

**SITE SPECIFIC PROPOSALS  
LOCAL DEVELOPMENT DOCUMENT**

**HOUSING ALLOCATIONS  
BACKGROUND PAPER**

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## **1.0 INTRODUCTION**

The purpose of this paper is to assess the potential quantity and location of future housing in the Borough and to assess options for housing sites to be allocated in the Site Specific Proposals LDD to meet this requirement. This paper draws on the Strategic Housing Land Availability Assessment (SHLAA) as the main source for sites. However, 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. Some of these sites were not included in the SHLAA (2009) but where appropriate have been included in the 2011 SHLAA update.

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 housing required in the Borough taking into account commitments and completions in the period between 2001 and 2031 and the requirement to maintain a 5 year housing supply.

The paper then assesses all the 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 SHLAA (2009) sites to allow an assessment to be made of all available options. Sites were then subject to a two stage assessment. Stage 1 involves an initial assessment of the site against the CSS strategy for development and assesses whether sites would have a significant negative effect on; international or national biodiversity or geological sites; nationally or internationally archaeological or historic sites or are within an area most at risk of flooding. Stage 2 involves a detailed site assessment which uses criteria linked to Sustainability Appraisal objectives to provide a detailed assessment of potential sites.

The assessment reviews all the sites collated, as outlined above. Only sites large enough to accommodate 10 dwellings at a density of 30 dwellings to the hectare were assessed for urban areas but all sites in rural areas were assessed. 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 resultant housing numbers identified can be fed into the CSS review to provide the basis and evidence for future housing targets. This is considered to be a bottom-up approach to housing allocation.

### **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.

#### 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.

#### 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 Housing 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 Government's 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.

## **Housing Allocations**

### Identification of Local Rural Housing Need

Policy 1 of the CSS states that development adjoining village boundaries will only be justified where it involves the re-use of buildings or, in exceptional circumstances, if can be clearly demonstrated that it is required to meet local needs for employment and housing, and to support the retention of local services and facilities. Development will be focused on those villages identified as performing a limited service centre role. Where affordable housing need in rural areas is identified, sites should be identified in Development Plan Documents.

The following Housing Needs Assessments have been completed and form part of the evidence base for the Site Specific Proposals LDD:

- Geddington, Newton and Little Oakley
- Wilbarston and Stoke Albany

Assessments for other villages in the Borough are being undertaken and when these are completed they will inform the Site Specific Proposals LDD.

### Parish Plans

The following Parish Plans and Village Design Statements have been prepared and these have been used to help identify local housing needs across the Borough and inform further work in the *Kettering Borough Rural Masterplanning Report*:

- Broughton Parish Plan
- Wilbarston Parish Plan
- Cranford Parish Plan
- Weston by Welland Village Design Statement)

In addition, a number of draft Parish Plans and Village Design Statements have also been taken into consideration.

## **4.0 HOUSING REQUIREMENT**

The spatial framework for housing allocations across the Borough, as set out in Policy 1 of the CSS, is:

- Kettering 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 housing requirement for Kettering Borough in the period 2001 to 2021. For Kettering Borough the requirements for the period to 2021 are as set out below:

Average Annual Housing Provision Rates 2001-2021:

2001-2006	2006-2011	2011-2016	2016-2021	Total
471	642	774	733	13100

Distribution of housing 2001 to 2021:

Kettering	7,500
Burton Latimer	700
Desborough	1,940
Rothwell	1,320
Rural Area	1,640
Total	13,100

Housing completions from 2001 to 2011 are 5,407 in Kettering Borough. The CSS target for this period was 5,565 dwellings leaving a shortfall of 158 dwellings against the CSS target.

The CSS is currently being reviewed and will now cover the period to 2031. Initial forecasts of housing delivery in Kettering Borough indicate that the Borough has been delivering, an average of 540 dwellings per year over the last 10 years. Despite this the adopted housing targets outlined in CSS are not likely to be achieved until 2026. If previous year's rates of housing delivery were continued to 2031 there would be a requirement for an additional 2700 dwellings in Kettering Borough in the period 2026 to 2031.

The CSS 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 housing numbers for each of those options outlined above.

CSS Review Option	Option A – Core Strategy Plus	Option B – Twin Poles	Option C – Northern Focus	Option D – Northampton Focus
Rothwell/ Desborough	3,515	2,066	2,975	2,066
Kettering/ Burton Latimer	6,898	10,320	7,638	10,320
<b>Total</b>	<b>10,413</b>	<b>12,386</b>	<b>10,613</b>	<b>12,386</b>

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.

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 number of dwellings to be provided through land with planning permissions, allocations and commitments:

Land with planning permission (to March 2011)	7,028
Kettering Town Centre AAP allocations	1,000 (approximately)
Rothwell North	700
Desborough North	700
West Hill, Kettering	460
<b>Total</b>	<b>9,886</b>

Looking next to the CSS review options, we would need to allocate between 529 to 2502 dwellings, depending on the preferred option, to 2031 in the Site Specific Proposals LDD and/or the Core Spatial Strategy, if sites are considered to be strategic. The options split Kettering Borough into two areas, Kettering, Burton Latimer and the surrounding rural area and Rothwell, Desborough and the surrounding rural areas. Using this approach the above mentioned housing figures would be split, as shown in the table below:



	CSS options requirement	Land with planning permission	Allocations/ commitments	Remaining requirement to 2031
Desborough/ Rothwell	2,066 – 3,515	259	Rothwell – 700 Desborough – 700	Between 407 to 1,856
Kettering/ Burton Latimer	6,898 – 10,320	6,728	Town Centre AAP – 1,000 West Hill - 460	Between -1,290 to 2,132
Total	8,964 – 13,835	6,987 (7,028 including rural permissions)	2,860	Between -924 to 3,947 (including rural permissions)

### **Maintaining a five year housing supply**

In determining progress towards achieving CSS targets the number of completions provides an accurate picture of the number of homes that have been developed. However, the number of commitments needs to be kept under review as in some cases these may not come forward.

The Council is required to maintain and demonstrate a robust five year housing land supply and it is essential to maintain a supply of deliverable sites. Therefore, to ensure that a supply of deliverable sites is maintained a trigger point will be included within the monitoring framework at which the Site Specific Proposals LDD will be reviewed to address the need for further housing allocations to meet the requirements set out in the CSS.

## **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 SHLAA sites to create a comprehensive list of sites to be assessed. All sites were assessed in accordance with the two-stage approach detailed below.

Sites submitted through the Local Plan review or the Site Specific Proposals LDD which were not included in the SHLAA (2009) and are located in a SHLAA settlement, have been included in the 2011 SHLAA update. Sites not in settlements covered by the SHLAA have been assessed but these will only be considered to meet identified local need.

## **SHLAA**

The SHLAA considered the following issues:

### **Suitability Criteria**

- Compliance with policies 1, 9 and 10 of the CSS
- Impact on recreational open space

Physical problems or limitations

- Access infrastructure constraints
- Drainage infrastructure constraints
- Ground condition constraints
- Ease of utility provision
- Impact on flood risk areas

Potential impacts

- Impact on visual landscape
- Impact on heritage
- Impact on biodiversity

Environmental conditions

- 'Bad Neighbour' Constraints (e.g. hazard/nuisance)

### **Availability Criteria**

- Legal/Ownership

### **Achievability Criteria**

- Market/Cost/Delivery

This SHLAA 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 SHLAA should be used as a starting point for consideration of sites to bring forward as allocations in site specific DPDs. Considerable further work is required in order to ensure that the identification of sites in such plans are based on sound and up to date information.

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.

## **6.0 ASSESSMENT OF SITES**

All sites were assessed against the Core Strategy Strategic Principles and Policy, the SA objectives and other evidence including SHLAA evidence on deliverability.

The starting point for assessing potential housing sites is to consider how the site fits with the overall CSS settlement strategy the aim being to dismiss sites which are in conflict with this strategy. In addition, it is important to assess whether there are any further housing allocations required in the settlement.

This initial assessment seeks to identify any principle constraints which would mean that the site is not suitable for residential development and that further assessment is not required.

The initial assessment to be applied to sites is set out below:

<b>Stage 1 - Initial Assessment and Site Exclusion</b>
Does the site lie within a settlement identified in the CSS as a location for further housing development?
Are further housing allocations required for this settlement?
Is the site located within a settlement where there is an identified need for affordable housing?
Conclusions <i>Sites which are not located within or adjacent to Kettering, Burton Latimer, Desborough, Rothwell (local service centres?) and which are not required for rural affordable housing will be dismissed.</i>
Would residential development cause a significant negative effect on an international or national site of biodiversity or geological value?
Would residential development be unsuitable because the site lies within an area which is at the greatest risk of flooding?
Would residential development cause a significant negative effect on a nationally important archaeological site or monument or a nationally or internationally important historical site?
Conclusions

## **Stage 2**

Following the initial assessment of sites those sites which were not excluded at this stage were assessed in more detail.

The detailed assessment was prepared using the 'Site Assessment Matrix' developed by Roger Tym and Partners for East Northamptonshire Council and links the assessment criteria with relevant Sustainability Appraisal objectives.

