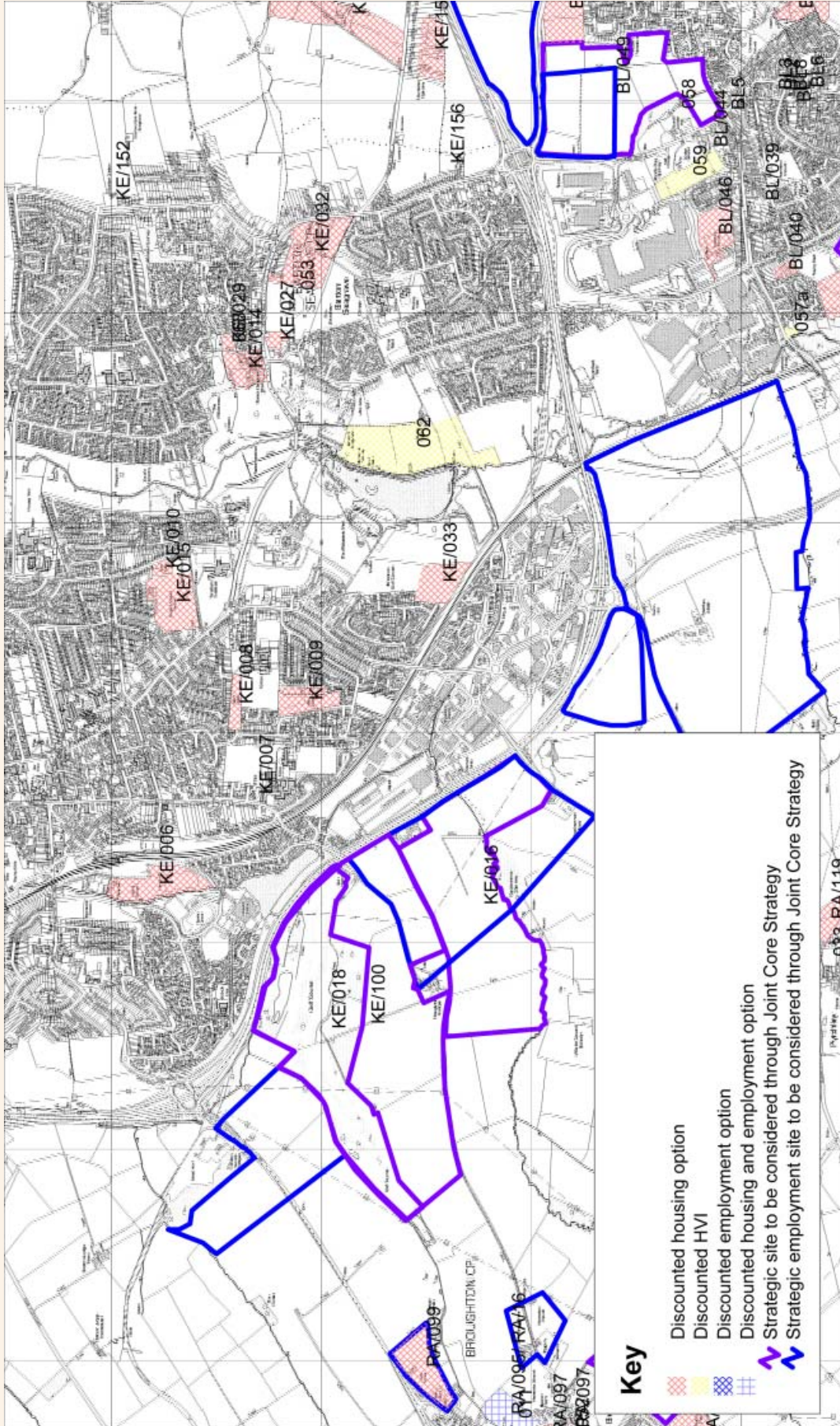
Title: Kettering (South) - Proposed Options

Date: 25/01/12 Scale: 1:25000 Drawn by:

Kettering (North) - Alternative Options



Kettering (South) and Barton Seagrave - Alternative Options



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Kettering
Borough Council

Title: Kettering (South) - Alternative Options

Date: 25/01/12

Scale: 1:25000

Drawn by:

10 Burton Latimer

10.0.1 Burton Latimer is one of three small market towns, providing secondary focus for growth outside of Kettering. Burton Latimer has retained its rural village character and important historic core, whilst providing a significant number of homes and jobs for the local population. It is these features and its approach and views of the Ise Valley which needs to be protected and used as the inspiration for any new development.

Housing Allocations

10.0.2 The following options have been considered as potential housing sites in Burton Latimer. Those assessed through the *'Background Paper: Housing Allocations'* as *'sites with potential for allocation'* have been identified as preferred sites. Those identified as *'sites with more significant constraints'* and *'sites not suitable for development within the plan period'* have been identified as discounted options.

Option 61

Preferred Option to meet housing requirement

Table 10

Site Name	Site Reference	Approximate Yield
BL Site 11. Land Adjacent to the Bungalow	BL/038	14
BL Site 20. Site to the rear of 23 Regent Road	BL/039	9
Finedon Road	BL/042	35
Land to the West of Kettering Road	BL/044	40
Land to the North of Church Street	BL/047	15
Land to the south east of Burton Latimer	BL/048a	200
Bosworth Nurseries and Garden Centre	BL/057	84
Land around White Lodge Farm, Higham Road	BL/058	176
Total		573

Sites are shown on the Burton Latimer - Proposed Options map.

Option 62

Discounted Options

Table 11

Site Name	Site Reference	Approximate Yield
BL site 10. Alumasc playing fields and land adjacent to south-west	BL/037	49
BL site 22. Land to the rear of 2-20 Bridle Road	BL/040	22
Land between Cranford Road and the A6	BL/045	150
Land to the rear of Station Road and Polwell Lane	BL/046	116
BL Site 6. Land Off Wheatfield Drive	BL/050	84
BL Site 9. Land to the rear of White Lodge Farm (only area without planning permission)	BL/052	331
BL Site 14. South West Burton Latimer	BL/053a	147
Land between A6 and Wold Road	BL/043	80
BL Site 8. Land to the rear of Bunting Close	BL/051	54
Total		1033

Sites are shown on the Burton Latimer - Alternative Options map.

Summary of Sustainability Appraisal

10.0.3 The Sustainability Appraisal of housing sites was completed using the detailed assessment sheet set out in the *'Background Paper: Housing Allocations'*. This allowed the impact of each site on the Sustainability Appraisal criteria to be assessed in detail. Those sites identified as the preferred sites are those which had the most positive assessments against the criteria and which did not have any overriding negative impacts. Details of the individual assessments are provided in the *'Background Paper: Housing Allocations'*.

Do you agree with the preferred sites identified? If not, please provide reasons.

Are there any specific design principles that should be applied to the identified sites?

Employment Allocations

10.0.4 All of the employment sites promoted in Burton Latimer are in excess of 5 hectares in

size and will initially be considered as part of the Joint Core Strategy Review.

Town Centre

10.0.5 Burton Latimer will received a significant amount of growth during the plan period and it is important to provide a town centre environment with the range and types of facilities which meet needs of local residents. The CSS identifies Burton Latimer Town Centre as a local convenience and service centre. It does not identify retail allocations in this town but identified the specific role of the town to provide a quality and convenient town centre environment.



10.0.6 A healthcheck completed for Burton Latimer Town Centre found that although the town centre is achieving its role as a focus for local convenience and service provision there are opportunities to enhance the appearance and vitality of the town centre. The *'Background paper: Town Centres & Retail'* assesses the need for allocations and environmental improvements in Burton Latimer Town Centre and identifies the options for policies and proposals set out below. Options 31 to 36 set out in chapter 6 set out options for policies in the smaller town centres. These options are set out under the following headings; Developments sites and opportunities for redevelopment, Environmental improvements and Development within town centre boundaries. The detailed proposals for Burton Latimer for each of these options are set out below.

Development Sites and opportunities for redevelopment

10.0.7 In Burton Latimer there are no large areas of vacant land which could be identified for redevelopment. The opportunities outlined below are therefore focused on redevelopment of existing sites and opportunities to make better use of land should the current occupiers choose to relocate. The *'Background Paper: Town Centres and Retail'* provides the detail of all sites considered for redevelopment in the Town Centre and the reasons why alternative sites have not been included in the list of opportunities for redevelopment set out below.

