

# SITE SPECIFIC PROPOSALS LOCAL DEVELOPMENT DOCUMENT

## EMPLOYMENT ALLOCATIONS BACKGROUND PAPER

November 2011



<b>Content</b>	<b>Page No</b>
<b>1. Introduction</b>	<b>1</b>
<b>2. Site Assessment</b>	<b>1</b>
<b>3. Policy Position</b>	<b>2</b>
<b>4. Employment Requirement</b>	<b>4</b>
<b>5. Identifying Sites</b>	<b>7</b>
<b>6. Assessment of Sites</b>	<b>8</b>
<b>7. Conclusion</b>	<b>19</b>
<b>Appendix 1 – Kettering</b>	<b>20</b>
<b>Appendix 2 – Desborough</b>	<b>21</b>
<b>Appendix 3 – Rothwell</b>	<b>22</b>
<b>Appendix 4 – Maps</b>	<b>24</b>

## **1.0 INTRODUCTION**

The purpose of this paper is to assess the potential quantity and location of future employment in the Borough and to assess options for employment sites to be allocated in the Site Specific Proposals LDD to meet this requirement. This paper draws on the Strategic Employment Land Assessment<sup>1</sup> (SELA) and is informed by the Kettering Employment Study<sup>2</sup> (2005) which identified and assessed future employment sites throughout the Borough. It also considers sites put forward during the Site Specific Proposals LDD Issues Paper consultation (2009) and sites which have been submitted through work on the Local Plan review.

The paper begins by outlining the approach to site assessment, it looks at the current policy position and the spatial framework set out in the Core Spatial Strategy which sets the context within which allocations in the Site Specific Proposals LDD will be made. It then discusses the quantity of employment required in the Borough taking into account commitments and completions in the period between 2001 and 2031 and the requirement to maintain flexibility and choice in the supply of employment land.

The paper then considers those sites put forward and makes assumptions about their future suitability for development. The paper makes conclusions about the potential for sustainable and deliverable sites across Kettering Borough to 2031.

## **2.0 SITE ASSESSMENT**

Sites submitted at the Issues Paper stage and through the Local Plan review were assessed as to whether they were realistic for further consideration. These sites were then combined with the SELA and Kettering Employment Study sites to allow an assessment to be made of all available options. Sites were then subject to a detailed site assessment which uses criteria linked to Sustainability Appraisal objectives to provide a detailed assessment of potential sites and draws on the methodology used within the SELA and Kettering Employment Study.

The assessment reviews those sites collated that are less than 5ha within the Borough. Through this detailed assessment sites have been rated as follows:

- Sites with potential for allocation,
- Sites with more significant constraints, and
- Sites not suitable for development within the plan period.

Through the ranking of sites in this way we are able to allocate sites on the basis of the most sustainable and deliverable sites.

---

<sup>1</sup> <http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1133>

<sup>2</sup> [http://www.kettering.gov.uk/site/scripts/documents\\_info.php?documentID=465&pageNumber=7](http://www.kettering.gov.uk/site/scripts/documents_info.php?documentID=465&pageNumber=7)

### **3.0 POLICY POSITION**

#### North Northamptonshire Core Spatial Strategy

The Core Spatial Strategy (CSS) adopted in 2008, is the strategic element of the North Northamptonshire Local Development Framework and provides the policy basis for the determination of planning applications and the basis for site specific allocations, to 2021.

Policy 1 of the CSS, states that Local Authorities should focus development in the urban core, principally Kettering, with the smaller towns of Burton Latimer, Desborough and Rothwell providing secondary focal points. In the remaining rural area, development within village boundaries will take place subject to criteria to be set out in Development Plan Documents.

The majority of development in Kettering is focused in a sustainable urban extension, to the east of Kettering. However, Site Specific DPD's may seek to identify opportunities for smaller scale urban extensions at the smaller towns where these may assist with the early delivery of growth.

Policy 11 of the CSS in considering the distribution of jobs states that new sites will be allocated within or adjoining the main urban areas, the Sustainable Urban Extensions, or areas that presently have a low jobs/workers balance and be in locations that are capable of being accessed by a choice of means of transport. Within the rural areas, new employment development will be directed to the rural and local service centres. The conversion of existing buildings for employment related development will be encouraged in locations within or adjoining settlements.

#### Joint Core Spatial Strategy Review

The current adopted CSS is being reviewed. The review is seeking to stretch the duration of the plan to 2031. The CSS is a strategic document and takes a high level approach; leaving site specific matters and a range of development management policies to be dealt with in site specific development plan documents (DPDs). National Planning Policy Statement 12 states 'It is the core strategy which should make clear spatial choices about where development should go'.

It is not proposed to fundamentally alter the structure and content of the existing plan; however, there are some new considerations which mean that the scope of the Plan is likely to broaden. The replacement Plan will be grounded in a 'place shaping' approach that prioritises the actions needed to make existing communities more self reliant and resilient to long term change. The policy framework will be particularly strengthened in the areas of climate change, green infrastructure and design quality.

In respect of employment land the emerging approach, at present, is for the JCS to adopt a flexible approach involving allocating strategically important

sites over 5 hectares where this is supported by evidence. In other locations the JCS may identify broad locations of development.

### Kettering Borough Site Specific Proposals Local Development Document

The Site Specific Proposals LDD, when adopted, will form part of the North Northamptonshire Local Development Framework. The document will cover the whole Borough with the exception of issues already addressed in the Core Spatial Strategy and the Area Action Plans for Kettering Town Centre and Rothwell & Desborough Urban Extensions.

This document will allocate land for housing, employment, retail, leisure and community facilities. In addition to this it will contain policies relating to specific areas such as Rothwell, Desborough and Burton Latimer town centres and topics such as design, affordable housing and protection of the open countryside.

A consultation on the Issues and proposed scope of the document was undertaken in March and April 2009. A number of background evidence papers have been produced to support proposed development/allocations within the Plan. This Employment Allocations Paper is one such document and will support the future options to be outlined and publically consulted upon in the next iteration of the document.

### Emerging National Planning Policy Framework

The emerging National Planning Policy Framework (NPPF) is part of the Governments reforms outlined in the Localism Bill to try to devolve greater powers to councils and neighbourhoods and give local communities more control over housing and planning decisions. The NPPF is a radical streamlining of existing Planning Policy Statements, Planning Policy Guidance Notes and some circulars to form a single consolidated document. This Framework sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them.

Consultation on the proposed NPPF is currently underway and whilst it is currently unclear what impact the resultant NPPF will have on the production of Development Plan Documents it remains important to progress the planning policy framework, especially those evidence documents which support sustainable development, to avoid a vacuum of guidance once any new framework is adopted. These evidence papers are likely to be easily transferrable and aid the quick delivery of policies under any new system.