Detailed Assessment Sheet:

Stage 2 – Detailed Assessment								
Assessment Topic	Assessment criteria	Scoring	Method of assessment and Justification					
<b>Accessibility</b>								
Access to Services	Distance to Primary School	Within 200m	Summary of all 7 factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✕	GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel				
		200-400m						
		400m-800m						
		More than 800m						
	Distance to Local Shops	Within 200m		Summary of all 7 factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✕	GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel. In towns the distance is measured to the nearest neighbourhood centre, in villages it is to the food shop.			
		200-400m						
		400m-800m						
		More than 800m						
	Distance to Playing field/ park/ open space	Within 200m			Summary of all 7 factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✕	GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel		
		200-400m						
		400-800m						
		More than 800m						
	Distance to Secondary School	Within 500m				Summary of all 7 factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✕	GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel	
		500-1000m						
		1000-2000m						
		More than 2000m						
	Distance to Health Centre	Within 500m					Summary of all 7 factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✕	GIS National guidance promotes accessibility of services and facilities and sustainable modes
		500-1000m						
		1000-2000m						
		More than 2000m						

				of travel
	Distance to indoor sports/ leisure	Within 500m		GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel
		500-1000m		
		1000-2000m		
		More than 2000m		
	Distance to a 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		
Access to employment		Within 500m	✓✓	GIS (measured to established employment area or town centre) National guidance promotes accessibility to employment and sustainable modes of travel
		500-1000m	✓	
		1000-2000m	~	
		More than 2000m	✗	
Access to public transport		Within 200m of a route to a main urban centre.	✓✓	GIS National guidance promotes accessibility to sustainable modes of travel.
		200 to 400m of a route to a main urban centre.	✓	
		400m-800m of a route to a main urban centre	~	
		Greater than 800m to a route to a main urban centre	✗	
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 protection of open space and recreation facilities. (PPG17)
		Development would result in the loss of open space, sport or recreation facilities but loss could be	~	

	mitigated.		
	Development would result in the loss of open space, sport or recreation facilities which could not be mitigated.	x	
<b>Skills</b>			
Would the site have an impact on school provisions?	Sufficient capacity.	✓✓	Consultation with NCC education It is important to consider capacity of schools when considering new development to reduce the need for travel.
	Insufficient capacity but constraint could be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.	x	
<b>Community</b>			
What benefits would development of the site have to the local community? e.g. could the site improve walking or cycling connections, contribute to the creation of GI, make use of a derelict site etc	Significant benefits to the local community	✓✓	GIS, site visit, site submission
	Some benefits to the local community	✓	
	Likely to be no benefits to the local community	~	
<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.	x	
<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 nationally, 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

	Site would impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species but could be satisfactorily mitigated.	~	protected. (PPS9)
	Site would impact on a nationally, regional or local biodiversity or geological value or affect a legally protected species and could not be satisfactorily mitigated.	xx	
Other ecological features (Including BAP priority habitats and 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	xx	
<b>Landscape</b>			
Landscape designation and capacity of landscape to accommodate development	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained)	✓✓	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 medium sensitivity to development	✓	
	Landscape has no impact on landscape character (e.g. in built up area)	~	
	Site has medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety)	x	
	High sensitivity to development (Development would significantly detract from the landscape and	xx	

	important features unlikely to be retained and mitigation not possible)		
<b>Cultural Heritage</b>			
Heritage and Archaeology (Listed buildings, conservation areas, SAM's, Historic Parks and Gardens)	Development has the potential to enhance the historic or cultural environment	✓✓	GIS National policy requires the protection of important historic assets.
	Site unlikely to impact on the historic or cultural environment	✓	
	Development is likely to have a negative impact on the historic environment or cultural 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 residential 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 existing urban area	Within and existing urban area.	✓✓	Site visit. National policy strictly controls development in the open countryside
	Adjacent to and existing urban area	✓	
	Detached from an existing urban area.	x	
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km.	✓✓	GIS Coalescence of settlements is an important local issue.
	Gap between settlement site adjoins and nearest settlement 1-2km.	~	
	Gap between settlement site adjoins and nearest settlement less than 1km.	x	
<b>Water Conservation and Management</b>			
Flood risk zone	25% - 0% of the site is in flood zone 2 or 3	✓	GIS The assessment is based on guidance given by the Environment Agency to Corby
	50% - 26% of the site is in flood zone 2 or 3	~	
	75% - 51% of the site is in	x	



	flood zone 2 or 3		BC during the production of their Site Specific Allocations DPD National guidance requires flood risk to be an important consideration in planning decisions.
	100% - 76% of the site is in flood zone 2 or 3	xx	
<b>Soil and Land</b>			
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land.	✓	GIS National guidance gives high protection to the best and most versatile agricultural land
	Partial loss of grade 1 or 2 agricultural land or loss of grade 3 agricultural land.	~	
	Development would result in the loss of the best and most versatile agricultural land (grades 1 and 2)	x	
Is the site previously developed land?	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	
Unstable Land/ Land Contamination (Land contamination over and above the naturally occurring contamination found throughout the Borough)	Site is not unstable or contaminated land.	✓✓	Consultation with environmental health Contamination of land is an important consideration when assessing suitability and deliverability of sites.
	Site is unstable or contaminated land but could be mitigated.	~	
	Site is wholly unstable or contaminated land which could not be mitigated.	xx	
<b>Minerals</b>			
Is the site located within an area identified for mineral extraction or a mineral safeguarding area	Site is not located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	✓✓	GIS The minerals and waste development framework identifies and protects areas for minerals extraction and safeguards know reserves for future extraction.
	Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	xx	
<b>Wealth Creation</b>			
Distance to railway station	Within 500m	✓✓	GIS National guidance
	500-1000m	✓	

	1000-2000m	~	promotes accessibility to sustainable modes of travel.
	More than 2000m	x	
<b>Infrastructure</b>			
Access to highway network	Satisfactory access can be gained to the site.	✓✓	Consultation with NCC Gaining safe access is critical to the suitability of the site for development.
	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, sewage, electricity, gas)	Sufficient capacity.	✓✓	Consultations with Anglican water and utility providers. Ability to service the site is an important consideration when assessing its suitability.
	Capacity limited or insufficient but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.	xx	
Drainage infrastructure	Extensive new drainage infrastructure would be required	xx	The need for new infrastructure will impact of viability and deliverability of site.
	Extensive new drainage infrastructure would not be required	✓✓	
<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	xx	
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 time scale for delivery of the site?	Developable within 5 years	✓✓	
	Developable in 6-10 years	✓	
	Developable in 11-15 years	~	
	Developable beyond 15 years	x	

Other information			
Relevant planning history			

Walking distance standards: These are based on the Institute of Highways and Transport *Guidelines for Providing Journeys on Foot*.

As part of the detailed assessment of sites key stakeholders were contacted to provide an assessment of sites suitability. The comments received during the consultation have been included in the assessment sheets. However, some of the comments were generic or settlement specific, a summary of these has been provided in Appendix 4 for information.

A summary of the assessment sheets is included in Appendix 1 and the summary table below provides a list of the sites assessed and our initial conclusions. Sites have been split into 3 categories:

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

Summary of Site Assessments:

**Urban Area:**

KBC Site Reference	Site Name	SHLAA ID	SHLAA Category	Yield	Detailed Assessment	Conclusion
<b>Kettering</b>						
KE/001	Scott Road Garages	705	1	19	Yes – see summary in appendix 1	Potential allocation
KE/002	Silver Acre Allotments	707	1	250	Yes – see summary in appendix 1	Not suitable for development within the plan period
KE/003	Kettering Football Club	732	1	88	Yes – see summary in appendix 1	Potential allocation
KE/004	Ferndale Residential Home	734	1	13	Site included in Kettering Town Centre AAP area	Would need to be included in a review of this document
KE/005	Thurston Drive Extension	1021	1	60	Not required	Application ref KET/2010/0741 43 dwellings approved
KE/006	Kettering Town Cricket Sports and Social Club	1123	1	150	Not required	Identified in TCAAP as protected open space

KE/007	Kettering Fire Station	1166	1	37	Yes – see summary in appendix 1	Potential allocation
KE/008	Land off Netherfield Road	698	2	82	Yes – see summary in appendix 1	Site more with significant constraints
KE/009	KBC Allotments Whiteford Drive	703	2	172	Yes – see summary in appendix 1	Site more with significant constraints
KE/010	Allotments at Windmill Avenue	706	2	34	Yes – see summary in appendix 1	Site with more significant constraints
KE/011	Land west of Kettering	1006	2	250	Yes – see summary in appendix 1	Potential allocation
KE/012	Brambleside 4 – Land to the north-east of Kettering	1081	2	116	Yes – see summary in appendix 1	Not suitable for development within the plan period
KE/013	Land east of Kettering	1084	2	1185	Yes – see summary in appendix 1	Not suitable for development within the plan period Strategic site will be considered through CSS review
KE/013a	Part of Land east of Kettering	N/A	N/A	198	Yes – see summary in appendix 1	Not suitable for development within the plan period
KE/014	Land at Barton Hall	1117	2	20	Yes – see summary in appendix 1	Not suitable for development within the plan period
KE/015	Kettering Rugby Football Club	1124	2	150	Yes – see summary in appendix 1	Site with more significant constraints
KE/016	Land West of Kettering adjacent A14 and Kettering golf club	1151	2	1000	No – Discounted through initial assessment	Physically separated from Kettering by A14 Strategic site will be considered through CSS review

KE/017	Kettering Hub	1025	3	266 5	Yes – see summary in appendix 1	Site with significant constraint Strategic site will be considered through CSS review
KE/018	West Kettering	1087	3	950	No – Discounted through initial assessment	Physically separated from Kettering by A14 Strategic site will be considered through CSS review
KE/019	Convent Site	686	1	144	Not required	KET/2008/0769 – Part demolition and conversion to 2 additional dwellings and community facility. Erection of 58 dwellings
KE/020	Elm Bank	691	1	59	Not required	Under Construction (not mapped on GIS)
KE/021	Rockingham Deene Site	692	1	42	Not required	KET/2007/0990 – 28 affordable units, awaiting S106?
KE/022	Land at the rear of 66 Headlands	696	1	24	Not required	KET/2010/0280 – Application for 5 dwellings on part of the site approved
KE/023	Site at the bottom of Furnace Lane by railway bridge	704	1	83	Not required	KET/2008/0987 – Application for 51 dwellings approved
KE/033	Site at Wicksteed Park to east of Sussex Rd & Kent Place	2074		108	Yes – see summary in appendix 1	Not suitable for development within the plan period
KE/031	West Hill Kettering	1086	1	460	Not required	Planning permission granted (awaiting signing s.106)