Opportunities for redevelopment in Burton Latimer Town Centre could include:

- Paddock Court/ Council car park - as an area for environmental upgrade of the public realm and new development (BL1)
- Churchill Way Retail Parade - Refurbishment of units (BL2)
- Churchill Way/ High Street back-land areas - as opportunity area for redevelopment. Could include active town centre uses at ground floor with residential or business uses above and some small scale car parking to support the additional uses. (BL3)
- Jock's Auto's - opportunity area for redevelopment. Could include active town centre uses at ground floor with residential or business uses above and some small scale car parking to support the additional uses (BL4)

These areas are shown on the Burton Latimer Town Centre Options map.

Alternative sites considered:

- Kettering Road Frontages

Question 34

Do you think the sites and uses identified are appropriate? Are there any other sites which should be identified?

Environmental Improvements

10.0.8 The following environmental improvements have been identified for Burton Latimer Town Centre. These are based on the environmental improvements set out in the *Burton Latimer Urban Design Framework*.

Areas for environmental improvement in Burton Latimer town centre:

- The approach to the town from Kettering Road - to create a stronger gateway to the town. This should include requiring any development of Kettering Road frontage sites to create a strong built form enclosing this entrance to the town. (BL5)
- The High Street - this could include improvements to make the street more pedestrian friendly and to reduce the speed of traffic, removal of on-street parking and to improve the quality of the public realm and street furniture. (BL6)
- The southern gateway to the town - to create a stronger gateway to the town. (BL7)
- The area at Town Square - create a higher quality open space. (BL8)

These areas are shown on the Burton Latimer Town Centre Options map.

Alternatives considered:

- No alternative environmental improvements were identified.

Question 35

Do you agree these areas should be identified for environmental improvement? Are there any other environmental improvements which should be identified?

Development within Burton Latimer Town Centre Boundary

10.0.9 The following criteria have been identified to be applied to development proposals within the Burton Latimer Town Centre boundary.

Draft criteria to be applied to development within Burton Latimer Town Centre boundary:

- Development should enhance the historic character of the town and should be designed in the context of this historic character. The positive character of the old village should be reflected in the town centre.
- Should not result in the loss of retail units and promote comparison retailing.
- Proposals for small scale retail and small scale employment within the town centre will be supported.
- Development should not result in the loss of active uses at ground floor level in the town centre.
- Development proposals within the town centre should provide active uses at ground floor level. Active uses include shops, services, restaurants, professional and business uses.
- Development should abut and front on to the street and provide a good sense of enclosure.
- Proposals which support A3 uses in the town centre will be supported.
- Proposals for residential development above ground floor level will be supported.

Question 36

Do you agree these criteria are appropriate? Are there any additional criteria that should be included?

Town Centre Boundary

10.0.10 The proposed town centre boundary for Burton Latimer is shown on the Burton Latimer Town Centre Options map. The methodology for drawing the town centre boundary is set out in '*Background Paper: Defining town centre boundaries for Burton Latimer, Desborough and Rothwell*'.

Question 37

Do you agree with the town centre boundary shown on the Burton Latimer Town Centre Options map? If not how should it be altered (please provide reasons)?

Settlement Boundary

10.0.11 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Burton Latimer is shown on the Burton Latimer - Proposed Options map. Please note this settlement boundary does not include new allocations. New allocations will be added to the proposed settlement boundary following this consultation. The methodology for defining settlement boundaries is set out in the '*Background Paper: Settlement Boundaries*'.

Question 38

Do you agree with the proposed settlement boundary, subject to the inclusion of new

allocations?

Historically and Visually Important Open Space

10.0.12 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following options have been considered for identification as Historically and Visually Important Open Space within Burton Latimer:

Sites for designation of Historically and Visually Important Open Space:

- HVI/056 - Land to the south of Church Street, Burton Latimer
- HVI/057 - Land to the west of Bridle Road
- HVI/058 - Land to the east of Burton Latimer Hall

Discounted sites:

- HVI/059 - Land to the west of the cricket ground

Allotments

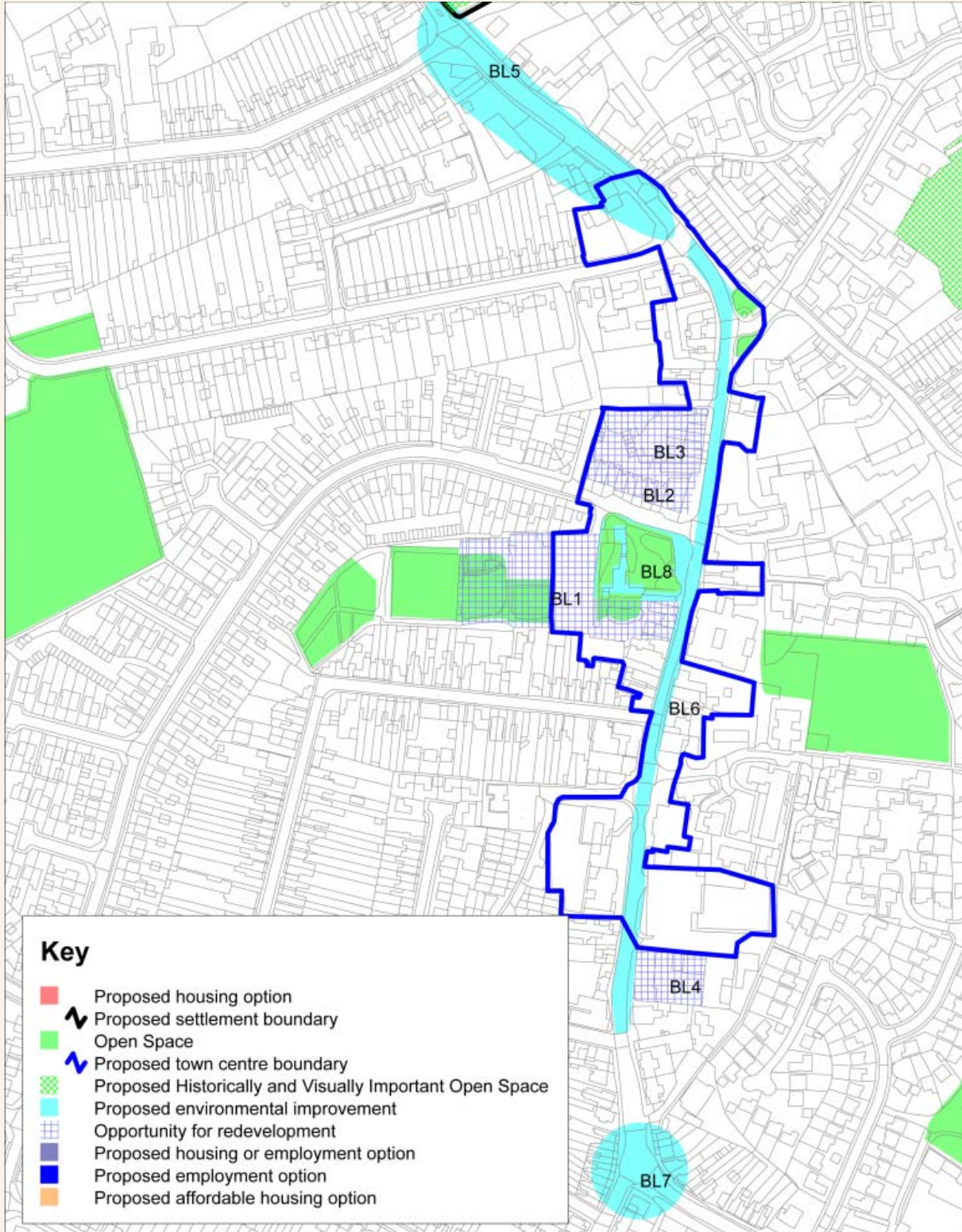
10.0.13 There is an identified need for allotment provision in Burton Latimer. No sites have yet been identified to accommodate this need. New sites should be on suitable land, within or close to settlement boundaries and easily accessible by a variety of means, sites that are physically detached from settlement boundaries or only accessible by car should be avoided.

Question 39

Are there any sites within Burton Latimer that you think would be suitable for allocation as allotments?

10.0.14 Further information regarding the designation of Historically and Visually Important Open Space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'* (February, 2011).