In addition, to the above it is believed that this paper and other emerging evidence papers are in general accordance with the emerging NPPF for the following reasons:

- They are underpinned by sustainable principles,
- They facilitate development,

- They provide the basis for a ‘bottom-up’ approach which considers land available and sustainable principles over a ‘top-down’ target-led approach,
- Sites will be publically consulted upon at options consultation stage,
- The Plan is long term and looks to provide a continuous supply of housing to 2031,
- The historic and natural environment has been properly considered and protected where appropriate,
- Design Principles for sites have been outlined where appropriate,
- Proposals accord with the Core Spatial Strategy.

## **Employment Allocations**

### Identification of Local Employment Need

A number of Parish Plans and Village Design Statements have been prepared and these have been used to help identify local employment needs across the Borough. In addition, a number of draft Parish Plans and Village Design Statements have also been taken into consideration.

## **4.0 EMPLOYMENT REQUIREMENT**

The spatial framework for employment allocations across the Borough, as set out in policies 1 and 11 of the CSS, is:

- Kettering, as the growth town, is the main focus for development
- Burton Latimer, Desborough and Rothwell provide secondary focal points
- Villages are only suitable for limited development to meet identified local needs.

The CSS sets the jobs growth requirement for Kettering Borough in the period 2001 to 2021. For Kettering Borough these requirements are as set out below:

Jobs Growth by Sector 2001-2021:

B1 (Offices)	3,260
B2 (General Industrial)	1,120
B8 (Distribution)	1,870
Total	16,200

The SELA concludes that employment grew by 3,216 jobs within Kettering Borough over the period 2001-07.

The CSS is currently being reviewed and will now cover the period to 2031. The review has outlined a number of options which identify growth for Kettering Borough to 2031. These options are outlined briefly below:

### Option A

Core Strategy Plus: the current strategy but with a greater role for Rushden and more detail for the rural areas and small towns. Settlements work as a network, providing a complementary range of facilities and services to make North Northamptonshire more self reliant.

### Option B

Twin Poles: instead of treating North Northamptonshire as a single functional area, this option builds on existing relationships and the distinctive character of the north (Corby/ Kettering and surrounding settlements) and the south (Wellingborough/Rushden and surrounds).

### Option C

Northern Focus: with a strong focus on Corby and Kettering for housing, jobs and retail growth as a counterpoint to Northampton. The southern area (Wellingborough and the Four Towns) would increasingly look to Northampton for jobs and services.

### Option D

Northampton Focus: focusing on supporting Northampton's role and on growth in the north-south corridor covering Corby/ Kettering/ Wellingborough. This would be based around much improved transport links.

The table below shows the proposed employment numbers for each of those options outlined above. A low or negative value indicates that net additional jobs are not required to meet an increase in the labour force within that part of North Northamptonshire<sup>3</sup>.

CSS Option	Review	Option A – Core Strategy Plus	Option B – Twin Poles	Option C – Northern Focus	Option D – Northampton Focus
Kettering/ Burton Latimer		7,172	17,086 including Corby	24,597 including Corby	5,818
Rothwell and Desborough		1,111	-112	1,114	-63
Total North Northants		24,800	33,400	24,800	18,700
<i>Minimum Indicative Kettering Borough employment figure (based on 50:50 split with Corby under options b and c)</i>		8,283	8,431	13,412	5,755

<sup>3</sup> Further information is available at [www.nnjpu.org.uk/docs/Background%20Paper%20June%202011.pdf](http://www.nnjpu.org.uk/docs/Background%20Paper%20June%202011.pdf)

It was reported to Members of the Joint Planning Committee on 23<sup>rd</sup> June 2011 that in all likelihood a hybrid of the above options, incorporating the best elements would be taken forward for wider public consultation.

### Existing Supply

A significant proportion of the 2011 to 2031 allocation will be met through land with existing planning permissions, allocations and commitments. The table below shows the amount of employment development to be provided through land with planning permissions, allocations and commitments:

#### **2011 Extant Permissions, Allocated Sites and Emerging Options**

	East Kettering SUE	KTCAAP	Cransley Park	North Kettering (Buccleuch Properties East of A6003 site 10) KET/2007/0052	North Kettering (Buccleuch Properties East of A6003 Site 8 Area 2a) KET/2007/0148	North Kettering (Buccleuch Properties East of A6003 Site 9 Area C) KET/2007/0187	Totals Jobs	Emerging Options	Total Jobs
<b>B1</b>	14.1ha (42,400 m <sup>2</sup> ) and other B1 (a) units at District Centre (11,550 m <sup>2</sup> ) <b>2997 jobs</b>	38,500 m <sup>2</sup> (32,000 m <sup>2</sup> at Station Quarter) <b>2139 jobs</b>	B1 4,000 m <sup>2</sup> <b>222 jobs</b>	14,670 m <sup>2</sup> of offices <b>815 Jobs</b>	5,353 m <sup>2</sup> <b>297 jobs</b>	929 m <sup>2</sup> <b>52 jobs</b>	6,522	RDUE AAP 2ha	444
<b>B2</b>								RDUE AAP 2ha	229
<b>B8</b>			5,000 m <sup>2</sup> <b>57 jobs</b>				57		
<b>Total</b>							<b>6,579</b>		<b>7,252</b>

The conversion of land area and floorpace into employments numbers is based on the methodology detailed within the Technical Note for partner Local Planning Authorities on translation of job numbers into employment land requirements available at <http://www.njpu.org.uk/publications/docdetail.asp?docid=1049>

Subtracting the supply of employment detailed above from the minimum jobs growth levels set out through the four CSS review options, provides a broad indication of the minimum level of employment growth that need to be planned for within the Borough.

CSS Review Option	Option A – Core Strategy Plus	Option B – Twin Poles	Option C – Northern Focus	Option D – Northampton Focus
Resultant indicative minimum jobs growth figure	1,031	1,179	6,160	-1,497

A number of these jobs will be provided on sites in excess of 5 hectares in size to be detailed within the CSS review. Other smaller sites will be progressed through the Site Specific Proposals Local Development Document and informed by the assessment of sites undertaken to date.



A key element of employment land provision is the need to bring a sufficient amount of land forward to provide flexibility and choice for potential occupiers as noted within the SELA. The adopted CSS already notes the importance of maintaining a reasonably flexible approach to employment land requirements with some slack (over-allocation) in the system to cater for development time lags as well as to provide a margin for choice and uncertainty, considered to be equivalent to 5 years demand.

## **5.0 IDENTIFYING SITES**

As previously stated the assessed sites were submitted during the Issues consultation on the Site Specific Proposals LDD (2009) and prior to that through consultation work undertaken for the Local Plan review. These sites were then combined with SELA and Kettering Employment Study Sites to create a comprehensive list of sites to be assessed. All sites were assessed in accordance with the approach detailed below.