KE/035	North Kettering A	2183		505	Yes – see summary in appendix 1	Not suitable for development within the plan period Strategic site will be considered through CSS review
KE/036	North Kettering B	2184		694	Yes – see summary in appendix 1	Not suitable for development within the plan period Strategic site will be considered through CSS review
KE/089	Northfield Avenue – corridor from railway to co-op	No site area specified			Not possible	Not available
KE/131	Tresham College, St Marys Road	731	1	107	Not required	KET/2011/0067 – 48 dwellings and 59 retirement apartments approved
KE/100	West Kettering and Broughton Grange	N/A	N/A	N/A	No – Discounted through initial assessment	Physically separated from Kettering by A14 Strategic site will be considered through CSS review
KE/151	Glendon Ironworks	775	1	33	Yes – see summary in appendix 1	Potential allocation
KE/152	Ise Garden Centre, Warkton Lane	739	4	15	Yes – see summary in appendix 1	Potential allocation
KE/153	Factory adjacent to 52 Lawson Street	738	1	32	Yes – see summary in appendix 1	Potential allocation
KE/154	Land to rear of 30-52 Cranford Road	699	4	88	No – discounted through initial assessment	Physically detached from Kettering and would only be suitable for assessment as part

						of the Kettering East development or once development of the site has reached this area.
KE/156	Land to the rear 239 Barton Road	654	4	33	Yes – see summary in appendix 1	Potential allocation
KE/157	Land to the rear of 109-159 Barton Road	653	4	88	Not required	Significant percentage of site already developed
KE/158	Warkton Lane, Warkton	1154	4	343	No – discounted through initial assessment	Physically detached from Kettering and would only be suitable for consideration once the Kettering East development has taken place
<b>Barton Seagrave</b>						
KE/027	Land to the east of No's 1 and 3 Botolph's Road	920	1	23	Yes – see summary in appendix 1	Potential allocation
KE/029	Land to the rear of Wed Wells/ off Rochester Close	931	1	20	Yes – see summary in appendix 1	Potential allocation
KE/032	Land off Cricket Ground	1143	2	282	Yes – see summary in appendix 1	Site with more significant constraints
KE/030	Land west of Polwell Lane	1003	2	500	Not required	KET/2008/0785 – Outline application for 450 dwellings approved
KE/060	Land at Grange Farm, off Cranford Rd	2076			No – discounted through initial assessment	Physically detached from Kettering and would only be suitable for development as part of Kettering East

KE/125	Land at Hayfield Lodge, off Cranford Rd	2075			No – discounted through initial assessment	Physically detached from Kettering and would only be suitable for development as part of Kettering East
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*\*Allocated sites within the Kettering Town Centre AAP have not been included in the above table\*\**

	Site Name	ID	SHLAA Category	Yield	Detailed Assessment	Conclusion
<b>Burton Latimer</b>						
BL/037	BL site 10. Alumasc playing fields and land adjacent to south-west	666	2	203/49	Yes – see summary in appendix 1 (Part of site without planning permission)	Planning Permission granted KET/2010/0834 (78 dwellings) on part of the site Remaining part - Site with significant constraints
BL/038	BL Site 11. Land Adjacent to the Bungalow	667	2	25	Yes – see summary in appendix 1	Potential allocation
BL/039	BL Site 20. Site to the rear of 23 Regent Road	676	2	18	Yes – see summary in appendix 1	Potential allocation
BL/040	BL Site 22. Land to the rear of 2-20 Bridle Road	678	2	39	Yes – see summary in appendix 1	Site with more significant constraints
BL/041	Land to the South West of Burton Latimer (Hogs Hollow)	1000	2	70	Not required	KET/2010/0654 – Outline application for 80 dwellings approved
BL/042	Finedon Road	1002	2	67	Yes – see summary in appendix 1	Potential allocation



BL/043	Land between A6 and Wold Road	1125	2	30	Yes – see summary in appendix 1	Not suitable for development within the plan period
BL/044	Land to the west of Kettering Road	1126	2	40	Yes – see summary in appendix 1	Potential allocation
BL/045	Land between Cranford Road and the A6	1127	2	150	Yes – see summary in appendix 1	Site with more significant constraints
BL/046	Land to the rear of Station Road and Polwell Lane	1128	2	80	Yes – see summary in appendix 1	Site with more significant constraints
BL/047	Land to the north of Church Street	1129	2	15	Yes – see summary in appendix 1	Potential allocation
BL/048	Land to the south east of Burton Latimer	1141	2	985	Yes – see summary in appendix 1	Majority of site is not suitable for development. A small part shown on the map has potential Strategic site will be considered through CSS review
BL/048a	Land to the south east of Burton Latimer	N/A	N/A	200	Yes – see summary in appendix 1	Potential allocation (part of site BL.048)
BL/049	BL Site 1. North of Burton Latimer	657	3	977	Yes – see summary in appendix 1	Site with more significant constraints Strategic site will be considered through CSS review
BL/050	BL Site 6. Land off Wheatfield Drive	662	3	84	Yes – see summary in appendix 1	Site with significant constraints

BL/051	BL Site 8. Land to the rear of Bunting Close	664	3	57	Yes – see summary in appendix 1	Not suitable for development within the plan period
BL/052	BL Site 9. Land to the rear of White Lodge Farm	665	3	577	Yes – see summary in appendix 1 (Part of site without planning permission)	Application approved for part of site (248 dwellings). Reserved matters submitted, target decision 18/05/11 Remaining part - Potential allocation (potentially long term allocation)
BL/053	BL Site 14. South West Burton Latimer	670	3	1306	Yes – see summary in appendix 1	Majority of site is not suitable for development. A small part shown on the map has significant constraint
BL/053a	BL Site 14. South West Burton Latimer	N/A	N/A	147	Yes – see summary in appendix 1	Majority of site is not suitable for development. A small part shown on the map has significant constraint
BL/054	Factory at Pioneer Avenue	655	1	37	Not required	KET/2008/0688 16 houses and 21 flats approved
BL/055	BL site 12. Land adjacent to 51 Finedon Road	668	2	31	Not required	KET/2009/0362 – application for 21 dwellings refused KET/2009/0587 – application for 21 dwellings approved
BL/056	BL site 21. Land adjacent to Lansom Close/Cranford Rd	677	2	24	Not required	KET/2010/0481 – application for 9 dwellings approved
BL/057	Bosworths nurseries and	2185		84	Yes – see summary in appendix 1	Potential allocation

	Garden Centre					
BL/058	Land at White Lodge Farm, Higham Rd	2186		176	Yes – see summary in appendix 1	Potential allocation
BL/059	BL Site 2. Cranford Road	658	2	0	Not required	Application allowed on appeal, 208 units. KET/2010/0643 – Renewal of extant permission - approved

	Site Name	ID	SHLAA Category	Yield	Detailed Assessment	Conclusion
<b>Desborough</b>						
DE/061	Land to the rear of 71 Braybrooke Road	684	2	N/A	Not required	Parts of the site already have planning permissions preventing comprehensive development of the site
DE/062	Land off Harborough Road	958	2	175	Yes – see summary in appendix 1	Potential allocation
DE/063	Desborough Site 3	980	2	92	Yes – see summary in appendix 1	Not suitable for development within the plan period
DE/064	Desborough Site 2	981	2	332	Yes – see summary in appendix 1	Not suitable for development within the plan period
DE/065	Land to south of Pioneer Avenue and west of Rothwell Road	992	2	350	Yes – see summary in appendix 1	Not suitable for development within the plan period
DE/066	Land to the east of Watermill Close	1054	2	150	Yes – see summary in appendix 1	Not suitable for development within the plan period

DE/067	Land adjoining The Orchards, Harrington Road	1094	2	160	Yes – see summary in appendix 1	Potential allocation
DE/068	Cedars Farm, Land off Copelands Road	1159	2	135	Yes – see summary in appendix 1	Not suitable for development within the plan period
DE/069	Loatlands School, Harrington Road	1162	2	78	Yes – see summary in appendix 1	Potential allocation
DE/070	Eveden Factory 1, Rothwell Road	1163	2	20	Yes – see summary in appendix 1	Potential allocation
DE/071	Eveden Factory 2, Rothwell Road	1164	2	27	Yes – see summary in appendix 1	Potential allocation
DE/073	Land at Harrington Road	918	2	85	Yes – see summary in appendix 1	Potential allocation
DE/074	Land off Bridge Road	1161	2	15	Not required	KET/2008/0229 – Application for 10 dwellings approved
DE/072	Desborough Leisure Centre	1165	3	128	Yes – see summary in appendix 1	Potential allocation
DE/075	Lawrences factory	680	2	39	Yes – see summary in appendix 1	Site with more significant constraints KET/2010/0743 – Application for new food store - pending
DE/076	Land off Linley Drive	769	2	165	Not required	KET/2007/1085 – 20 residential units approved and under construction
DE/077	Desborough West	1024		700	Yes – see summary in appendix 1	Not suitable for development within the plan period <b>Strategic site will be considered</b>

						through CSS review
DE/078	Desborough North	1160		996	Yes – see summary in appendix 1	Identified as allocation in the Proposed Submission Rothwell and Desborough AAP
DE/079	Land to the south-west of Pioneer Avenue	2086		69	Yes – see summary in appendix 1	Site with more significant constraints
DE/140	Land at Humfrey's Lodge	2187		2049	Yes – see summary in appendix 1	Not suitable for development within the plan period Strategic site will be considered through CSS review
DE/141	Land to the North of Harborough Rd	2188		459	Yes – see summary in appendix 1	Not suitable for development within the plan period
DE/142	Land off Arthingworth Rd and Braybrooke Rd	2189		321	Yes – see summary in appendix 1	Not suitable for development within the plan period
DE/013a	Land to the north of Arthingworth Road	N/A	N/A	210	Yes – see summary in appendix 1	Potential allocation (part of site DE/013a)
DE/173	Lower Steeping, Desborough	N/A	N/A	86	Yes – see summary in appendix 1	Site with more significant constraints