Burton Latimer Town Centre Options



Title: Burton Latimer town centre options

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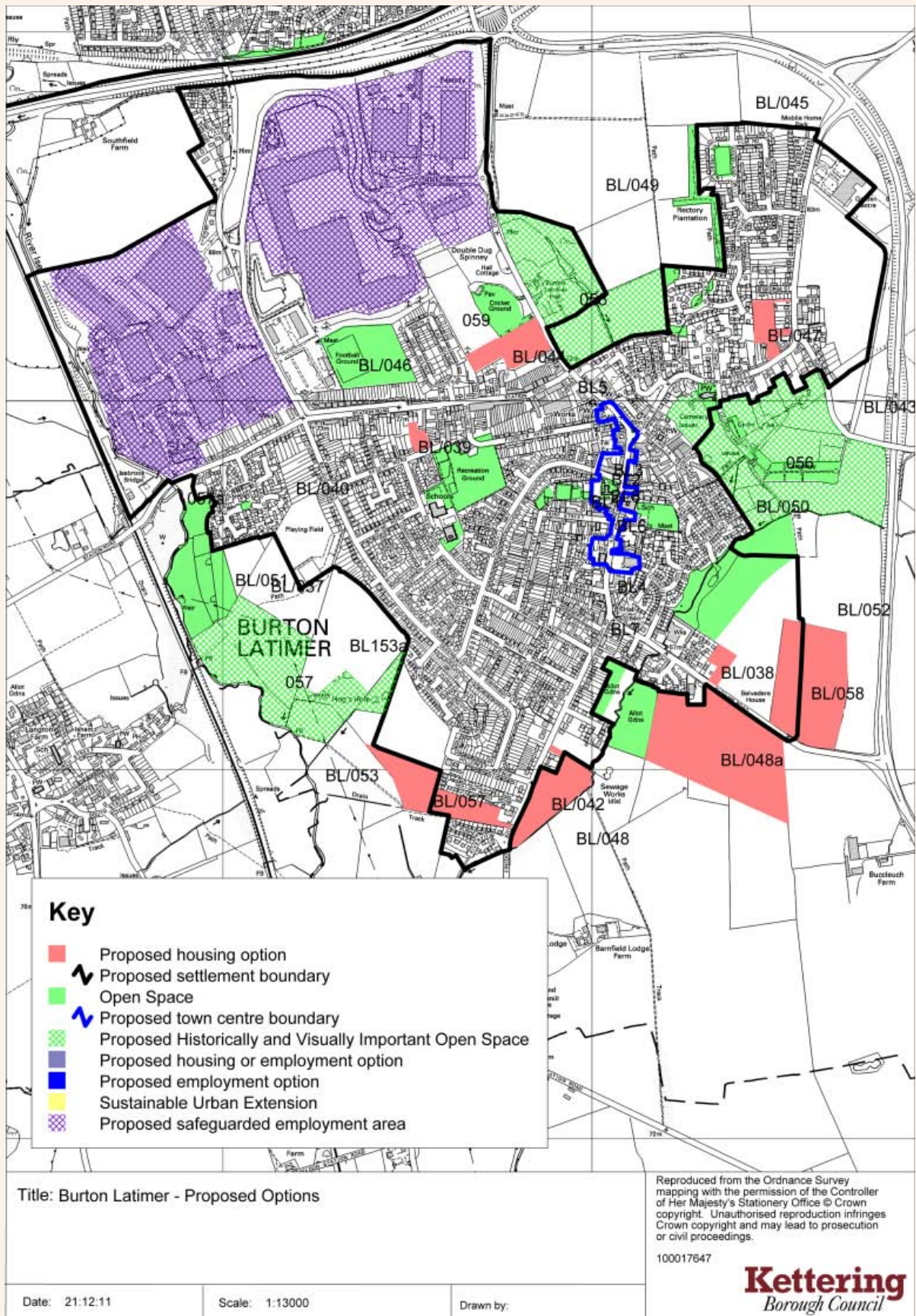
Kettering
Borough Council

Date: 08.12.11

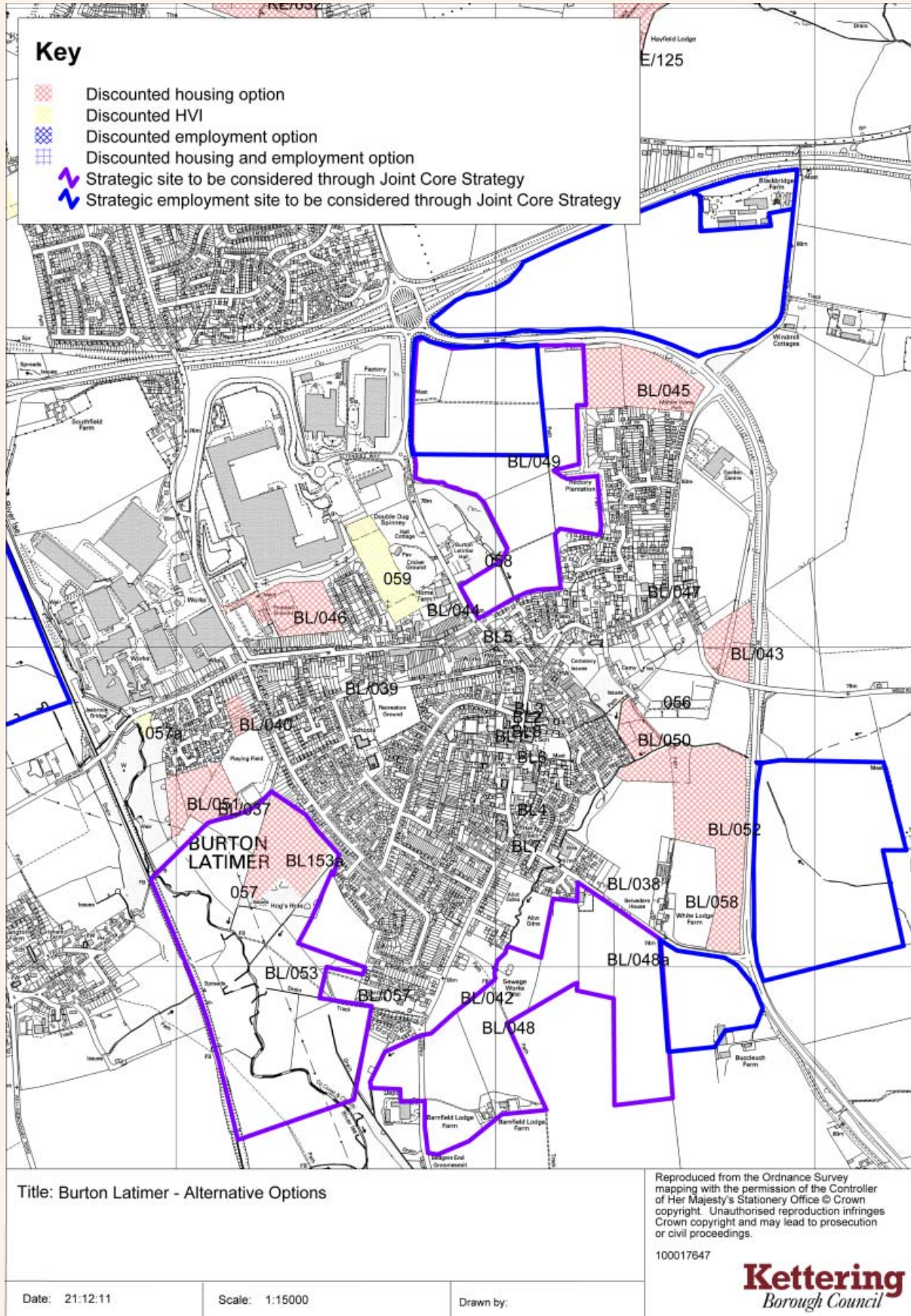
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Drawn by:

Burton Latimer - Proposed Options



Burton Latimer - Alternative Options



11 Desborough

11.0.1 Desborough is one of three small market towns, providing secondary focus for growth outside of Kettering. The boot and shoe industry has had a strong influence in shaping the character of Desborough and forming a sense of place. The historic form and layout of the town, contained within and around the town centre has largely remained intact, with more modern growth contained to the outer edges of the settlement. There are a range of important businesses and employers contained within Desborough. To the south of the town the Tailby Meadow and Ise Valley provide an attractive and significant edge, important to protect to the south of the town.

Housing Requirement

11.0.2 The following options have been considered as potential housing sites in Desborough. Those assessed through the *Background Paper: Housing Allocations* as 'sites with potential for allocation' have been identified as preferred sites. Those identified as 'sites with more significant constraints' and 'sites not suitable for development within the plan period' have been identified as discounted options.

Option 63

Preferred Option to meet housing requirement

Table 12

Site Name	Site Reference	Approximate Yield
Land off Harborough Road	DE/062	201
Land adjoining the Orchards, Harrington Road	DE/067	60
Loatlands School	DE/069	45
Eveden Factory 1	DE/070	10
Eveden Factory 2	DE/071	15
Former Hawthorns leisure centre	DE/072	102
Land at Harrington Road	DE/073	69
Land off Braybrooke Road (Parts of DE.140 and DE.142)	DE/013a	200
Total		702

Sites shown on Desborough - Proposed Options map.