### **SELA**

The SELA considered the following categories in order to provide a consistent and comprehensive site appraisal of all sites:

- Base Information
- Quality of the Existing Plot
- The Quality of the Wider Environment
- Strategic Access
- Ownership
- Site Development Constraints
- Local Accessibility
- Sequential Test and Brownfield Assessment
- Market Conditions and Demand

The SELA forms part of the Local Development Framework evidence base and sits alongside a range of other technical studies. It does not in any way prejudice decisions to be taken by the Joint Planning Committee or Kettering Borough Council Local Planning Authority in relation to preferred directions of growth, site identification in Development Plan Documents (DPDs) or the determination of planning applications.

The SELA should be used as a starting point for consideration of sites to bring forward as allocations in site specific DPDs. The SELA takes a strategic approach to assessing the future needs for employment land and jobs growth. The SELA does not replace local Employment Land Reviews (ELRS), including the Kettering Employment Study, but rather seeks to support the strategic policy direction for the planning process in Northamptonshire. It recognises that the report provides a 'snapshot in time' and that additional sites may come forward which have not been considered in the study. These sites should be fully assessed in accordance with the criteria utilised in this

study as well the policy and development control requirements of relevant local planning authorities.

The site assessments undertaken and outlined in this paper constitute the necessary further work required to ensure the sites identified would be considered sound and in accordance with sustainable principles.

The Kettering Employment Study (2005) forms the more detailed Employment Land Review for the Borough. The study sought to:

- Identify potential sites for employment development; specifically B1, B2 and B8 use classes.
- Assess those potential sites for suitability of development; in terms of environmental, social, and commercial sustainability.
- Produce a list of options of sites with an appraisal of the pros and cons of each
- Provide an assessment of the viability and deliverability of the sites

## **6.0 ASSESSMENT OF SITES**

All sites identified were subject to a detailed site assessment which used criteria linked to Sustainability Appraisal objectives and draws on the methodology used within the SELA and Kettering Employment Study.

The assessment reviews all the sites collated that are less than 5ha within the Borough. Through this detailed assessment sites have been rated as follows:

- Sites with potential for allocation,
- Sites with more significant constraints, and
- Sites not suitable for development within the plan period.

Through the ranking of sites in this way we are able to allocate sites on the basis of the most sustainable and deliverable sites.

The methodology aims to:

- Identify potential sites within the Borough for employment development relating to B1, B2 and B8 use classes.
- Assess the potential sites for suitability of development (in terms of environmental, social and economic sustainability)
- Produce a list of options of sites with an appraisal of the most suitable sites for inclusion within the emerging Site Specific Proposals LDD
- Provide a list of sites capable of accommodating the envisaged future quantity of land to meet future minimum job requirements within the borough.
- Provide an assessment of the viability of sites and identify any potential development constraints.

The purpose is to identify which locations perform best against a range of sustainability criteria. The methodology involves the development of a standard site assessment sheet to enable a consistent and comparable assessment to be completed and a comprehensive assessment of sites to assess their potential for development.

The site assessment sheet has been developed using the Core Strategy Sustainability Appraisal criteria and criteria developed through the SELA and Kettering Employment Study.

### Site Assessment Sheet

The site assessment sheet includes 29 assessment criteria. These have been grouped under the Core Strategy Sustainability Appraisal criteria headings. Not all SA criteria have been included as in some instances it is either not possible to assess them or the assessment would be the same for all sites.

<b>Employment Site Assessment Sheet</b>			
Site Name			
Reference			
Land owner			
Area			
Current Use			
Proposed Use			
Potential Capacity			
SSPLDD Housing Site			
SELA Assessment			
Kettering Employment Study Assessment			
<b>Assessment Topic</b>	<b>Assessment Criteria</b>	<b>Score</b>	<b>Method of Assessment and Justification</b>
<b>Accessibility</b>			
Access to public transport	Within 200m of a route to a main urban centre.	Summary of all factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 ✗	GIS National guidance promotes accessibility to sustainable modes of travel.
	200 to 400m of a route to a main urban centre.		
	400-800m of a route to a main urban centre.		
	Greater than 800m to a route to a main urban centre		

Distance to Railway Station	Within 500m		GIS National guidance promotes accessibility to sustainable modes of travel.
	500-1000m		
	1000-2000m		
	More than 2000m		
Distance to Strategic Road Network	Less than 1km		Consultation with NCC Gaining safe access is critical to the suitability of the site for development.
	1-2km		
	More than 2km		
Distance to Local Centre	Within 200m		GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel
	200-400m		
	400-800m		
	More than 800m		
Distance to town centre	Within 500m		GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel
	500-1000m		
	1000-2000m		
	More than 2000m		
Proximity to employment	Within 500m		GIS SELA highlights importance of development clusters
	500-1000m		
	1000-2000m		
	More than 2000m		
Location in terms of settlement hierarchy	Located within or adjacent to Kettering	✓✓	GIS It is important that new development fits within the strategy set out in the Core Spatial Strategy
	Located within or adjacent to Burton Latimer, Desborough or Rothwell	✓	
	Located within or adjacent to another settlement	~	
	Located in the open countryside	*	
<b>Health</b>			
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities.	✓✓	GIS/ site visit National guidance supports the

	Development would result in the loss of open space, sport or recreation facilities but loss could be mitigated.	~	protection of open space and recreation facilities. (PPG17)
	Development would result in the loss of open space, sport or recreation facilities' which could not be mitigated.	x	
<b>Liveability</b>			
Impact of noise or odour (trunk road, railway)	Development would not be effected by noise or odour	✓✓	Site visit/ Consult environmental health re-appropriate distances National planning policy requires LPA's to ensure that the impact of noise is taken into account in planning decisions.
	Development is likely to be effected by noise or odour but this could be mitigated	~	
	Development is likely to be significantly effected by noise and odour and impact could not be mitigated	x	
Would development be compatible with neighbouring uses?	Development would be compatible.	✓✓	Site visit It is important that new development is compatible with neighbouring uses to ensure conflicts do not arise.
	Development would be compatible with mitigation measures.	~	
	Development would be incompatible.	xx	
<b>Biodiversity</b>			
Impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species.	Site would not impact on a national, regional or local site of biodiversity or geological value or affect legally protected species.	✓✓	GIS/ consultation with Natural England and Wildlife trust National planning policy requires designated wildlife sites to be protected. (PPS9)
	Site would impact on a national, regional or local site of biodiversity or geological value or affect legally protected species.	~	
	Site would impact on a national, regional or local site of biodiversity or geological value or		

	affect legally protected species and could not be satisfactorily mitigated.	**	
Other ecological features (Including BAP priority habitats, species, trees, woodland etc)	Development of the site is likely to enable the retention and enhancement of existing features.	✓✓	Consultation with English Nature and the Wildlife Trust/ site visit PPS9 National planning policy required ecological habitats and species to be protected and considered in planning decisions. (PPS9
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated.	~	
	Development of the site would have an unacceptable impact on the ecological quality of the site and impact could not be mitigated or compensated.	**	
<b>Landscape</b>			
Landscape designation and capacity of the landscape to accommodate development	Landscape has no impact on landscape character (e.g. in built up area)	✓✓	RNRP assessment. National planning guidance recognised the importance of locally important landscape and the need to ensure these are considered when assessing new development.
	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained)	✓	
	Landscape has medium sensitivity to development	~	
	Landscape has medium to high sensitivity to development (development likely to detract from landscape, existing features unlikely to be retained in entirety)	*	
	Landscape has high sensitivity to development (development would significantly detract from the landscape and important features unlikely to be retained and mitigation not	**	