	Site Name	ID	SHLAA Category	Yield	Detailed Assessment	Conclusion
<b>Rothwell</b>						
RO/081	Rear gardens of properties and allotments Shotwell Mill Lane	744	2	46	Yes – see summary in appendix 1	Not suitable for development within the plan period

RO/082	Coopers Coaches, Desborough Road	747	2	11	Yes – see summary in appendix 1	Site with more significant constraints
RO/083	Land at Hospital Hill	1019	2	19	Yes – see summary in appendix 1	Not suitable for development within the plan period
RO/084	Land at Rothwell Football Club	1027	2	85	Yes – see summary in appendix 1	KET/2010/0284 – Application for 17 dwellings on part of the site approved Remaining part – Potential allocation
RO/085	Land to the west of Rothwell	1111	2	250	Yes – see summary in appendix 1	Site with more significant constraints
RO/086	Land to the rear of 74-82 Rushton Road	743	3	54	Yes – see summary in appendix 1	Potential allocation
RO/087	Land south of Harrington Rd	937	2	169	Not required	KET/2009/0474 – 104 dwellings granted on appeal
RO/088	Rothwell North	1022	2	1000	Yes – see summary in appendix 1	Identified as allocation in the Proposed Submission Rothwell and Desborough AAP
RO/090	Rothwell Glebe – land south of A14	2119			No – Discounted through initial assessment	Physically separated from Rothwell by A14
RO/093	Land off A6 roundabout	2191		29	Yes – see summary in appendix 1	Not suitable for development within the plan period
RO/143	Land to the North of Rushton Rd allotments	2190			No – Discounted through initial assessment	Physically detached from Rothwell

RO/159	Columbus Crescent	2182		54	Yes – see summary in appendix 1	Site with more significant constraints
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**Rural Area:**

	Site Name	ID	SHLA A Category	Yield	Detailed Assessment	Conclusion
<b>Ashley</b>						
RA/137	The Maltings	N/a	N/a	6	Yes	Considered through Rural Masterplanning work
RA/138	Westhorpe Farm	N/a	N/a		Not required	Site developed
RA/162	Land on the corner of Main Street and Stoke Albany Road	N/A	N/A	3	Yes	Considered through Rural Masterplanning work
RA/163	Land adjacent to Ashley play ground	N/A	N/A	8	Yes	Considered through Rural Masterplanning work
<b>Braybrooke</b>						
RA/128	The Old Rectory	2121		66	Yes	Considered through Rural Masterplanning work
RA/143	Land off Green Lane	N/A	N/A	36	Yes	Considered through Rural Masterplanning work
<b>Broughton</b>						
RA/094	Land south east of Northampton Road	922	2	85	Yes	Considered through Rural Masterplanning work
RA/095	Gate Lane	983	2	40	Yes	Considered through Rural Masterplanning work
RA/096	Land between A43 and High Street	1031	2	84	Yes	Considered through Rural Masterplanning work
RA/097	Land to the east and west of	1062	2	48	Yes	Considered through Rural Masterplanning work

	Church Street					
RA/098	Land to the east and west of Cransley Hill	1089	2	180	Yes	Considered through Rural Masterplanning work
RA/099	Broughton Allotments	1074	3	70	Yes	Considered through Rural Masterplanning work
RA/101	Land to rear of 22 High St	2193		32	Yes	Considered through Rural Masterplanning work
RA/144	Land to the south east of Broughton	2192		501	Yes	Considered through Rural Masterplanning work
RA/127	The Paddock, Meadow Close	2090		20	Yes	Considered through Rural Masterplanning work
RA/167	Land to the west of Wellingborough Road	N/A	N/A	171	Yes	Considered through Rural Masterplanning work
<b>Cranford</b>						
RA/139	Top House, High Street	N/A	N/A	N/A	Not required	Not proposed for housing – treated as amendment to boundary
RA/169	Behind 2-6 Duck End, Cranford	N/A	N/A	6	Yes	Considered through Rural Masterplanning work
RA/170	South of New Stone House, Duck End, Cranford	N/A	N/A	5	Yes	Considered through Rural Masterplanning work
RA/171	Land south of the Rectory, Cranford	N/A	N/A	3-4	Yes	Considered through Rural Masterplanning work
<b>Geddington</b>						
RA/102	Land at Stamford Road	1085	2	52	Yes	Considered through Rural Masterplanning work
RA/103	Geddington west	2066			Yes	Considered through Rural Masterplanning work
RA/104	Land to the west of Stamford Road (A43)	1090	2	18	Yes	Considered through Rural Masterplanning work



RA/105	Land to the west of New Road and north of the River Ise	993	3	45	Yes	Considered through Rural Masterplanning work
RA/106	Land to the east of New Road and south of the Meadows	994	3	10	Yes	Considered through Rural Masterplanning work
RA/108	Geddington South West	2065		144/50	Yes	Considered through Rural Masterplanning work
RA/109	Geddington South East	2064		102/50	Yes	Considered through Rural Masterplanning work
RA/110	Old Nursery Site at Grafton Road	2194		24	Yes	Considered through Rural Masterplanning work
RA/107	Geddington Sawmill	1075	2	10	Yes	Considered through Rural Masterplanning work
RA/111	Land to the rear of 20 Wood St	2195		10	Yes	Considered through Rural Masterplanning work
<b>Great Cransley</b>						
RA/112	The Camp Site – Land Adjacent to Church Lane	2100		6	Yes	Considered through Rural Masterplanning work
RA/145	Land to the North of Loddington Rd (a)	2196		30	Yes	Considered through Rural Masterplanning work
RA/146	Land to the North of Loddington Rd (b)	2197		13	Yes	Considered through Rural Masterplanning work
<b>Grafton Underwood</b>						
RA/113	Duke's Mill Farm	2177		13	Yes	Considered through Rural Masterplanning work
RA/114	Slipton Lane Barns	2062		11	Yes	Considered through Rural Masterplanning work
<b>Harrington</b>						
RA/133	Land to the south of 18	N/A	N/A	29	Yes	Considered through Rural

	High street					Masterplanning work
RA/134	Land to the north of 39 High Street	N/A	N/A	2	Yes	Considered through Rural Masterplanning work
RA/135	Church Farm	N/A	N/A	2	Not required	Amendment to boundary, not been promoted for housing
<b>Loddington</b>						
RA.165	Land to the south of Harrington Road	N/A	N/A	15	Yes	Considered through Rural Masterplanning work
RA.166	Land to the north of Harrington Road	N/A	N/A	8	Yes	Considered through Rural Masterplanning work
<b>Mawsley</b>						
RA/115	Land adjacent to Mawsley	1156	2	1410	Yes	Considered through Rural Masterplanning work
RA/116	Part of Mawsley Wood Farm	921	3	410	Yes	Considered through Rural Masterplanning work
<b>Newton</b>						
RA/130	South of Dovecote farm	N/A	N/A	5	Yes	Considered through Rural Masterplanning work
<b>Pytchley</b>						
RA/117	2 fields on the outskirts of Pytchley Village	1096	3	60	Yes	Considered through Rural Masterplanning work
RA/118	Land at Butchers Lane	740	1	20	Not required	KET/2008/0772 – Application for 8 dwellings approved
RA/119	Land off Stringers Hill	2198		108	Yes	Considered through Rural Masterplanning work
RA/164	Land off Orlingbury Road	N/A	N/A	17	Not Progressed	Not Progressed
<b>Rushton</b>						
RA/161	Land to the north east of Desborough Road	N/A	N/A	114	Yes	Considered through Rural Masterplanning work

<b>Stoke Albany</b>						
RA/120	Land at Ashley Road	1157	3	55	Yes	Considered through Rural Masterplanning work
RA/147	Land to the North of Harborough Road	2199		21	Yes	Considered through Rural Masterplanning work
RA/160	Land to the rear of 6 Bottom Lane	N/A	N/A		Yes	Considered through Rural Masterplanning work
<b>Warkton</b>						
RA/148	Moorfield Farm	N/A	N/A		Yes	Considered through Rural Masterplanning work
<b>Weekley</b>						
RA/121	Weekley Builders Yard Barns	2063		4	Yes	Considered through Rural Masterplanning work
RA/129	Upper Farm	N/A	N/A	17	Yes	Considered through Rural Masterplanning work
RA/149	Weekley Builders Yard	N/A	N/A	7	Yes	Considered through Rural Masterplanning work
<b>Wilbarston</b>						
RA/172	Land east of Kendals Close, Wilbarston	N/A	N/A	19	Yes	Considered through Rural Masterplanning work
<b>Weston by Welland</b>						
RA/136	Home Farm	N/A	N/A	22	Yes	Considered through Rural Masterplanning work
RA/168	Land to the east of Valley Road	N/A	N/A	27	Yes	Considered through Rural Masterplanning work

**Sites within the Kettering Boundary adjacent to Corby:**

	Site Name	ID	SHLAA Category	Yield		Conclusion
<b>Sites adjacent to Corby</b>						
CO/122	Alternative SUE South East of Corby	372	2	1724	Yes – see summary in appendix 1	Not suitable for development within the plan period <b>Strategic site will be considered through CSS review</b>

CO/123	Site 4 Land South of Great Oakley	1060	2	1483	Yes – see summary in appendix 1	Not suitable for development within the plan period Strategic site will be considered through CSS review
CO/124	South east of Corby, adjoining the R8 site and the new A43	1083	2	1343	Yes – see summary in appendix 1	Not suitable for development within the plan period Strategic site will be considered through CSS review

## 7.0 Conclusion

The assessment of sites 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, Burton Latimer, Desborough, Rothwell and sites adjacent to Corby but located in Kettering Borough are summarised in Appendix 1, 2 and 3.