Option 64

Discounted Options

Table 13

Site Name	Site Reference	Approximate Yield
Lawrence's	DE/075	36
Land to the south west of Pioneer Avenue	DE/079	69
Lower Steeping	DE/173	86
Desborough Site 3	DE/063	81
Desborough Site 2	DE/064	222
Land to the east of Watermill Close	DE/066	150
Cedar Farm, land off Copelands Road	DE/068	90
Land to the North of Harborough Road	DE/141	459
Land off Arthingworth Road and Braybrooke Road	DE/142	321
Total		1514

Sites shown on the Desborough - Alternative Options map.

Summary of Sustainability Appraisal

11.0.3 The Sustainability Appraisal of housing sites was completed using the detailed assessment sheet set out in the *'Background Paper: Housing Allocations'*. This allowed the impact of each site on the sustainability appraisal criteria to be assessed in detail. Those sites identified as the preferred sites are those which had the most positive assessments against the criteria and which did not have any overriding negative impacts. Details of the individual assessments are provided in the *'Background Paper: Housing Allocations'*.

Do you agree with the preferred sites identified? If not, please provide reasons.

Are there any specific design principles that should be applied to the identified sites?

Employment Allocations

11.0.4 All of the employment sites promoted in Desborough are in excess of 5 hectares in size and will initially be considered as part of the Joint Core Strategy Review.

Town Centre

11.0.5 Desborough will receive a significant amount of growth during the plan period and it is important to provide a town centre environment with the range and types of facilities which meet needs of local residents. The CSS identifies Desborough Town Centre as a local convenience and service centre. It does not identify retail allocations in this town but identified the need for environmental improvements, upgrading of retail stock and small-scale infill development.



11.0.6 A healthcheck completed for Desborough Town Centre found that Desborough Town Centre does perform a role as a focus for convenience and service provision however when the amount of floorspace in town centre uses is compared with Burton Latimer and Rothwell Town Centres the number of units and total floor space is considerably lower. There are a significant number of vacant units and areas of vacant land in and around the town centre which provide good opportunities to enhance the retail offer in the town.

11.0.7 The *'Background paper: Town Centres & Retail'* assesses the need for allocations and environmental improvements in Desborough Town Centre and identifies the options for policies and proposals set out below. Options 31 to 36 set out in chapter 6 set out options for policies in the smaller town centres. These options are set out under the following headings; Development sites and opportunities for redevelopment, Environmental improvements and Development within town centre boundaries. The detailed proposals for Desborough for each of these options are set out below.

Development sites and opportunities in Desborough Town Centre

11.0.8 The *'Background Paper: Town Centres and Retail'* provides the detail of all sites considered for redevelopment in the town centre and the reasons why alternative sites have not been included in the list of opportunities for redevelopment set out below.

Opportunities for redevelopment in Desborough Town Centre:

- The area at the High Street/ Station Road - for the creation of a new market square, redevelopment of shop units, car parking and landmark community building as set out in the UDF or to identify a smaller area for creation of a new market square and parking (DE1)
- The Lawrence's Factory Site - redevelopment for use as a supermarket and parking (DE2)
- The Station Yard - 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 above ground floor level (DE3)
- Vacant Co-op Dairy site - redevelopment for use as small scale retail/ small scale employment with residential or employment above ground floor level (DE4)
- Corner of Havelock Street/ Station Road - for redevelopment as a high quality mixed use scheme (DE5)

These sites are shown on the Desborough Town Centre Options map.

Alternative sites considered:

- Opportunity site 1 – Bowls Club
- Opportunity site 2 - (Factory Site, Station Road)
- Opportunity site 3 – Littlestones and Goodwins Factory
- Opportunity site 5 – St John’s Ambulance Hall, Paddock Lane
- Opportunity site 6 – Factory premises at junction of Union Street/ King Street
- Opportunity site 8 – Former omnibus depot and garage, Harborough Road
- Opportunity site 9 – Gateway site, Pipewell Road
- Opportunity site 10 – Premises and shops next to Baptist Church, Station Road
- Opportunity site 11 – Hazeland House, High Street
- Opportunity site 12 – The Gaultney, Station Road

Question 40

Do you think the sites and uses identified are appropriate? Are there any other sites which should be identified?

Environmental Improvements

11.0.9 The following environmental improvements have been identified for Desborough Town Centre. These are based on the environmental improvements set out in the *Desborough Urban Design Framework*.

Areas for environmental improvement in Desborough Town Centre:

- The High Street/ Station Road area - 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)
- The Lower Street/ Rothwell Road junction - for enhancement of the gateway into the town centre (DE7)
- The Gold Street/ A6 junction - for enhancement of the gateway into the town centre (DE8)
- The old A6 - environmental improvement to include road narrowing and planting (DE9)
- Burghley Close/ Mansfield Close car park (DE10)

These areas are shown on the Desborough Town Centre Options map.

Alternatives considered:

- No alternative environmental improvements were identified.

Question 41

Do you agree these areas should be identified for environmental improvement? Are there any other areas which should be identified?

Development within Desborough Town Centre boundary

11.0.10 The following criteria have been identified to be applied to development proposals within the Desborough Town Centre boundary.

Draft criteria to be applied to development proposals within Desborough Town Centre boundary.

Development should:

- Not result in the loss of retail units.
- Where possible increase footfall in the town centre both during the day and in the evening.
- 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.
- Create attractive active frontage onto streets and building form should abut the street and maintain or recreate a sense of enclosure.
- 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 high architectural quality. All designs should respond to the local context.
- Seek to enhance pedestrian connectivity within the town and to surrounding residential areas and to public open spaces.
- Proposals for residential development above ground floor level will be supported.

Question 42

Do you agree these criteria are appropriate? Are there any additional criteria that should be included?

Town Centre Boundary

11.0.11 The proposed town centre boundary for Desborough is shown on the Desborough Town Centre Options map. The methodology for drawing the town centre boundary is set out in '*Background Paper: Defining town centre boundaries for Burton Latimer, Desborough and Rothwell*'.

Question 43

Do you agree with the town centre boundary shown on the Desborough Town Centre Options map? If not how should it be altered (please provide reasons)?

Settlement Boundary

11.0.12 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Desborough is shown on the Desborough - Proposed Options map. Please note this settlement boundary does not include new allocations. New allocations will be added to the proposed settlement boundary following this consultation. The methodology for defining settlement boundaries is set out in the *'Background Paper: Settlement Boundaries'*.

Question 44

Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?

Historically and Visually Important Open Space

11.0.13 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following options have been considered for identification as Historically and Visually Important Open Space within Desborough:

Sites for designation of Historically and Visually Important Open Space:

- HVI/055 - Land to the south Desborough

Discounted sites:

- HVI/064 - Land off Pipewell Road
- HVI/065 - Land to the west of the B576
- HVI/066 - Land to the south of Arthingworth Road

Allotments

11.0.14 There is a significant identified need for allotment provision in Desborough. No sites have yet been identified to accommodate this need. New sites should be on suitable land, within or close to settlement boundaries and easily accessible by a variety of means, sites that are physically detached from settlement boundaries or only accessible by car should be avoided.

Question 45

Are there any sites within Desborough that you think would be suitable for allocation as allotments?

11.0.15 Further information regarding the designation of Historically and Visually Important Open Space and the discounted options as well as the identified need for allotments is contained within the '*Background Paper: Open Space and Allotments*' (February, 2011).

Desborough Railway Bridge

11.0.16 The '*Rothwell and Desborough Urban Extension Area Action Plan (AAP): Background Paper 6*' sets out the justification and reasons for identifying a pedestrian/ cycle bridge over the railway at Desborough connecting new development north of the town with the rest of the town. The paper considers the location and design of the bridge and likely costs. The need for the Railway Bridge relates to the development of The Grange and the additional development proposed through the Rothwell and Desborough Urban Extension AAP. The bridge would provide an important link between new development and the town centre and between the rest of the town and the new leisure centre which is located on The Grange.

11.0.17 The '*Rothwell and Desborough AAP*' requires development to the north of Desborough to deliver a pedestrian link across the railway line to facilitate accessibility with the rest of the town. The proposed location for the railway bridge is outside the plan area of the Rothwell and Desborough Urban Extension AAP and it is therefore appropriate for this to be identified through this LDD.

Option 65

To include a policy identifying the location for a new railway bridge to link development north of the railway in Desborough with the rest of the town .