	possible)		
<b>Cultural Heritage</b>			
Heritage and Archaeology (Listed Buildings, Conservation Areas, SAMs, Historic Parks and Gardens)	Development has the potential to enhance the historic and cultural environment	✓✓	GIS National policy requires the protection of important historic assets.
	Sites unlikely to impact on the historic or cultural environment	✓	
	Development is likely to have a negative impact on the historic or cultural environment but this impact could be mitigated	~	
	Development is likely to have a significant negative impact on the historic or cultural environment.	xx	
<b>Built Environment</b>			
Would employment development affect the existing built character of the settlement?	Development would result in significant enhancement (e.g. removal of derelict buildings)	✓✓	Site visit Enhancing the built environment is an important part of place-shaping.
	Development likely to have neutral impact	~	
	Development likely to detract from the existing built character and important features unlikely to be retained.	xx	
Relationship to the existing urban area	Within an existing urban area	✓✓	Site is detached from Desborough and associated with the open countryside.
	Adjacent to an existing urban area	✓	
	Detached from existing urban area	x	
Coalescence	A gap of at least 2km would be retained to the nearest settlement	✓✓	GIS Coalescence of settlements is an important local issue.
	Gap to nearest settlement would be reduced to 1-2km	~	
	Gap to nearest settlement would be reduced to less than 1km	x	
<b>Water Conservation and Management</b>			
Is the site at risk of flooding	25% - 0% of the site is in flood zone 2 or 3	✓	GIS The

	50%-26% of the site is in flood zone 2 or 3	~	assessment is based on guidance given by the Environment Agency to Corby BC during the production of their Site Specific Allocations DPD National guidance requires flood risk to be an important consideration in planning decisions.
	75%-51% of the site is in flood zone 2 or 3	x	
	100-76% of the site is in flood zone 2 or 3	xx	
<b>Soil and Land</b>			
Agricultural land classification	Development would not result in the loss of the best and most versatile agricultural land (grades 1, 2 and 3a)	✓	GIS National guidance gives high protection to the best and most versatile agricultural land
	Partial loss of the best and most versatile agricultural land (grades 1, 2 and 3a)	~	
	Development would result in a loss of the best and most versatile agricultural land (grades 1, 2 and 3a)	x	
Is the site previously developed	Wholly previously developed	✓✓	GIS/ site visit National guidance promotes the redevelopment of previously developed land in preference to Greenfield sites
	Mixed >75% pdl.	✓	
	Mixed 50-75% pdl.	✓	
	Mixed 25-49% pdl.	✓	
	Mixed <25% pdl.	~	
	Wholly greenfield.	x	
<b>Minerals &amp; Waste</b>			
Is the site located in an area identified for minerals extraction or a mineral safeguarding area	Site is not located in an area identified as an existing/ permitted minerals or waste site or allocated in the MWDF	✓✓	GIS/ consultation with NCC. The minerals and waste development



	Site is located in an area identified as an existing/ permitted minerals or waste site or allocated in the MWDF	xx	framework identifies and protects areas for minerals extraction and safeguards know reserves for future extraction.
<b>Infrastructure</b>			
Access to highway network	Satisfactory access can be gained to the site.	✓✓	
	Satisfactory access cannot be gained to the site	xx	
Capacity of the highway network	Sufficient capacity no constraints.	✓✓	Consultation with NCC and HA Impact on the highway network is an important consideration when assessing the suitability of sites.
	Capacity limited or insufficient capacity but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.	xx	
Capacity of existing infrastructure and services (water, sewerage, electricity, gas)	Sufficient capacity no constraints.	✓✓	Consultations with Anglian water and utility providers. Ability to service the site is an important consideration when assessing its suitability.
	Capacity limited or insufficient capacity but constraints can be overcome.		
	Insufficient capacity and constraints cannot be overcome.	xx	
Drainage infrastructure	Extensive new drainage infrastructure would be required	xx	Consultation with EA. The need for new infrastructure will impact of viability and deliverability of site.
	Extensive new drainage infrastructure would not be required	✓✓	

Ease of utility provision	Easy to service	✓	Consultation with utility providers. The need for new infrastructure will impact of viability and deliverability of site.
	Moderately easy to service	~	
	Service would require significant new infrastructure	✘	
<b>Availability</b>			
Is the site subject to any ownership constraints and is it likely to be attractive to the market	Interest in developing the site and willing land owners.	✓✓	Site submissions
	No interest in developing site or ownership constraints	✘	
Are there any insurmountable physical, environmental or legal constraints that may prejudice development of the site?	No	✓✓	Summary of extent of constraints
	Yes	✘	
<b>Deliverability</b>			
What is the timescale for delivery?	Developable within 5 years	✓✓	
	Developable in 6-10 years	✓	
	Developable 11-15 years	~	
	Developable beyond 15 years	✘	
Likely market demand for site	High demand		
	Medium demand		
	Low demand		
Viability of site without intervention			
<b>Other information</b>			
Relevant planning history			

As part of the detailed assessment of sites key stakeholders have been contacted to provide an assessment of sites suitability, consistent with the approach used for housing allocations. These comments will be included in the assessment sheets and used to further refine the appraisal of sites detailed at the time of options consultation.

A summary of the assessment sheets is included in appendices 1,2 and 3 and the summary table below provides a list of the sites assessed and our initial conclusions.

Summary of Site Assessments:

Sites are not included in the tables below if the site:

- Is in excess of 5 hectares,
- Has an extant planning permission,
- Is allocated within the Kettering Town Centre AAP

**Urban Area:**

	Site Name	Site ID	Site Size	Conclusion
<b>Kettering</b>				
	A14 junction 7 opposite crematorium	K2	4.13 ha	Site is located within settlement boundary and is highly suitable for employment uses
<b>Desborough</b>				
	Eckland Lodge	D7	3.1 ha	Site represents an unsustainable location for intensified employment use and its location in open countryside would have a detrimental impact on the landscape should this occur. Access is poor and successful pedestrian connectivity to Desborough would be unfeasible.
<b>Rothwell</b>				
	Coopers Coaches, Desborough Road	R3	0.25 ha	Site may be suitable for small scale employment/ start up units, subject to impact on cultural heritage.
	Former Rothwell Medical Centre	R4	0.14 ha	Site is located in the town centre and, although potentially suitable for some small scale

				employment, would also provide a good opportunity to extend provision of town centre uses.
	Abishot Mouldings	R5	0.14 ha	Any allocation for development would be dependent upon relocation of existing uses. If the existing factory relocates this site could be suitable for small scale employment or potentially residential development.
<b>Burton Latimer</b>				
	<i>All sites promoted are in excess of 5ha and will initially be considered as part of the Core Strategy review.</i>			