The assessment has identified potential sites that could be allocated to deliver housing growth across the Borough. This gives an indication of a potential number of dwellings to allocate through the CSS review and the Site Specific Proposals LDD and the locations where this development might be suitable in terms of deliverability and sustainability.

Initial indications are that the number which could be accommodated on these sites would exceed the minimum figures outlined in the options for the CSS review. However, the housing targets outlined in the CSS are minimum targets and further consultation may result in the removal of any unsuitable sites or the addition of sites if constraints are overcome. Also, there is no certainty at this time what the specific targets for housing allocations for Kettering Borough will be. In addition, the emerging NPPF may have implications for Kettering, in that it suggests that, if a neighbouring Borough fails to deliver their housing numbers Kettering may be required to cover the shortfall.

The table below demonstrates the potential housing allocation figures to 2031:

	Allocations and Permissions to March 2011	Estimated number of dwellings that could be provided on sites assessed, rated for 'potential allocation'	Total permissions allocations and sites with potential for allocation
Kettering	7,038 (not including 460 dwellings at West Hill)	428	8,499 (including West Hill)
Burton Latimer	690	573	
Desborough	48 (Not including 700 dwellings at Desborough North)	702	2,744 (including Rothwell North and Desborough North)
Rothwell	211 (Not including 700 dwellings at Rothwell North)	383	
<b>Total</b>	7,987 (9,387 including Rothwell and Desborough North)		<b>11,243</b>

As previously explained above, the spatial allocations framework for the Borough, set out in Policy 1 of the CSS, is:

- Kettering 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.

Although it may appear from the table above and this paper that there are a significant number of sites to be allocated in the A6 towns (especially the area of Rothwell and Desborough), it is evident from the existing allocations and permissions that Kettering will take the largest proportion of growth, largely on those sites with permission at Kettering East and Polwell Lane. Some smaller sites identified in this paper will aid short term supply in this area. According to the table, a total of 7,235 homes would be delivered in Kettering to 2031. In the A6 towns, the growth would be more moderate, 1,263 dwellings in Burton Latimer, 1,450 in Desborough and 1,194 in Rothwell. The total figure of 11,243 homes to 2,031 would give an average delivery of 562 dwellings per year for the next 20 years.

Those sites included in the calculation for sites with 'potential for allocation' are shown in green on the town maps contained in Appendix 3.

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 housing allocations.

**APPENDIX 1 - Kettering and Barton Seagrave**

		KE. 001	KE. 002	KE. 003	KE. 007	KE. 008	KE. 009	KE. 010	KE. 011	KE. 012	KE. 013	KE. 013 a	KE. 014	KE. 015	KE. 017	KE. 029	KE. 033	KE. 035	KE. 036	KE. 151	KE. 152	KE. 153	KE. 027	KE. 032	KE. 156
Yield	SHLAA	19	250	50	37	82	172	34	250	116			20	150	266	20				33	15	32	23	282	33
	@ 30 DPH	13	200	49	18	39	98	19	501	92	1185	198	92	163	456	13	108	505	694	11	9	20	23	226	22
Accessibility to	Facilities	~	✓	✓	✓	✓	✓	✓	~	✓	✓	✓	~	✓	~	*	~	~	~	✓✓	*	✓	~	~	~
	Employment	~	~	✓✓	✓✓	✓	✓✓	✓	✓✓	✓	~	~	~	~	✓✓	~	✓✓	~	*	✓✓	*	✓✓	~	~	~
	Public Transport	✓✓	✓✓	✓✓	✓	✓✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Settlement hierarchy	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Health		✓✓	*	*	✓✓	~	~	~	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	*	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Skills		~	~	~	~	✓✓	✓✓	~	~	~	~	~	~	~	~	~	~	~	✓✓	~	~	~	~	~	
Community		✓	~	~	~	~	~	~	✓	~	✓	~	~	✓	~	~	✓	~	~	✓	~	✓	~	~	
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		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	**	**	**	**	✓✓	✓✓	✓✓	✓✓	**	**	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Wealth Creation		*	*	~	✓	✓	~	~	~	*	*	*	*	~	*	*	~	*	*	~	*	~	*	*	*
Infrastructure	Access to Highway	✓✓	**	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	**	**	✓	**	✓✓	**	**	✓✓	**	✓✓	✓✓	✓✓	✓✓	**	✓✓	**
	Capacity of Highway	~	~	~	✓✓	~	~	✓✓	~	**	~	~	~	~	~	~	~	~	~	✓✓	✓✓	✓✓	~	~	
	Capacity of Infrastructure	~	~	~	~	~	~	~	~	~	~	~	~	~	**	~	~	~	~	~	~	~	~	~	
	Drainage	✓✓	**	✓✓	✓✓	✓✓	**	✓✓	**	**	**	**	✓✓	**	**	✓✓	**	**	**	✓✓	✓✓	✓✓	✓✓	**	✓✓
Availability	Interest	✓✓		**	✓✓				✓✓	✓✓	✓✓	✓✓	✓✓		**	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	**	✓✓	✓✓	**
	Constraints	No	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No	No	No	Yes	Yes	No	No	No	No	No	No
Deliverability		✓✓	✓✓	✓		✓✓	✓✓	✓✓	✓✓	*	*	✓✓	*	~	*	✓✓		*	*	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Total	✓✓	18	9	15	15	13	14	13	13	9	6	9	11	10	8	14	11	5	9	21	16	18	14	11	13
	✓	4	3	5	7	5	3	5	3	3	3	4	1	5	3	2	2	2	1	3	1	4	2	1	2
	~	5	8	6	5	8	8	8	9	4	5	7	8	9	10	8	7	9	7	4	6	6	7	8	9
	*	1	3	1	0	1	1	1	1	6	6	5	2	1	3	3	2	4	7	0	4	0	2	3	2
	**	0	4	1	0	0	1	0	2	6	7	3	6	2	4	1	4	8	4	0	1	0	3	5	2
Conclusion		Yes	No	Yes	Yes	?	?	?	Yes	No	No	No	No	?	?	Yes	No	No	No	Yes	Yes	Yes	Yes	?	Yes

**Burton Latimer**

Assessment criteria	Question	Site reference																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
		BL.0 37	BL.0 38	BL.0 39	BL.0 40	BL.0 42	BL.0 43	BL.0 44	BL.0 45	BL.0 46	BL.0 47	BL.0 48	BL.0 49	BL.0 50	BL.0 51	BL.0 52	BL.0 53	BL.0 57	BL.0 58																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Yield	SHLAA @ 30 DPH	49	25	18	39	67	30	40	150	80	15	985	977	84	57		1642	84				30	14	9	22	71	80	50	180	116	27	985	977	47	54	331	1306	84	176	Accessibility to	Facilities	~	✓✓	✓✓	~	~	✓	✓	*	~	~	✓	~	✓✓	*	✓	~	~	✓✓		Employment	✓✓	✓✓	✓✓	✓✓	✓	✓	✓✓	✓	✓✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	~		Public Transport	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓✓	✓✓	✓✓		Settlement hierarchy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Health		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓	Skills		~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	Community		~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	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		**	✓✓	✓✓	✓✓	**	✓✓	✓✓	✓✓	✓✓	✓✓	**	✓✓	✓✓	**	✓✓	**	**	✓✓	Wealth Creation		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	Infrastructure	Access to Highway	**	**	**	**	✓✓	✓✓	✓✓	✓✓	**	✓✓	✓✓	✓✓	**	**	✓✓	✓✓	✓✓	✓✓		Capacity of Highway	**	✓✓	~	~	✓✓	**	~	~	~	~	~	~	~	**	~	~	~		Capacity of Infrastructure	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~		Drainage	**	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	**	✓✓	✓✓	**	**	✓✓	✓✓	**	✓✓	✓✓	**	Availability	Interest	✓✓	✓✓	**	**	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	**	✓✓	✓✓	✓✓	**	✓✓	✓✓		Constraints	No	No	No	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	No	Deliverability		~	✓✓	✓✓	*	✓✓	*	✓✓	✓✓	✓✓	✓✓	*	*	*	*	✓	✓✓	✓✓	✓	Total	✓✓	9	15	14	13	12	11	13	10	15	15	8	9	12	7	9	8	14	11		✓	5	2	2	2	3	4	3	5	2	3	5	2	2	5	5	3	2	4		~	8	9	8	8	8	6	7	7	9	8	7	8	7	8	8	12	10	8		*	2	1	2	3	3	4	3	4	1	2	3	5	3	5	3	3	1	2		**	4	1	2	2	2	3	2	2	1	0	5	4	4	3	3	2	1	3	Conclusion		?	Yes	Yes	?	Yes	No	Yes	?	?	Yes	No	?	?	No	?	?	Yes	Yes
		30	14	9	22	71	80	50	180	116	27	985	977	47	54	331	1306	84	176	Accessibility to	Facilities	~	✓✓	✓✓	~	~	✓	✓	*	~	~	✓	~	✓✓	*	✓	~	~	✓✓		Employment	✓✓	✓✓	✓✓	✓✓	✓	✓	✓✓	✓	✓✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	~		Public Transport	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓✓	✓✓	✓✓		Settlement hierarchy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Health		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓	Skills		~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	Community		~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	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		**	✓✓	✓✓	✓✓	**	✓✓	✓✓	✓✓	✓✓	✓✓	**	✓✓	✓✓	**	✓✓	**	**	✓✓	Wealth Creation		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	Infrastructure	Access to Highway	**	**	**	**	✓✓	✓✓	✓✓	✓✓	**	✓✓	✓✓	✓✓	**	**	✓✓	✓✓	✓✓	✓✓		Capacity of Highway	**	✓✓	~	~	✓✓	**	~	~	~	~	~	~	~	**	~	~	~		Capacity of Infrastructure	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~		Drainage	**	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	**	✓✓	✓✓	**	**	✓✓	✓✓	**	✓✓	✓✓	**	Availability	Interest	✓✓	✓✓	**	**	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	**	✓✓	✓✓	✓✓	**	✓✓	✓✓		Constraints	No	No	No	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	No	Deliverability		~	✓✓	✓✓	*	✓✓	*	✓✓	✓✓	✓✓	✓✓	*	*	*	*	✓	✓✓	✓✓	✓	Total	✓✓	9	15	14	13	12	11	13	10	15	15	8	9	12	7	9	8	14	11		✓	5	2	2	2	3	4	3	5	2	3	5	2	2	5	5	3	2	4		~	8	9	8	8	8	6	7	7	9	8	7	8	7	8	8	12	10	8		*	2	1	2	3	3	4	3	4	1	2	3	5	3	5	3	3	1	2		**	4	1	2	2	2	3	2	2	1	0	5	4	4	3	3	2	1	3	Conclusion		?	Yes	Yes	?	Yes	No	Yes	?	?	Yes	No	?	?	No	?	?	Yes	Yes																				
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	**	4	1	2	2	2	3	2	2	1	0	5	4	4	3	3	2	1	3	Conclusion		?	Yes	Yes	?	Yes	No	Yes	?	?	Yes	No	?	?	No	?	?	Yes	Yes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Conclusion		?	Yes	Yes	?	Yes	No	Yes	?	?	Yes	No	?	?	No	?	?	Yes	Yes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															