11.0.18 There are no reasonable alternatives to identifying a railway bridge to link development north of the railway in Desborough with the rest of the town as national policy and the CSS require new developments to be accessible by foot and cycle.

Summary of Sustainability Appraisal

11.0.19 Including a policy identifying the need for a new railway bridge will have a positive impact on Sustainability Appraisal criteria accessibility, health, community, livability, climate change, air, energy use, employment and town centres. The only uncertain impact relates to crime and this could be mitigated through the design of the bridge.

Community Facilities

Phase 1 of Desborough Leisure Centre has recently been completed at The Grange in Desborough. However, planning permission has been granted for phase 2 which contains additional facilities which also need to be provided. A policy could therefore be included in this

LDD requiring development in Desborough to contribute towards Phase 2 of the leisure centre.

In addition to the facilities provided at the leisure centre there is some support for a community facility to be provided in Desborough town centre, this may provide an opportunity for meeting rooms for local groups. Work is currently taking place to identify need for a community facility and a suitable location.

Option 66

To include a policy requiring development in Desborough to contribute towards Phase 2 of the Desborough Leisure Centre and subject to identification of need a community facility.

Option 67

To not include a policy requiring development in Desborough to contribute towards Phase 2 of the Desborough Leisure Centre and subject to identification of need a community facility.

Summary of Sustainability Appraisal

The option to include a policy requiring contributions to Phase 2 of the Desborough Leisure Centre and subject to identification of need a community facility has a positive impact on Sustainability Appraisal criteria; accessibility, health, community, livability, climate change, air, soil and water and town centre. This option would ensure facilities are accessible to the local community. The option to not include a policy would have negative impacts on Sustainability Appraisal criteria; accessibility, health, community, liveability, air and climate change. If the additional facilities are not provided the need to travel out of the town to access facilities will increase.

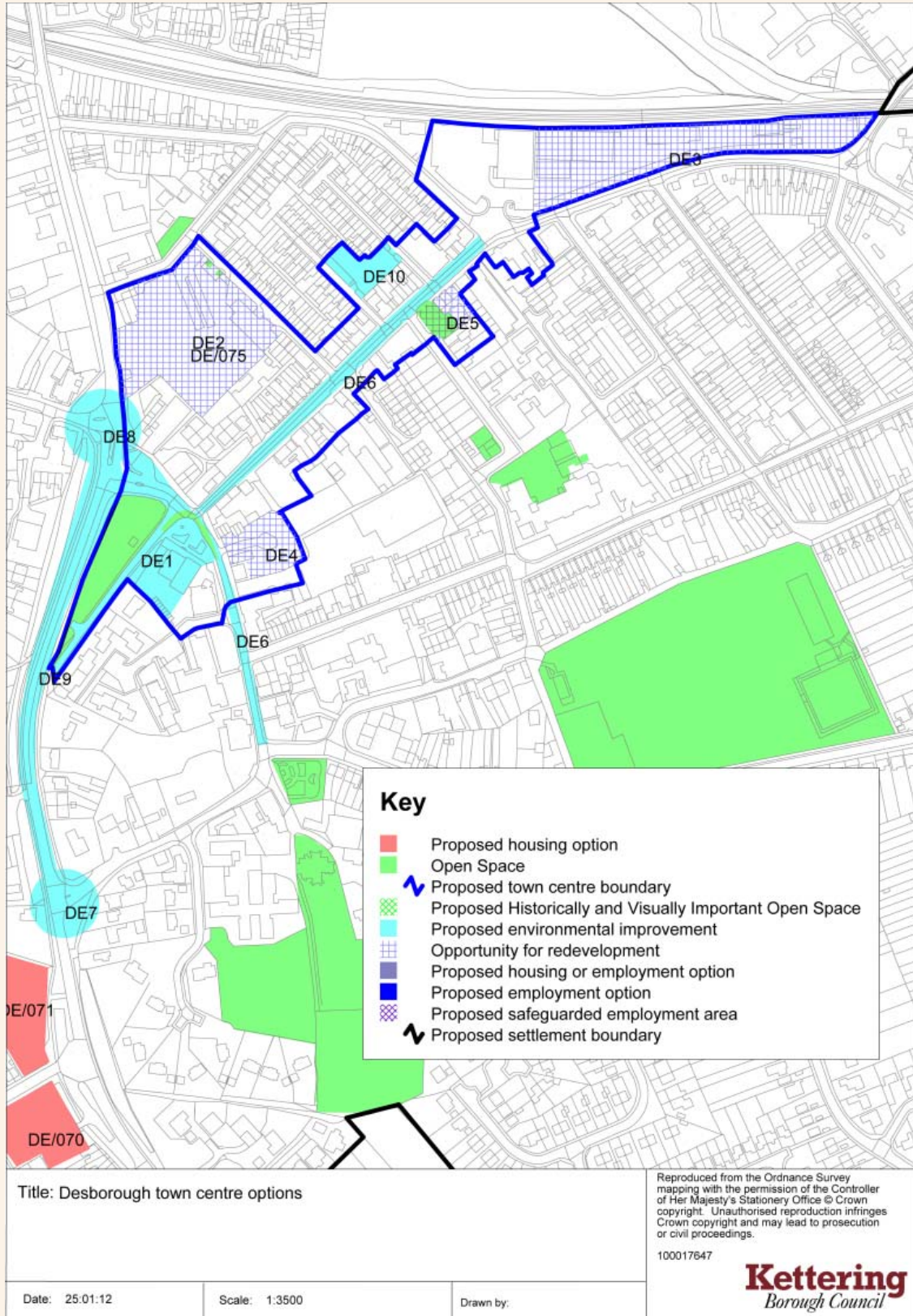
The preferred option is therefore to include a policy requiring developments in Desborough to contribute to Phase 2 of the Desborough Leisure Centre and subject to identification of need a community facility in the town centre.

Question 46

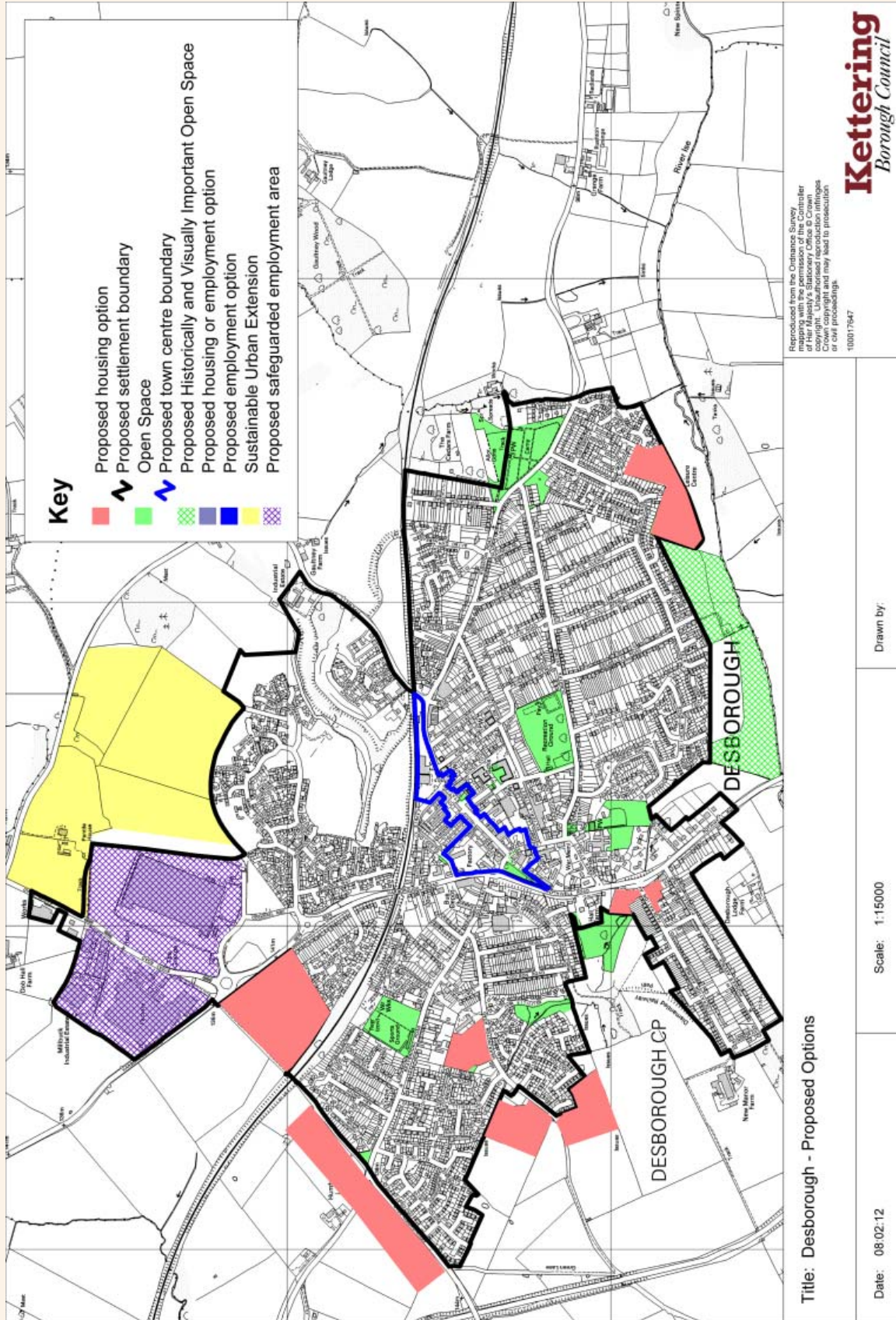
Is there a need for additional community facilities in Desborough town centre which are not already suitably provided elsewhere?