**Rural Area:**

	Site Name	Site ID	Site Size	Conclusion
<b>Geddington</b>				
	Stamford Rd, Geddington	RA2	2.68 ha	This site and its suitability for development will be considered through the Rural Masterplanning work.
	The Sawmill, Geddington	RA3	0.92 ha	This site and its suitability for development will be considered through the Rural Masterplanning work.
	Geddington West	RA9	2.1 ha	This site and its suitability for development will be considered through the Rural Masterplanning work.
	Geddington South West	RA10	0.28 ha	This site and its suitability for development will be considered through the Rural Masterplanning work.
	Geddington South East	RA11	3.39 ha	This site and its suitability for development will be considered through the Rural

				Masterplanning work.
	Old Nursery Site, Grafton Road Geddington	RA14	0.79 ha	This site and its suitability for development will be considered through the Rural Masterplanning work.
<b>Broughton</b>				
	Land to the rear of 22 High St, Broughton	RA13	1.05 ha	This site and its suitability for development will be considered through the Rural Masterplanning work.
	Northampton Road where it meets the A43	RA15	2.63 ha	Site with some potential for development for employment use subject to stakeholder consultation responses.
	Gate Lane	RA16	3.6 ha	This site and its suitability for development will be considered through the Rural Masterplanning work.
<b>Wilbarston</b>				
	Springfield Farm	RA19	0.78 ha	Site with some constraints
	Land between Carlton Road and Kendalls Close	RA20	1.96 ha	Site with some potential for development for employment use subject to stakeholder consultation responses.

## 7.0 Conclusion

The assessment has identified a small number of potential sites that could be allocated to deliver employment growth across the Borough. The assessment has identified those sites which perform well against the site assessment criteria and has highlighted any significant constraints affecting their suitability for development. The assessment of sites in the rural area has been used to inform the Rural Masterplanning work which will determine the level of development required to meet local needs in rural areas. Detailed information on the Borough's villages and conclusions regarding potential sites can be found in the *Kettering Borough Council Rural Masterplanning Report*. The assessment of sites in Kettering, Desborough, Rothwell are summarised in appendices 1, 2 and 3.

The publication of the Core Strategy emerging approach in January 2012 will provide greater clarity as to the level of employment that should be delivered within Kettering Borough through the Site Specific LDD. These smaller sites will supplement those more strategic employment sites detailed within the CSS and provide opportunities to address specific local employment deficits. Opportunities for entrepreneurial activity and employment will also be generated through the reuse of rural buildings as set out in the background paper titled 'Background Paper - Options for Re-use and Redevelopment of Rural Buildings and Farm Diversification' to be considered at committee in November 2011.

Future allocations will need to balance, the level of growth suitable for each settlement in the plan period and the sites which performed the best against the assessment criteria.

Further work and consultation which is being undertaken as part of the CSS review and the Site Specific Options paper will inform and support site selection and employment allocations.

#### APPENDIX 1 - Kettering

		K2
Site Area		4.13ha
Accessibility to	Facilities and public transport	✓
	Employment	✓✓
	Settlement hierarchy	✓✓
Health		✓✓
Liveability	Impact of noise or odour	~
	Compatible development	✓✓
Biodiversity impact on	Protected species	✓✓
	Ecological features	✓✓
Landscape		~
Cultural Heritage		✓
Built Environment	Settlement Character	~
	Relationship to area	✓✓
	Coalescence	✓✓
Water Conservation and Management		✓
Soil and Land	Agricultural land	✗
	Previously developed land	✗
	Contaminated land	
Minerals		✓✓
Infrastructure	Access to Highway	✓✓
	Capacity of Highway	~
	Capacity of Infrastructure	
	Drainage	✓✓
Availability	Interest	

	Constraints	No
Deliverability	Timescale	✓✓
	Market demand	
	Viability without intervention	
Total	✓✓	12
	✓	3
	~	4
	x	2
	xx	0
Conclusion	Site is located within the settlement boundary and represents a suitable location for small scale employment development given its proximity to the strategic road network.	

## APPENDIX 2 - Desborough

		D7
		3.1ha
Accessibility to	Facilities and public transport	x
	Employment	~
	Settlement hierarchy	xx
Health		✓✓
Liveability	Impact of noise or odour	~
	Compatible development	
Biodiversity impact on	Protected species	✓✓
	Ecological features	✓✓
Landscape		x
Cultural Heritage		✓✓
Built Environment	Settlement Character	~
	Relationship to area	xx
	Coalescence	
Water Conservation and Management		✓
Soil and Land	Agricultural land	~
	Previously developed land	~
	Contaminated land	
Minerals		✓✓
Infrastructure	Access to Highway	xx
	Capacity of Highway	x
	Capacity of Infrastructure	~
	Drainage	✓✓
Availability	Interest	✓✓
	Constraints	
Deliverability	Timescale	✓✓
	Market demand	
	Viability without	

	intervention	
Total	✓✓	8
	✓	1
	~	6
	x	3
	xx	3
Conclusion	Site represents an unsustainable location for intensified employment use and its location in open countryside would have a detrimental impact on the landscape should this occur. Access is poor and successful pedestrian connectivity to Desborough would be unfeasible.	