**Desborough**

Assessment criteria	Question	Site reference																			
		DE.173	DE.062	DE.063	DE.064	DE.065	DE.066	DE.067	DE.068	DE.069	DE.070	DE.071	DE.072	DE.073	DE.075	DE.077	DE.078	DE.079	DE.140	DE.141	DE.142
Yield	SHLAA		175	92	332	350	150	60	135	78	20	27	128	85		700	700				
	@ 30 DPH	86	201	81	222	1278	150	75	90	45	10	15	102	69	36			69	2049	459	321
Accessibility to	Facilities	~	~	✓	✓	~	~	✓	~	~	✓	✓	~	✓	✓✓	✓✓	✓✓	~	~	x	x
	Employment	~	✓✓	✓	✓	~	~	~	~	✓	~	~	~	~	✓	~	✓✓	~	✓✓	✓✓	✓
	Public Transport	✓✓	✓✓	✓✓	✓	✓✓	✓✓	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓	~	~	✓	x	✓
	Settlement hierarchy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Health		~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	~	✓✓	✓✓	~	✓✓	✓✓	✓✓	✓✓	✓✓
Skills		~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Community		~	✓	~	~	~	~	✓	~	~	~	✓	✓	✓	✓	✓	✓✓	~	~	~	~
Liveability	Impact of noise or odour	✓✓	~	~	~	~	✓✓	✓✓	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	~	~	~	~
	Compatible development	✓✓	✓✓	x	x	~	~	✓✓	xx	✓✓	✓✓	✓✓	~	✓✓	x	x	~	~	~	x	~
Biodiversity impact on	Protected species	✓✓	✓✓	✓✓	✓✓	xx	~	✓✓	~	✓✓	✓✓	~	~	✓✓	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓
	Ecological features	~	✓✓	✓✓	✓✓	xx	~	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	xx	~	~	✓✓	✓✓	✓✓
Landscape		✓	✓✓	✓	xx	xx	✓	✓	xx	~	~	~	✓	✓	~	~	✓	✓	x	✓	✓
Cultural Heritage		✓	xx	~	✓	xx	~	xx	~	~	~	~	~	xx	xx	xx	✓	~	~	xx	xx
Built Environment	Settlement Character	~	~	xx	xx	xx	xx	✓	xx	~	✓	✓✓	~	✓	~	xx	~	~	~	xx	~
	Relationship to area	✓✓	✓	✓	✓	✓	✓	✓	✓	✓✓	✓✓	✓✓	✓	✓	✓✓	✓	✓✓	✓	✓	✓	x
	Coalescence	✓✓	✓✓	✓✓	✓✓	x	~	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soil and Land	Agricultural land	~	~	~	~	~	x	~	~	~	~	~	~	~	~	~	✓✓	~	~	~	~
	Previously developed land	x	x	x	x	x	x	x	x	~	✓✓	✓✓	~	x	✓✓	x	x	x	x	x	x
	Contaminated land	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Minerals		✓✓	✓✓	xx	xx	xx	xx	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Wealth Creation		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Infrastructure	Access to Highway	xx	✓✓	✓✓	~	✓✓	✓✓	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Capacity of Highway	~	~	~	~	~	~	~	~	~	~	~	~	~	✓✓	~	~	~	~	~	~
	Capacity of Infrastructure	~	~	~	xx	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
	Drainage	✓✓	xx	✓✓	xx	xx	xx	✓✓	xx	✓✓	✓✓	✓✓	xx	✓✓	✓✓	xx	xx	✓✓	xx	xx	xx
Availability	Interest	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	xx	xx	xx	xx	~	✓✓	xx	✓✓	✓✓	✓✓	xx	✓✓	✓✓
	Constraints	Yes	No	No	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No
Deliverability		x	✓✓	x	x	x	✓	✓✓	x	✓	✓	✓	~	✓✓	xx	x	✓✓	✓	x	x	✓✓
Total	✓✓	9	13	9	6	5	6	12	4	11	13	13	6	12	14	7	14	8	8	9	9
	✓	4	4	6	7	3	5	7	3	4	5	5	5	8	4	4	4	5	4	3	6
	~	11	7	7	6	9	11	6	10	11	8	8	13	5	5	8	7	13	10	6	8
	x	3	2	4	4	4	3	2	3	1	1	1	1	2	2	4	2	2	4	7	3
	xx	1	2	2	5	7	3	1	8	1	1	1	1	1	3	5	1	0	2	3	2
Conclusion		?	Yes	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	?	No	Yes	?	No	No	No

## Rothwell

		RO.081	RO.082	RO.083	RO.084	RO.085	RO.086	RO.088	RO.093	RO.159
Yield	SHLAA	46	11	19	85	250	54	700		54
	@ 30 dph	26	8	14	48	192	35	1326	29	75
Accessibility to	Facilities	✓	✓✓	✓✓	✓✓	~	~	✓✓	~	~
	Employment	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓	✓	✓
	Public Transport	✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓	✓✓
	Settlement hierarchy	✓	✓	✓	✓	✓	✓	✓	x	✓
Health		~	✓✓	✓✓	~	✓✓	✓✓	✓✓	✓✓	~
Skills		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓
Community		✓	✓	~	~	~	~	~	~	~
Liveability	Impact of noise or odour	✓✓	✓✓	✓✓	✓✓	~	✓✓	~	x	✓✓
	Compatible development	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓
Biodiversity impact on	Protected species	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓
	Ecological features	~	~	~	~	~	~	~	~	~
Landscape		✓✓	~	x	✓	✓	✓	✓	✓	x
Cultural Heritage		✓	xx	xx	✓	xx	~	xx	~	✓
Built Environment	Settlement Character	~	✓✓	xx	~	~	~	~	✓	~
	Relationship to area	✓	✓✓	✓✓	✓✓	✓	✓	✓	x	✓✓
	Coalescence	~	✓✓	✓✓	✓✓	✓✓	✓✓	~	~	✓
Water Conservation and Management		✓	✓	✓	✓✓	✓	✓	✓	✓	✓
Soil and Land	Agricultural land	x	~	~	x	xx	xx	~	x	~
	Previously developed land	x	✓✓	x	x	x	x	x	x	x
	Contaminated land	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Minerals		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Wealth Creation		x	x	x	x	x	x	x	x	x
Infrastructure	Access to Highway	✓✓	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Capacity of Highway	~	~	xx	~	~	✓✓	~	~	~
	Capacity of Infrastructure	~	~	~	~	~	~	~	~	~
	Drainage	✓✓	✓✓	✓✓	✓✓	xx	✓✓	xx	✓✓	✓✓
Availability	Interest	✓✓	xx	✓✓	✓✓	✓✓	xx	✓✓	✓✓	
	Constraints	No	No	No	No	No	No	No	No	No
Deliverability		✓	✓✓	~	✓	✓	✓	✓✓	✓✓	
Total	✓✓	11	17	15	15	10	12	10	10	10
	✓	8	3	2	4	6	6	4	4	5
	~	6	5	5	6	7	6	10	8	8
	x	3	1	3	3	2	2	2	6	3
	xx	0	2	4	0	3	2	2	0	0
Conclusion		No	?	No	Yes	?	Yes	Yes	No	?