Are there any suitable locations in Desborough town centre for a new community facility?

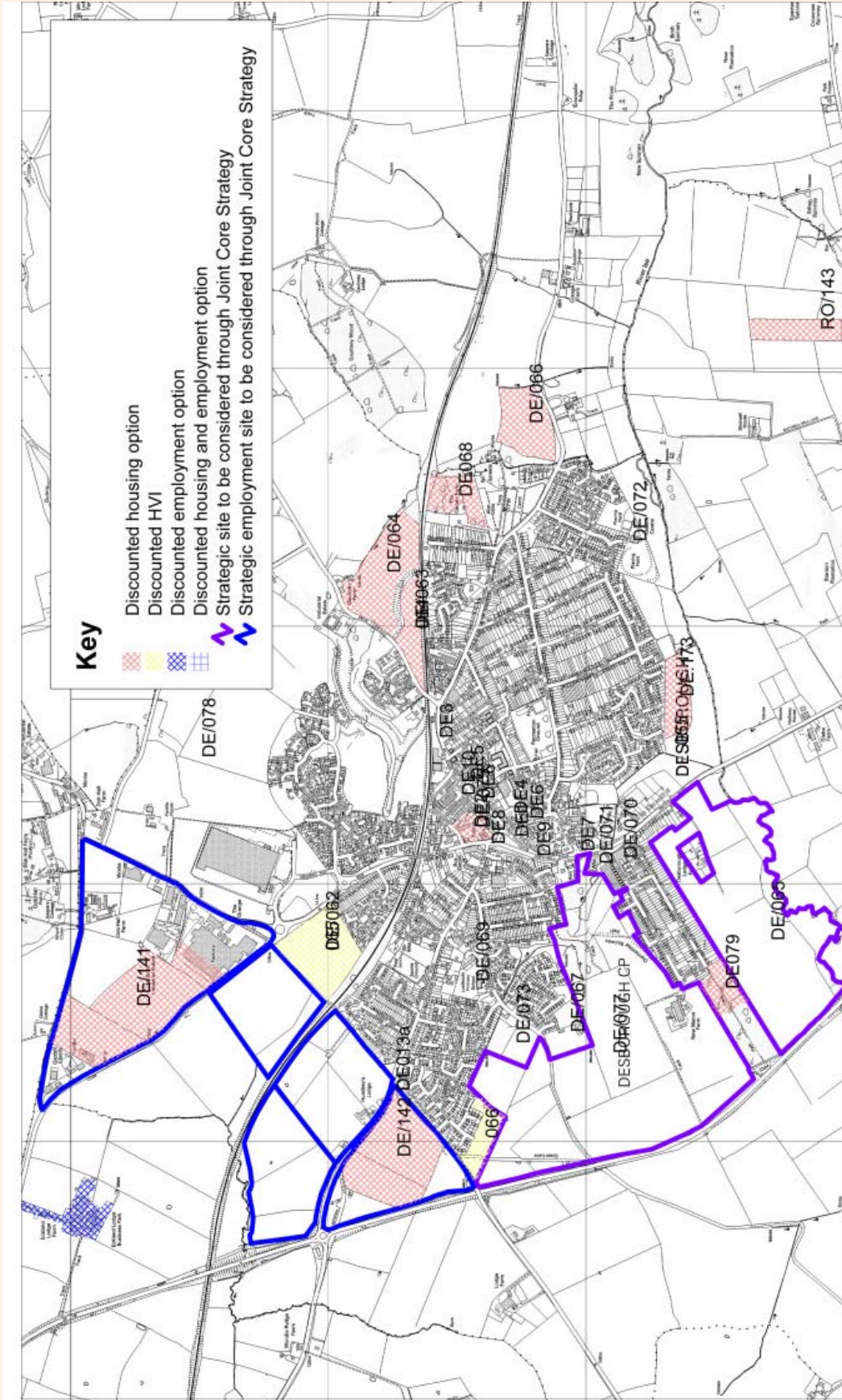
Desborough Town Centre Options



Desborough - Proposed Options



Desborough - Alternative Options



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Kettering
Borough Council

Title: Desborough - Alternative Options

Date: 22.12.11 Scale: 1:20000 Drawn by:

12 Rothwell

12.0.1 Rothwell is one of three small market towns, providing secondary focus for growth outside of Kettering. Rothwell is a very attractive historic market town based around a small market square with thriving shops, bars and restaurants. The town contains many important Listed Buildings contained in a historic environment with an attractive Conservation Area. To the north of Rothwell lie important nature assets including the Ise Valley and Rothwell Gullet providing an attractive entrance to the town from this direction.

Housing Requirement

12.0.2 The following options have been considered as potential housing sites in Rothwell. Those assessed through the *'Background Paper: Housing Allocations'* as *'sites with potential for allocation'* have been identified as preferred sites. Those identified as *'sites with more significant constraints'* and *'sites not suitable for development within the plan period'* have been identified as discounted options.

Option 68

Preferred Option to meet housing requirement

Table 14

Site Name	Site Reference	Approximate Yield
Rothwell Football Club	RO/084	48
Land to the rear of 74/82 Rushton Road	RO/086	35
Rothwell North - additional 300 to be accommodated within existing boundary	RO/088	300
Total		383

Sites are shown on the Rothwell - Proposed Options map.

Option 69

Discounted Options

Table 15

Site Name	Site Reference	Approximate Yield
Cooper's Coaches	RO/082	8
West of Rothwell	RO/085	192

Columbus Crescent	RO/159	75
Rear gardens of properties and allotments Shotwell Mill Lane	RO/081	26
Land at Hospital Hill	RO/083	14
Land off A6 roundabout	RO/093	29
Rothwell Glebe - land south of A14	RO/090	226
Land to the North of Rushton Rd allotments	RO/143	132
Total		702

Sites are shown on the Rothwell - Alternative Options map.

Summary of Sustainability Appraisal

12.0.3 The Sustainability Appraisal of housing sites was completed using the detailed assessment sheet set out in the '*Background Paper: Housing Allocations*'. This allowed the impact of each site on the sustainability appraisal criteria to be assessed in detail. Those sites identified as the preferred sites are those which had the most positive assessments against the criteria and which did not have any overriding negative impacts. Details of the individual assessments are provided in the '*Background Paper: Housing Allocations*'.

Do you agree with the preferred sites identified? If not, please provide reasons.

Are there any specific design principles that should be applied to the identified sites?

Employment

12.0.4 The following option has been considered as a potential employment site in Rothwell through the *Background Paper: Employment Allocations*.

Option 70

Preferred option to meet employment requirement

Table 16

Site Name	Employment Site Reference	Site Size	Estimated Jobs Created
Cooper's Coaches	R3	0.25 ha	56
Total			56

Site is shown on the Rothwell - Proposed Options map.

Option 71

Other Options

Table 17

Site Name	Employment Site Reference	Site Size	Estimated Jobs Created
Former Rothwell Medical Centre	R4	0.14 ha	31
Abishot Mouldings	R5	0.14 ha	31
Total			62

Sites are shown on the Rothwell - Alternative Options map.

Summary of Sustainability Appraisal

12.0.5 The Sustainability Appraisal of employment sites was completed using the detailed assessment sheet set out in the *'Background Paper: Employment Allocations'*. This allowed the impact of each site on the Sustainability Appraisal criteria to be assessed in detail. Those sites identified as the preferred sites are those which had the most positive assessments against the criteria and which did not have any overriding negative impacts. Details of the individual assessments are provided in the *'Background Paper: Employment Allocations'*.