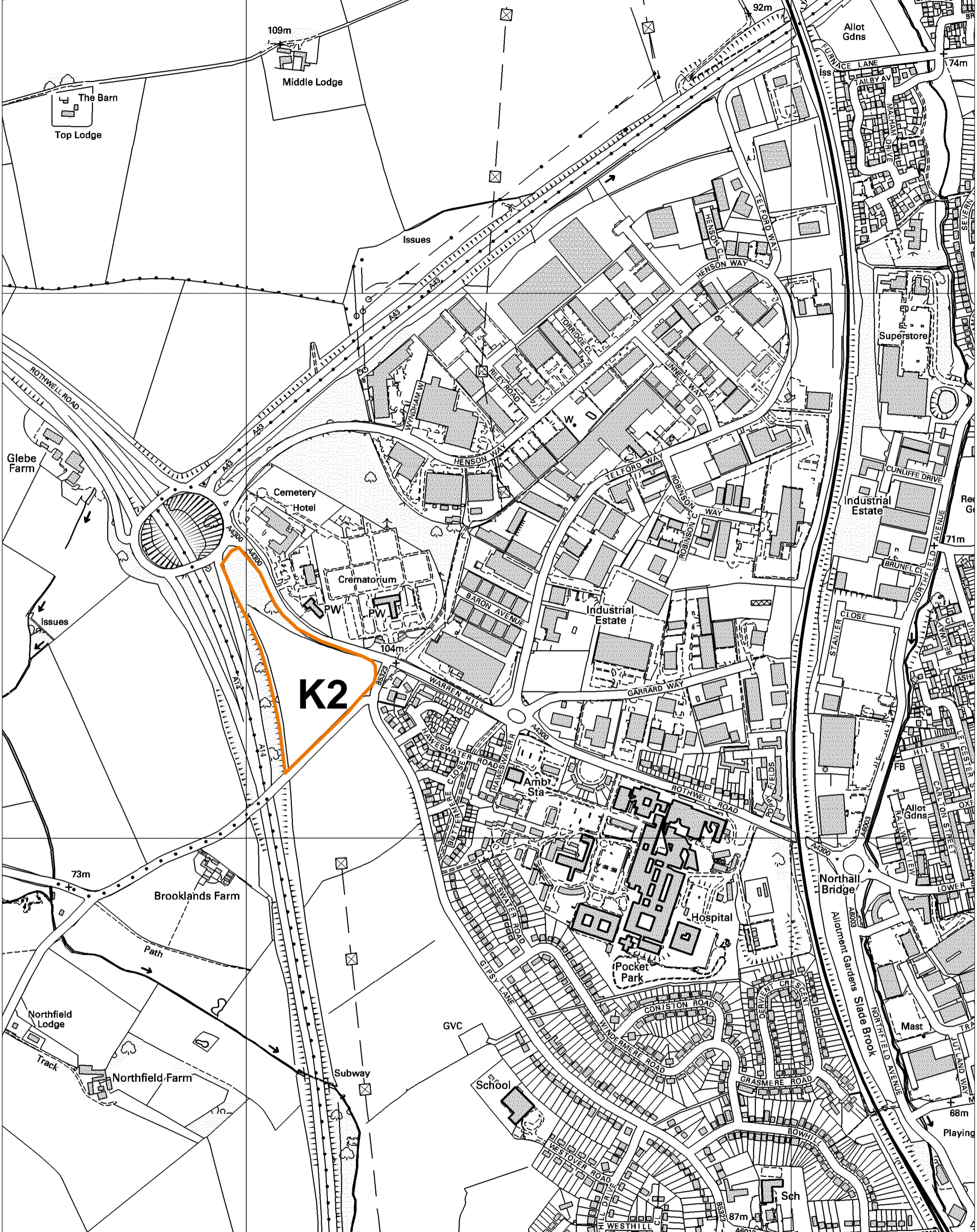
### APPENDIX 3 - Rothwell

		R3	R4	R5
		0.25ha	0.14ha	0.14ha
Accessibility to	Facilities and public transport	✓✓	✓✓	✓✓
	Employment	✓✓	✓✓	✓✓
	Settlement hierarchy	✓	✓	✓
Health		✓✓	✓✓	✓✓
Liveability	Impact of noise or odour	✓✓	✓✓	✓✓
	Compatible development	~	~	~
Biodiversity impact on	Protected species	✓✓	✓✓	✓✓
	Ecological features	~	✓✓	✓✓
Landscape		✓✓	✓✓	✓✓
Cultural Heritage		xx	~	✓
Built Environment	Settlement Character	✓✓	✓✓	~
	Relationship to area	✓✓	✓✓	✓✓
	Coalescence	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓
Soil and Land	Agricultural land	✓	✓	✓
	Previously developed land	✓✓	✓✓	✓✓

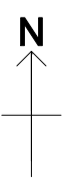


	Contaminated land			
Minerals		✓✓	✓✓	✓✓
Infrastructure	Access to Highway	✓✓	✓✓	✓✓
	Capacity of Highway	~	~	~
	Capacity of Infrastructure			
	Drainage	✓✓	✓✓	✓✓
Availability	Interest	xx	xx	xx
	Constraints	No	No	No
Deliverability	Timescale	✓✓	✓✓	✓✓
	Market demand			
	Viability without intervention			
Total	✓✓	14	15	14
	✓	3	3	4
	~	3	3	3
	x	0	0	0
	xx	2	1	1
Conclusion		Site may be suitable for small scale employment/start up units, subject to impact on cultural heritage.	Site is located in the town centre and, although potentially suitable for some small scale employment, would also provide a good opportunity to extend provision of town centre uses.	Any allocation for development would be dependent upon relocation of existing uses. If the existing factory relocates this site could be suitable for small scale employment or potentially residential development.