## Corby

Assessment criteria	Question	Site reference		
		CO.122	CO.123	CO.124
Yield	SHLAA @ 30 DPH	1724	1483	1343
Accessibility to	Facilities	x	x	~
	Employment	✓✓	✓✓	x
	Public Transport	✓✓	✓✓	✓
	Settlement hierarchy	✓✓	✓✓	✓✓
Health		✓✓	✓✓	✓✓
Skills		~	~	~
Community		~	~	✓
Liveability	Impact of noise or odour	~	✓✓	✓
	Compatible development	x	x	x
Biodiversity impact on	Protected species	~	~	xx
	Ecological features	~	xx	xx
Landscape		xx	xx	xx
Cultural Heritage		xx	xx	xx
Built Environment	Settlement Character	xx	xx	xx
	Relationship to area	✓	✓	✓
	Coalescence	x	~	✓✓
Water Conservation and Management		✓	✓	✓
Soil and Land	Agricultural land	~	~	~
	Previously developed land	x	x	x
	Contaminated land	✓✓	✓✓	✓✓
Minerals		xx	xx	xx
Wealth Creation		x	x	~
Infrastructure	Access to Highway	✓✓	xx	✓✓
	Capacity of Highway	~	~	~
	Capacity of Infrastructure	xx	xx	xx
	Drainage	xx	xx	xx
Availability	Interest	✓✓	✓✓	✓✓
	Constraints	No	No	No
Deliverability		x	x	x
Total	✓✓	7	7	6
	✓	2	2	5
	~	7	6	5
	x	6	5	4
	xx	6	8	8
Conclusion		No	No	No

## Appendix 2

### Kettering and Barton Seagrave

Potential Sites		SHLAA	DPH	Comments
KE.001	Scott Road Garages	19	13	Accessibility is moderate but site is wholly Brownfield site and development of this site may actually make a visual improvement to the character of this area. Highways access needs to be carefully considered in the development of this site. Site is likely to be deliverable as it is owned by KBC.
KE.003	Kettering Town Football Club	50	49	Development is dependent on the relocation of the football club. Site scores well in terms of accessibility with good access to the site. This is partly a Brownfield site, development of which would improve the street scene and remove unsightly frontages.
KE.007	Fire Station	37	18	Good opportunity for development in an established residential area but availability is dependent on fire station relocating. Site scores well in terms of accessibility and is a Brownfield site. However, it is located within the Headlands, which has a strong character that should be reflected within any subsequent development.
KE.011	West of Kettering	250	501 (this number of dwellings is unrealistic use SHLAA figure = 250)	Good access to employment and some facilities. Site is adjacent to the A14 so some noise mitigation might be required as well as local junction improvements. Site is visually prominent and some trees and hedgerows should be incorporated into any future development. Site provides an opportunity for open space although development of the site could be tricky due to presence of pylons and uneven ground levels.
KE.029	Off Rochester	20	13 (Current planning	Majority of site is overgrown but part is mown and may

	Close		application is for 6 dwellings)	be used as some sort of informal open space. Site scores relatively well but scores poorly in terms of accessibility. Highways access needs to be considered as site is off an unadopted highway.
KE.151	Glendon Ironworks	33	11 (potentially this figure could be increased)	Site is accessible and redevelopment of this site would actually enhance the character of this area. Development is dependent on re-location of the factory and has potential for contamination,
KE.152	Ise Garden Centre	15	9	Good opportunity for redevelopment but relies on current use as a garden centre ceasing. Design would need to reflect the character of the surrounding area. Site has poor accessibility.
KE.027	Barton Seagrave	23 (number is too high due to character of area)	23 (number is too high due to character of area)	Consider impact on Grade II Listed 15 St Boltoph's Road and Conservation Area. Contributions to new Brambleside school would be required. Highways Authority are concerned about the number of dwellings proposed for this site, a significant reduction in number may not make the most efficient use of land and significant highways works may render the site unviable. Would need to a high quality design and building heights should be limited. Development should reflect the character of the adjacent area.
KE.153	Lawson Street – rear of 1&3 St Boltoph's Road	32	20	Accessibility is good. Development could have positive impact on street scene in Lawson St, and Clarence Rd and development could provide an opportunity to retain façade of historic factory. Potential impact of noise from neighbouring uses to be considered. Site is Brownfield, within the town boundary.
KE.156	Rear of Barton Road, Barton Seagrave	33	22	This site has relatively few constraints. The most significant constraint is access to the site. It may be necessary to reduce the yield of the site to ensure that access is adequate for the number of dwellings.

<b>Total</b>		<b>512</b>	<b>428</b>	
<b>Sites with more significant constraints</b>				
KE.008	Netherfield Road (Open Space)	82	39	Good accessibility to the site, the loss of open space would require replacement elsewhere in accordance with policy 13 of the CSS. It is unlikely this could be achieved in the same accessibility area. Trees and footpaths should be incorporated into any future development.
KE.009	Whitefield Drive (Allotments)	172	98	Part of the site has planning permission for residential development and should be removed from the developable area. Development of the site would only be acceptable if loss of allotments can be mitigated within the same accessibility area. Good accessibility to some facilities and employment. Trees and footpaths should be incorporated into any future development.
KE.010	Allotments at Windmill Avenue	34	19	Potential to develop alongside KE/015. The site has good accessibility and is close to employment. Any development of allotments would require replacement allotments elsewhere in accordance with policy 13 of the CSS. Potential for high levels of contamination as adjacent to rugby club/located on previous landfill site.
KE.015	Rugby Club	150	163	Good opportunity for development within existing urban area provided alternative provision is provided for the Rugby Club. Site is likely to be heavily contaminated and this could undermine the viability of the site. Works to local roundabout are required to improve access and capacity of site. However, site provides an opportunity for new open space in this location.
KE.017	Kettering Hub	2665	4568 (unrealistic figure use 2665)	Accessibility of the site is poor. Significant noise mitigation would be required. The Slade Brook

				transverses the site and therefore part of the site to the north falls within flood zones 2 and 3. English Heritage have raised concerns regarding the potential impact of the northern part of the site on the special interest of the Grade II* Listed Glendon Hall and suggest its removal. Significant highways works would be required to access the site. Development of the whole of this site would result in the requirement for two new primary schools which may render the site unviable. Part of the site is required to provide strategic flood improvements to facilitate developments in Kettering Town Centre.
KE.032	Big Spinney, Barton Seagrave	282 (Only half of the site is developable, figure should be reduced to 141)	226 (Only half of the site is developable, figure should be reduced to 113)	This site has a number of significant constraints. The impact on Big Spinney CWS could not be mitigated and therefore development of this part of the site would be unacceptable. Development of the site would also impact on the setting of the conservation area and this would require more detailed assessment.
<b>Total</b>		<b>579 (With strategic hub site 3244)</b>	<b>432 (With strategic hub site 3097)</b>	
<b>Sites not suitable for development</b>				
KE.002	Silver Acre Allotments	200	250	The impact of the development of this site on the Grade I Listed Boughton House and registered park and garden is unacceptable and would prevent the successful development of this site. Access to the site is restricted and any development of allotments would require replacement allotments elsewhere in accordance with policy 13 of the CSS.
KE.012	Brambleside 4 –	116	92	The site is not designated as open space but is

	Land to the north-east of Kettering			woodland which is used frequently for this purpose. The loss of trees visually and as a habitat for wildlife is unacceptable and the site is particularly sensitive to development. Extensive groundwork would be required. Access to the site is awkward and capacity is limited. English Heritage have raised concerns regarding the unacceptable impact of this development on the special interest of the Grade I Listed Boughton House park and gardens.
KE.013	Land East of Kettering		1185	Majority of site is detached from Kettering and due to its proximity to Warkton would affect the character and setting of this historic village. The River Ise transverses the site and provides a GI and a wildlife corridor which should be protected. Vegetation within the site should be protected and development would result in the loss of the most versatile of agricultural land. Access to the site is dependent on Kettering East and significant junction improvements are required. English Heritage have raised concerns regarding the unacceptable impact of this development on the special interest of the Grade I Listed Boughton House park and gardens.
KE.013a	Land East of Stamford Road		198	English Heritage have raised concerns regarding the unacceptable impact of the development of the larger site KE/013 on the special interest of the Grade I Listed Boughton House park and gardens. While this site is smaller an impact is still likely.
KE.014	Land at Barton Hall		20	English Heritage have raised concerns regarding the unacceptable impact of this development on the special interest of the Grade I Listed Barton Hall and Conservation Area. Site scores poorly on accessibility to facilities and employment. Tree's within the site benefit from TPO protection. Significant highways works would



				be required to suitably access the site and the site lies within a minerals consultation area.
KE.033	Site at Wicksteed Part to east of Sussex Rd and Kent Place		108	Site would result in loss of open space which is part of Wicksteed Park. This could not be re-provided elsewhere as is part of a much larger important open space and the impact on this would not be acceptable.
KE.035	North Kettering A		505	English Heritage have raised concerns regarding the unacceptable impact of this development on the special interest of the Grade I Listed Boughton House park and gardens and on the character and appearance of the Warkton and Weekley Conservation Areas. Site is physically detached from Kettering and located in a very prominent position which would heighten its impact on Warkton and Weekley as well as Broughton House.
KE.036	North Kettering B		694	English Heritage have raised concerns regarding the unacceptable impact of this development on the special interest of the Grade I Listed Boughton House park and gardens and on the character and appearance of the Warkton and Weekley Conservation Areas. Site is detached from Kettering and development in this area would result in a visual if not physical coalescence with Warkton and Weekley. The River Ise runs along the southern part of the site and part of the site falls within the flood zone. Development of this site would result in the loss of the most versatile agricultural land.