Question 47

Do you agree with the preferred site identified? If not, please provide reasons.

Are there any specific design principles that should be applied to the identified sites?

Town Centre

12.0.6 Rothwell will received a significant amount of growth during the plan period and it is important to provide a town centre environment with the range and types of facilities which meet needs of local residents. The CSS identifies Rothwell Town Centre as a local convenience and service centre. It does not identify retail allocations in this town but a consolidation of the existing offer.



12.0.7 A healthcheck completed for Rothwell Town Centre found that the town centre is achieving its role as a focus for local convenience and service provision and generally the retail offer and environmental quality of the town are good. However there are opportunities to enhance the appearance and vitality of the town centre. The *'Background paper: Town Centres & Retail'* assesses the need for allocations and environmental improvements in Rothwell Town Centre and identifies the options for policies and proposals set out below. Options 31 to 36 set out in chapter 6 set out options for policies in the smaller town centres. These options are set out under the following headings; Developments sites and opportunities for redevelopment, Environmental improvements and Development within town centre boundaries. The detailed proposals for Rothwell for each of these options are set out below.

Development sites and opportunities for redevelopment

12.0.8 The *'Background Paper: Town Centres and Retail'* provides the detail of all sites considered for redevelopment in the town centre and the reasons why alternative sites have not been included in the list of opportunities for redevelopment set out below.

Opportunities for redevelopment in Rothwell Town Centre:

- The former Medical Centre, Bridge Street - for redevelopment for town centre uses at ground floor level with residential or employment development above (RO1).
- Library/ Fire Station Site - an opportunity for redevelopment should the Library and Fire Station relocate. Redevelopment should include retail uses along Bridge Street with residential or office development above ground floor and to the rear of the site (RO2). Should the library relocate this should be re-provided within the town centre boundary.

These sites are shown on the Rothwell Town Centre Options map.

Alternative sites considered:

- Coopers Coaches
- Abishot Mouldings in Rushton Road
- Factory Unit, Bell Hill

Question 48

Do you think the sites and uses identified are appropriate? Are there any other sites which should be identified?

Environmental Improvements

12.0.9 The following environmental improvements have been identified for Rothwell Town Centre.

Areas for environmental improvement in Rothwell Town Centre:

- The High Street/ Desborough Road as an area for environmental improvement to include narrowing of the road and provision of on street parking, removal of on-street car parking at the top of Bridge Street; the widening of pavements to prevent excessive speeds on this road and aid pedestrian flows; and environmental improvements to provide a strong gateway entrance into the town (RO3).

This area is shown on the Rothwell Town Centre Options map.

Alternatives considered:

- No alternative environmental improvements were identified.

Question 49

Do you agree this area should be identified for environmental improvement? Are there any other areas which should be identified?

Development within Rothwell Town Centre boundary

12.0.10 The following criteria have been identified to be applied to development proposals within the Rothwell Town Centre boundary.

Draft criteria to be applied to development proposals within Rothwell Town Centre boundary:

- Development should allow the continued use of the Market Hill car park for the Rowell Fair.
- Development which provides additional car parking in the town centre will be supported.
- Removal of on-street parking on Bridge Street will be supported.
- Development should respect the historic character of the town centre and new buildings should be designed to respect and enhance this character.

- Development should front onto and abut the main streets or public areas to create a good sense of enclosure.
- Developments which provide additional retail units or uses which would increase footfall in the town centre will be supported.
- Proposals for residential development above ground floor level will be supported.

Question 50

Do you agree these criteria are appropriate? Are there any additional criteria that should be included?

Town Centre Boundary

12.0.11 The proposed town centre boundary for Rothwell is shown on the Rothwell Town Centre Options map. The methodology for drawing the town centre boundary is set out in '*Background Paper: Defining town centre boundaries for Burton Latimer, Desborough and Rothwell*'.

Question 51

Do you agree with the town centre boundary shown on the Rothwell Town Centre Options map? If not how should it be altered (please provide reasons)?

Settlement Boundary

12.0.12 Option 6 proposes to include a policy defining settlement boundaries. A proposed settlement boundary for Rothwell is shown on the Rothwell - Proposed Options map. Please note this settlement boundary does not include new allocations. New allocations will be added to the proposed settlement boundary following this consultation. The methodology for defining settlement boundaries is set out in the '*Background Paper: Settlement Boundaries*'.

Question 52

Do you agree with the proposed settlement boundary, subject to the inclusion of new allocations?

Historically and Visually Important Open Space

12.0.13 Option 51 proposes to define Historically and Visually Important Open Space within or adjacent to settlements. This type of open space provides the setting, form or character for a particular settlement, its Conservation Area or for the setting of Listed Buildings. The following options have been considered for identification as Historically and Visually Important Open Space within Rothwell:

Options for designation of Historically and Visually Important Open Space:

- HVI/054 - Land to the east of Manor Park

Discounted options for Historically and Visually Important Open Space:

- HVI/063 - Land to the east of Jubilee Street

Allotments

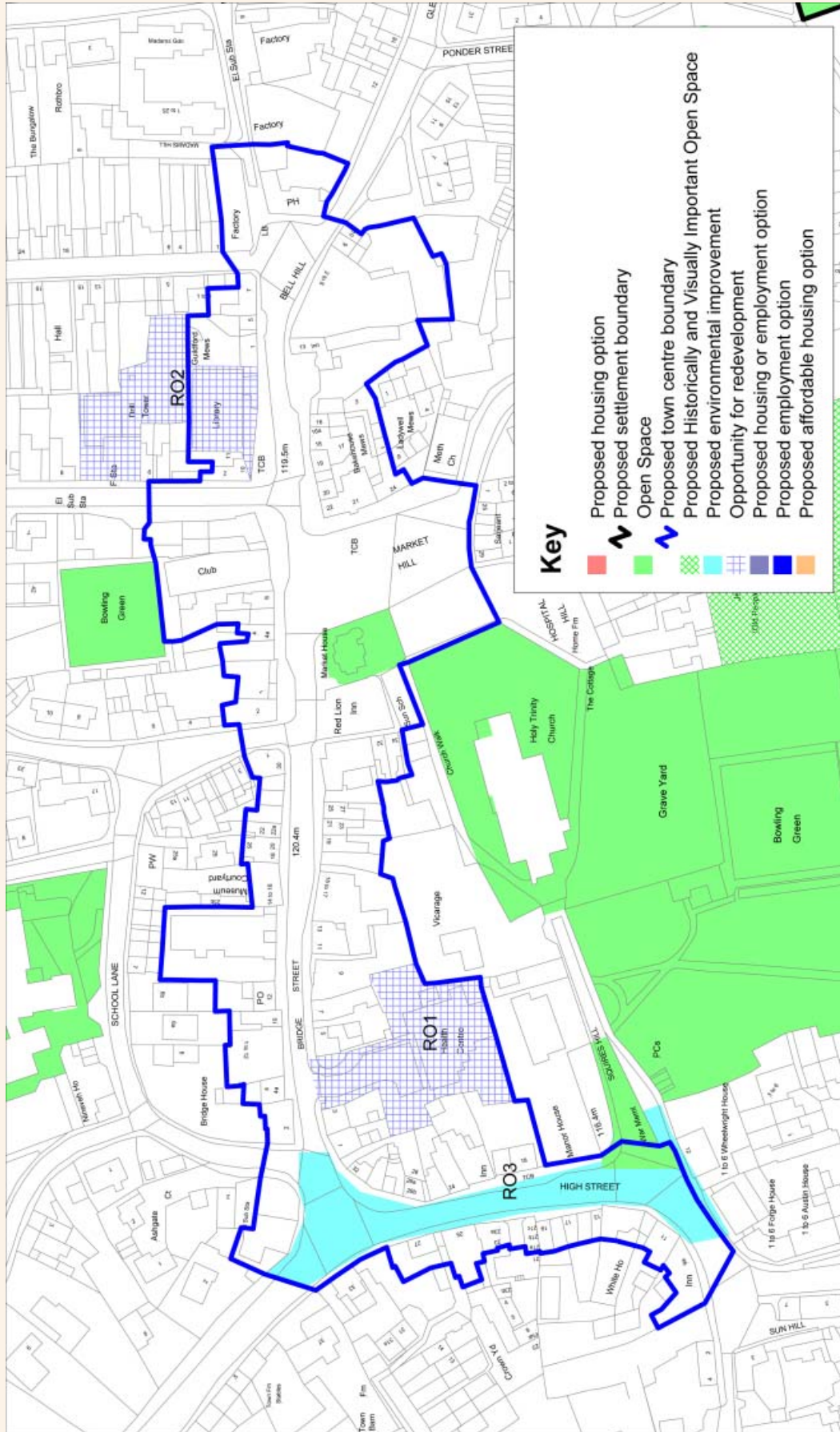
12.0.14 There is an identified need for allotment provision in Rothwell. No sites have yet been identified to accommodate this need. New sites should be on suitable land, within or close to settlement boundaries and easily accessible by a variety of means, sites that are physically detached from settlement boundaries or only accessible by car should be avoided.