## APPENDIX 4 – LOCATION PLANS



Title: Kettering assessed employment site



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Licence no.100017647

Date: 07:11:11

Scale: 1:6500

**Kettering**  
Borough Council



Title: Desborough assessed employment site

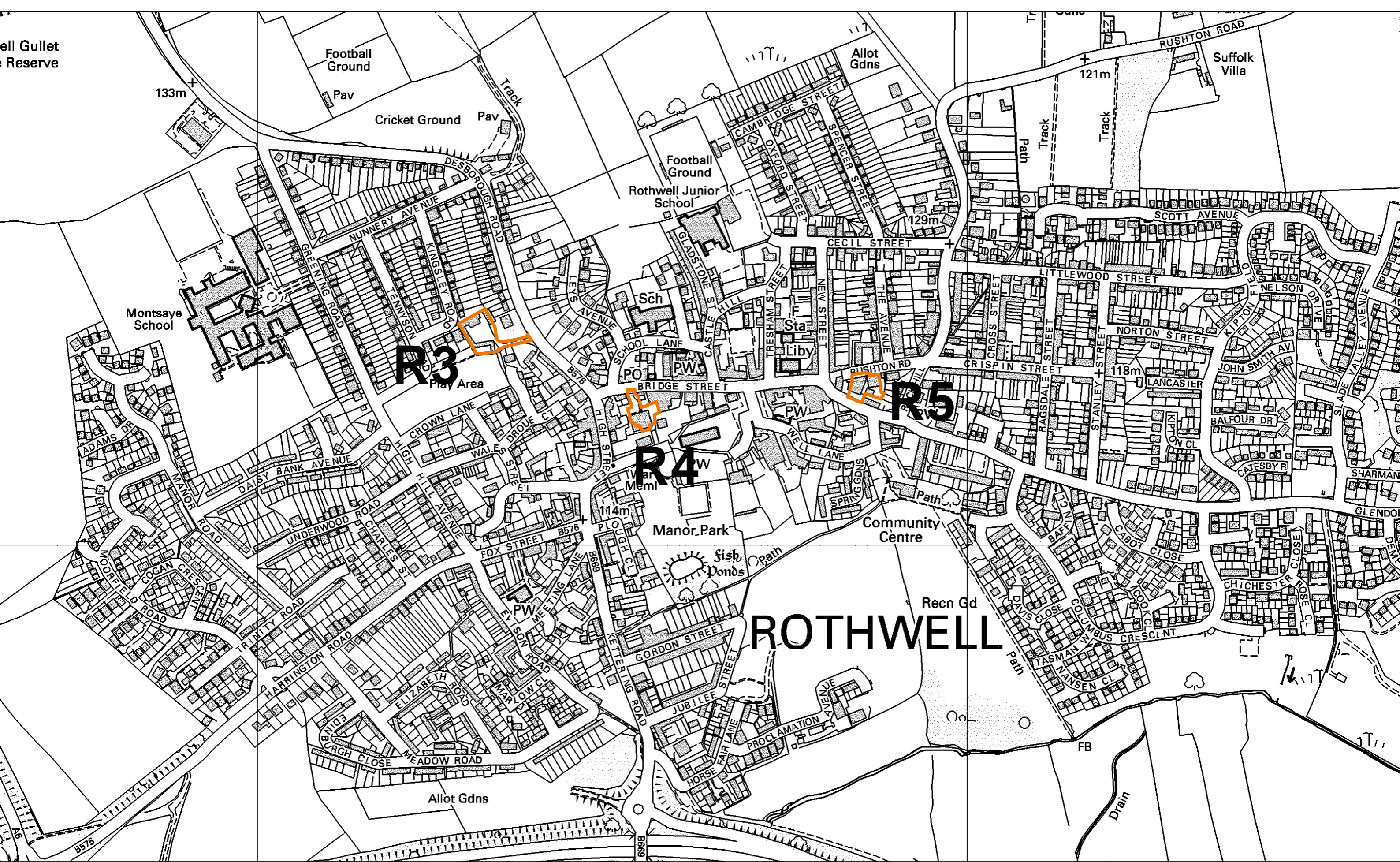


Date: 07:11:11  
 Drawn by:  
 Scale: 1:10000

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100017647

**Kettering**  
 Borough Council

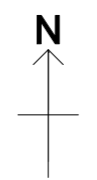


Title: Rothwell assessed employment sites

Date: 07:11:11

Drawn by:

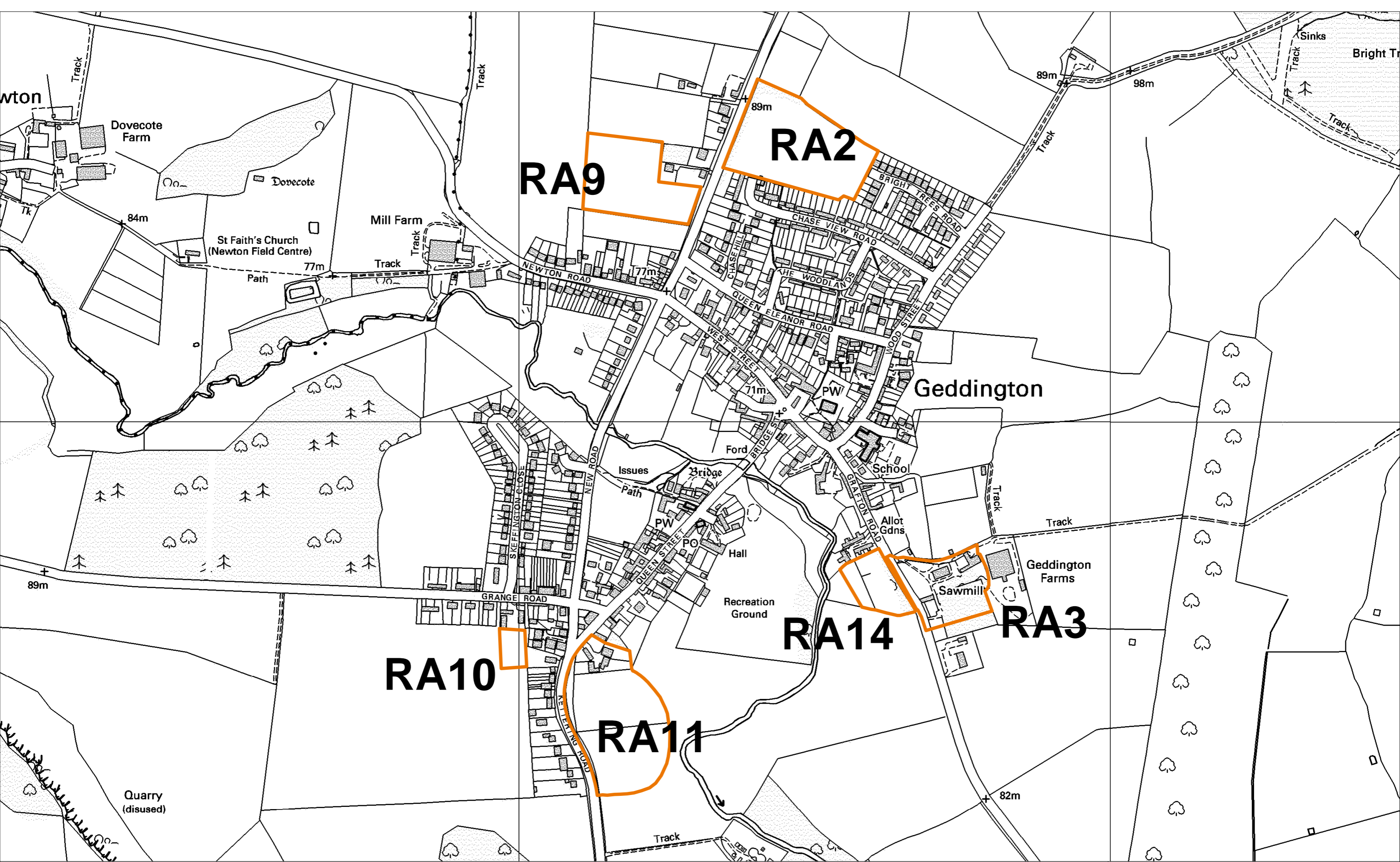
Scale: 1:5000



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100017647

**Kettering**  
Borough Council



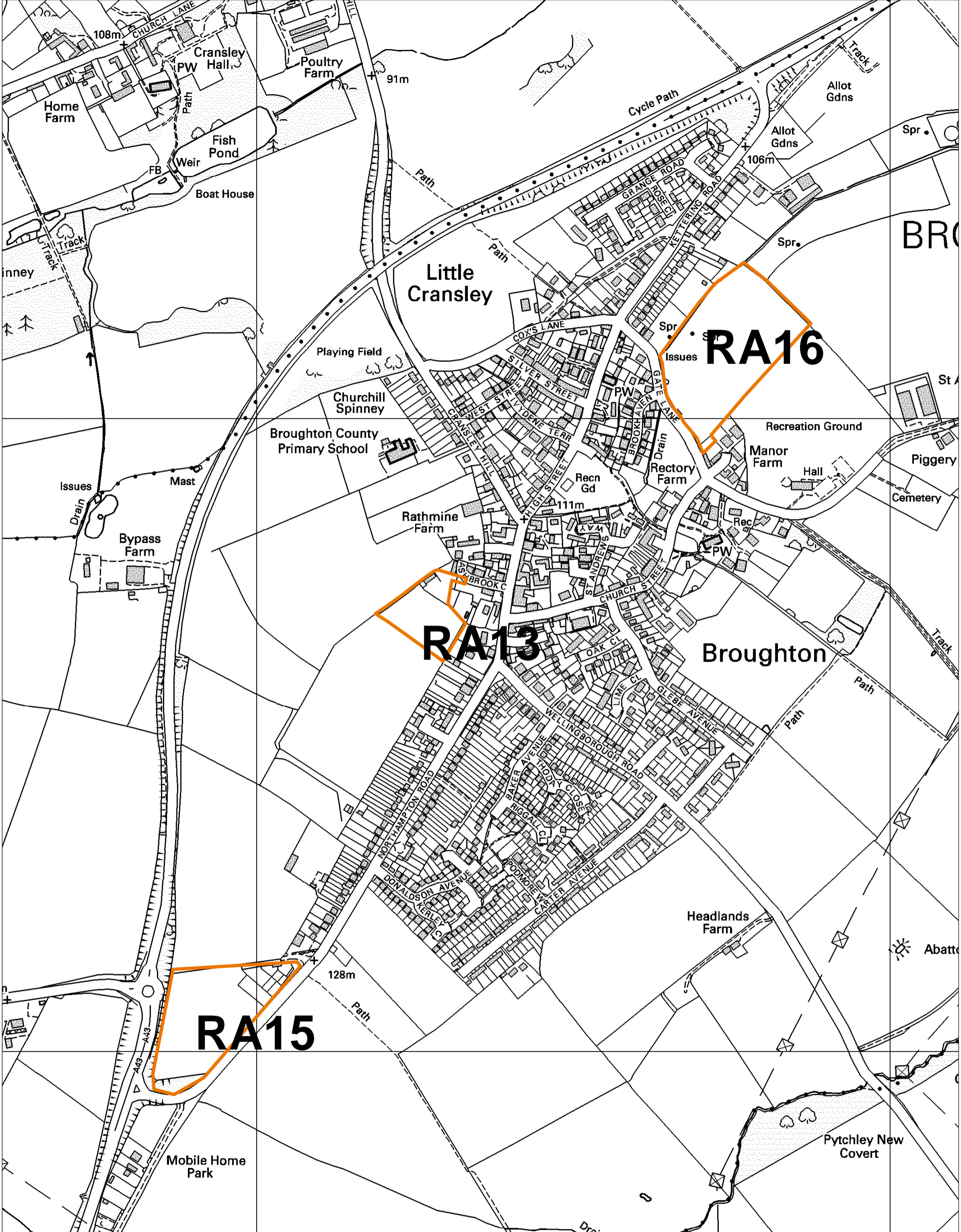
Title: Geddington assessed employment sites



Date: 07:11:11  
 Drawn by: KBC  
 Scale: 1:6000

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

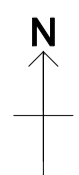
100017647



Title: Broughton assessed employment sites

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

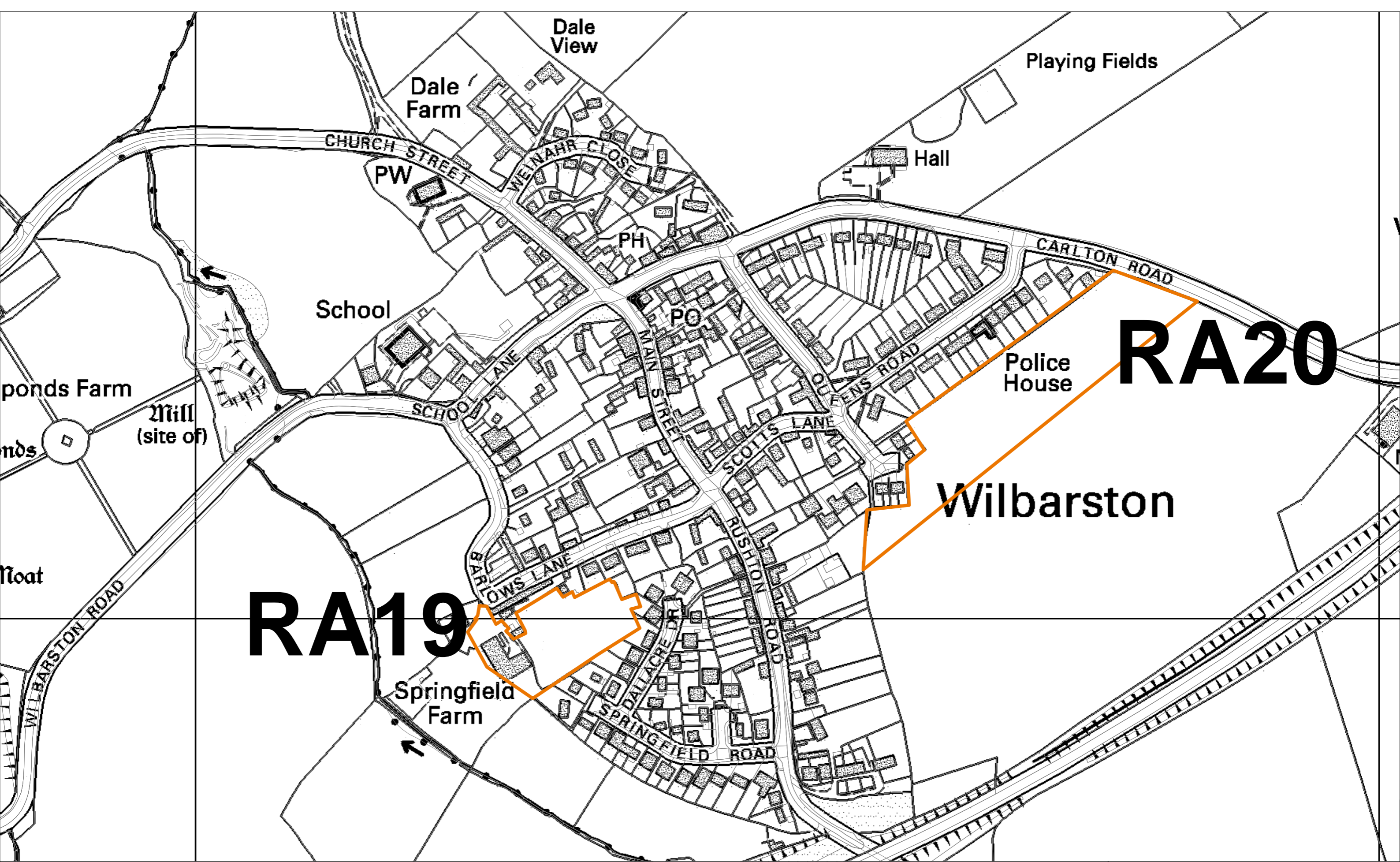
Licence no.100017647



Date: 07:11:11

Scale: 1:5500

**Kettering**  
Borough Council

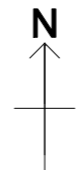


**RA19**

**RA20**

**Wilbarston**

Title: Wilbarston assessed employment sites



Date: 07:11:11  
 Drawn by:  
 Scale: 1:3000

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100017647

**Kettering**  
 Borough Council