Question 53

Are there any sites within Rothwell that you think would be suitable for allocation as allotments?

12.0.15 Further information regarding the designation of Historically and Visually Important Open Space and the discounted options as well as the identified need for allotments is contained within the *'Background Paper: Open Space and Allotments'* (February, 2011).

Rothwell Town Centre Options



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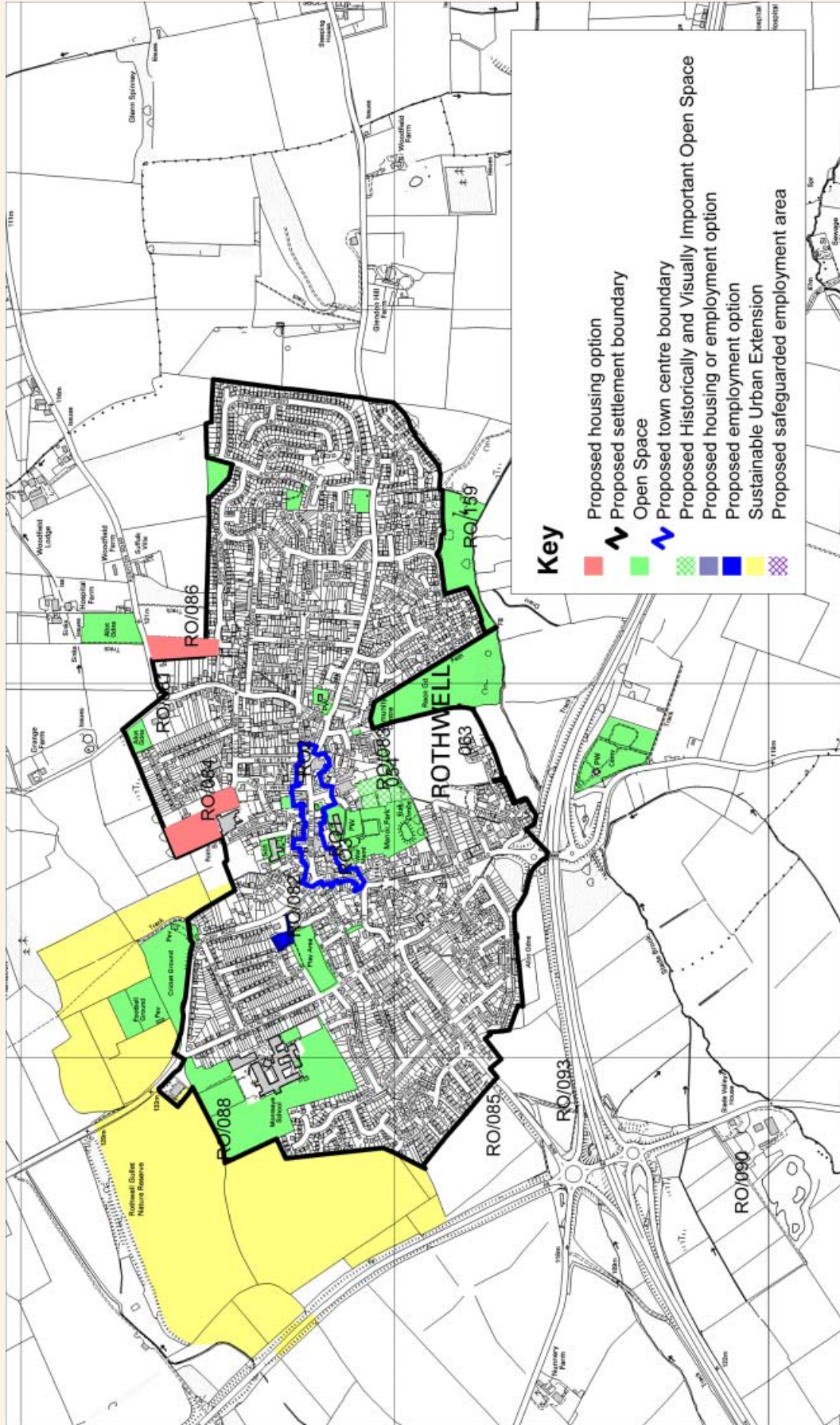
Title: Rothwell town centre options

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Rothwell - Proposed Options



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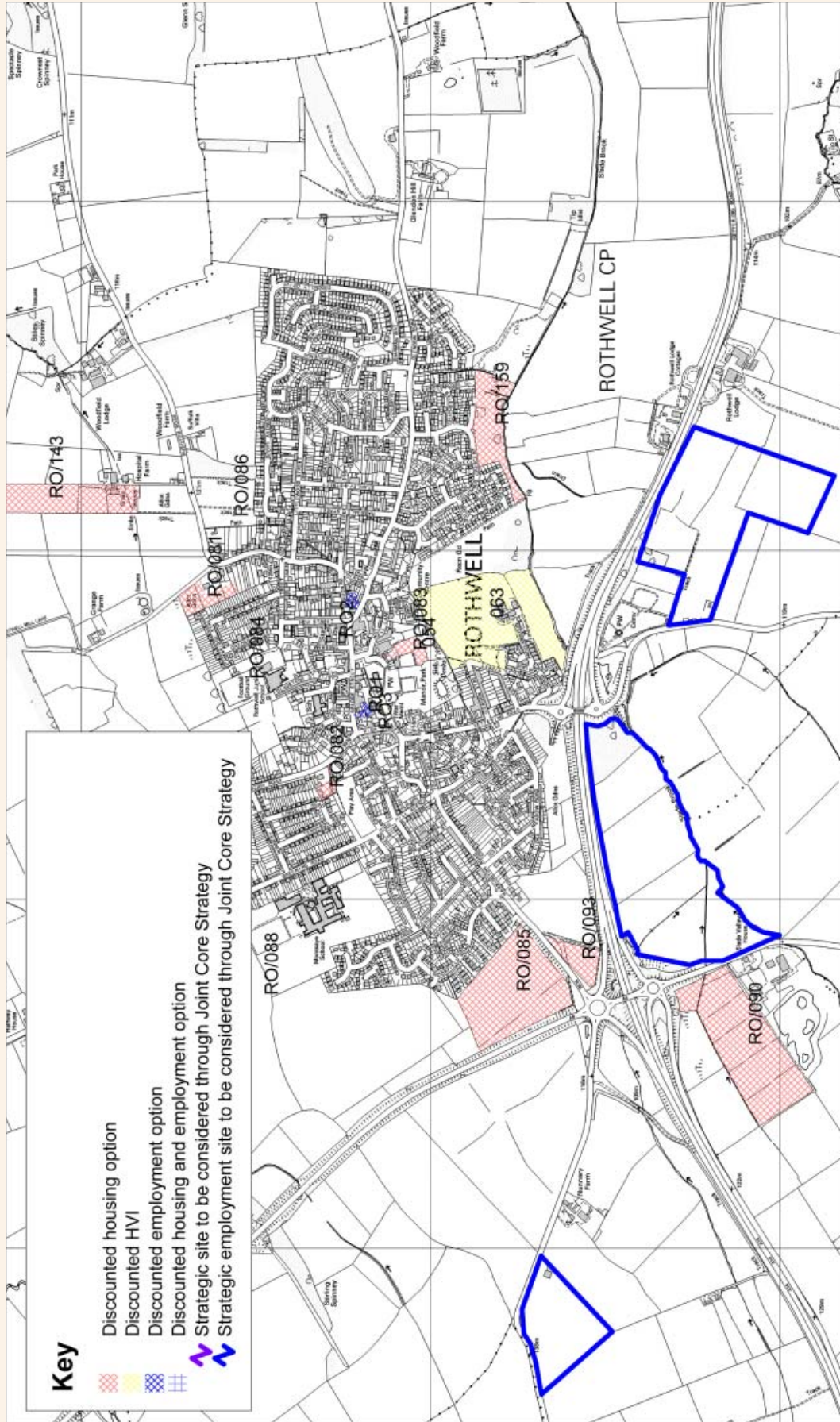
Title: Rothwell Proposed Options

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