## Appendix 2 - Burton Latimer

Potential Sites		SHLAA	DPH	Comments
BL.038	BL Site 11. Land Adjacent to the Bungalow	25 (Significantly high number for this site)	14	Accessibility to the site is good. Trees and hedgerows within the site should be incorporated into any future development. Archaeological mitigation may be required. Development of this site could contribute to a requirement for a new primary school in Burton Latimer, which could affect the viability of this site.
BL.039	BL Site 20. Site to the rear of 23 Regent Road	18 (site number should be significantly reduced)	9	The site scores well in terms of accessibility and has relatively few constraints. Main constraint is access to the site and number of dwellings on the site may need to be reduced to ensure adequate access can be gained.
BL.042	Finedon Road	67 (Number of dwellings should be reduced to reflect flood risk)	71 (Significantly high number for this site reduce to 35)	Site is moderately accessible. A stream and green corridor run along the south eastern boundary of the site which should be protected and enhance and development should avoid the flood zone on which part of the site falls. Mitigation measure may be necessary. The footpath through the site should be protected. Site has potential archaeological significance requiring further investigation. Development of this site could contribute to the requirement for a new primary school in Burton Latimer, which could affect the viability of this site.
BL.044	Land to the west of Kettering Road	40	50 (number of houses too high, reduce to 40)	This site scores well in terms of accessibility. The main constraints are the impact development would have on the listed buildings in the site and the impact on Burton Hall and the setting of the conservation area. Any development would need to be high quality and would need to reflect the characteristics of the surrounding area.
BL.047	Land to the north of Church Street	15	27 (number of houses too high, reduce to 15)	Site contains three Listed Buildings and their curtaliges and is located in the Burton Latimer Conservation Area. Development would need sensitive design to ensure it

				does not negatively impact the special interest of these buildings or their settings and should seek to enhance the character and appearance of the Conservation Area. Access to this site would need to be improved to accommodate any future development.
BL.048a	Land to the south east of Burton Latimer		200	Reduced site BL.048 - Accessibility to the site is good. A stream runs along the northwestern boundary of the site and could create a green infrastructure corridor to the wider open countryside. However, site has potential archaeological significance which requires further investigation. A small part of the site adjacent to Higham Road and to the north of the site has potential to bring forward a small amount of development and better connect development to the north of Higham Road and the Doctors surgery to the rest of the town.
BL.057	Bosworth nurseries and Garden Centre	84	84	Site scores well and has relatively few constraints. Main constraint is the need to overcome issues with capacity of the highway network.
BL.058	Land around White Lodge Farm, Higham Road	176	176	Accessibility to the site is good. Some noise mitigation may be required due to sites proximity to the A6. Site is located in a prominent location and careful design is required to ensure the site integrates well into the urban area. Site has potential archaeological significance. Site is currently physically detached from Burton Latimer but if adjacent permitted site comes forward then this site would have more potential. Development of this site would result in the requirement for a new primary school in Burton Latimer, which could affect the viability of this site.
<b>Total</b>		<b>425</b>	<b>573</b>	

<b>Sites with more significant constraints</b>				
BL.037	BL site 10. Alumasc playing fields and land adjacent to south-west		49	This site scores reasonably in terms of accessibility and has relatively few constraints. The main constraint on development of this site is gaining access which at present is not possible.
BL.040	BL Site 22. Land to the rear of 2-20 Bridle Road	39	22	Site scores well and has relatively few constraints. Main constraint is gaining access to the site. This is a significant constraint and it is likely given the multiple land ownership that this would be difficult to overcome.
BL.045	Land between Cranford Road and the A6	150	180 (number of houses too high, reduce to 150)	Accessibility to this site is poor. Site is adjacent to main routes (A6 and A14) so noise mitigation would be required. Site has potential archaeological significance. Site could serve as a potential Green Infrastructure link to the wider corridor. Despite site being well screened it has an attractive and distinctly rural character to it. Vehicular access to the site should be located away from the A6. Development of this site would result in the requirement for a new primary school in Burton Latimer, which could affect the viability of this site.
BL.046	Land to the rear of Station Road and Polwell Lane	80	116	Site scores well and has relatively few constraints. Main constraints are the need to relocate the existing sports/ open space facility and the conflict between access to the site and access to the adjacent employment site.
BL.049	BL Site 1. North of Burton Latimer	977	977	Site is located adjacent to the A14 and A6 so mitigation from noise would be required. Due to the quality of the landscape in this location the site is sensitive to new development, although could create a Green Infrastructure corridor link to the north of Burton Latimer. The sites surrounds the Grade I Listed, Latimer Hall and is located within the Burton Latimer Conservation area,

				development should not impact the special interest of the Listed Building or its curtilage and should enhance the character and appearance of the Conservation Area. Development of this site would create further coalescence between Burton Latimer and Barton Seagrave/Kettering. Development is likely to impact numerous roads and junctions. Development of this site would result in the requirement for a new primary school in Burton Latimer, which could affect the viability of this site.
BL.050	BL Site 6. Land off Wheatfield Drive	47	84	Conservation Area. A stream runs along the south eastern boundary of the site and should be protected. Vehicular access to the site is limited as Church Lane is at capacity. Development of this site would contribute to the requirement for a new primary school in Burton Latimer, which could affect the viability of this site.
BL.052	BL Site 9. Land to the rear of White Lodge Farm (only area without planning permission)		331 (Reduction in housing numbers is required on this site)	Accessibility to site is good. Site is located adjacent to the A6 so noise mitigation would be required. Site is located in a prominent position in Burton Latimer, significantly detached from the rest of Burton Latimer and dependent on other sites coming forward to provide good linkages into Burton Latimer and neighbouring sites. The combination of the existing permitted sites, site BL.058 and this site would result in a significant development on the edge of Burton Latimer. The site has potential archaeological significance. Linkages through the site could help to improve walking and cycling in this area. Development of this site would result in the requirement for a new primary school in Burton Latimer, which could affect the viability of this site.
BL.053a	BL Site 14. South west Burton Latimer	147	147	Reduced site from BL.053 - Development of the whole site would have an unacceptable impact on the Ise Valley sub-regional corridor. A small element on the north east

				of the site off Queensway may be acceptable for development; however there are issues gaining access to this part of the site as this would need to be across the curtilage of 159a Queensway or would require the acquisition and demolition of an existing property.
<b>Total</b>		<b>1820</b>	<b>1876</b>	
<b>Sites not suitable for development</b>				
BL.043	Land between A6 and Wold Road	30	80	This site has good accessibility but is adjacent to the A6 where noise mitigation measures are likely to be required. Site comprises of a number of trees and hedgerows which should be retained. Access to the site off Wold Road is unacceptable and the site feels detached from the rest of Burton Latimer. Development of this site could contribute to a requirement for a new primary school in Burton Latimer, which could affect the viability of this site.
BL.048	Land to the south east of Burton Latimer		985	Accessibility to the site is good. A stream runs along the northwestern boundary of the site and could create a green infrastructure corridor to the wider open countryside. However, development of this site would have a significant impact on the rural character of this area and has potential archaeological significance which requires further investigation. Development of this site would reduce the gap between Burton Latimer and Finedon and coalescence should be avoided. Site is potentially heavily contaminated and mitigation would be required which could affect the viability of this site. Development of this site would result in the requirement for a new primary school in Burton Latimer, which could also affect the viability of this site. Scale of development

				is too large for that required in Burton Latimer in the plan period. However, a small part of the site adjacent to Higham Road and to the north of the site has potential to bring forward a small amount of development and better connect development to the north of Higham Road and the Doctors surgery to the rest of the town.
BL.051	BL Site 8. Land to the rear of Bunting Close	57	54	Site performs poorly in terms of accessibility. Main constraints include gaining safe access to the site and impact on biodiversity and the Burton Latimer pocket park. The pocket park should be excluded from the development area.
BL.053a	BL Site 14. South west Burton Latimer	1642	1306	Development of the whole site would have an unacceptable impact on the Ise Valley sub-regional corridor. A small element on the north east of the site off Queensway may be acceptable for development; however there are issues gaining access to this part of the site as this would need to be across the curtilage of 159a Queensway or would require the acquisition and demolition of an existing property.

## Desborough

Potential Sites		SHLAA	30 DPH	Comments
DE.062	Land off Harborough Road	175	201	Good accessibility to employment, poor accessibility to facilities however, if Desborough North SUE was to gain planning permission a new school, shops and open space would be in closer proximity to the site. Also, the opening of the new Desborough Leisure Centre would affect this sites accessibility score. Additional primary school provision in Desborough is required. This site has potential to link up existing GI corridor but further information regarding archaeological significance is required. Further information required on archaeological impact.
DE.067	Land adjoining the Orchards, Harrington Road	60	75 (number to be discounted due to pond onsite and access = 60)	Site is located in open countryside, its accessibility is good but further information is required as site is potentially archeologically significant. The footpath that runs along the north edge of the site should be retained and not opened for vehicular use, this may limit the width of access to the site and therefore, the sites capacity. Development of this site would contribute to the requirement for a new primary school in Desborough, which could affect the viability of this site.
DE.069	Loatlands School	78	45	This site scores reasonable well in terms of accessibility and ability to integrate with the surrounding area. Main constraints involve the need to re-provide school provision and associated sports facilities elsewhere in the town. A transport assessment will be required and capacity of existing water and sewage infrastructure will require upgrading. Development of this site would contribute to the requirement for a new primary school in Desborough, which could affect the viability of this site.
DE.070	Eveden Factory 1	20	10	The site scores well in terms of accessibility and has relatively few constraints. However development of the site



				for housing would result in the loss of employment in the town and the loss of a building of local historic value. If this site is identified for development the existing building should be retained.
DE.071	Eveden Factory 2	27	15	Site scores well in terms of accessibility and has relatively few constraints. However redevelopment of the site would result in the loss of employment and retail. Impact of the LWS will need careful consideration but development of the site could help improve access to the pocket park.
DE.072	Desborough Leisure Centre	128	102	Development of this site would result in loss of a leisure facility and open space in this location. Leisure provision and open space will be accommodated in a new Leisure Centre on the Grange, to the north of Desborough. Site is located adjacent to a flood zone so mitigation may be required. Site is also, located adjacent to a wildlife site where biodiversity should be enhance. Development of this site would provide an opportunity to enhance links between Desborough and the Ise Valley. The landscape here is sensitive therefore, careful design would be required. A public footpath runs through the site and should be protected and enhanced. Potential mitigation measures are required for archaeology. A Transport Assessment would be required to assess the capacity of the existing access. Development of this site would contribute to the requirement for a new primary school in Desborough, which could affect the viability of this site.
DE.073	Land at Harrington Road	85	69	The site scores relatively well in terms of accessibility and could be integrated into surrounding development. However development of the site would result in the loss of ridge and furrow earthworks which would have a significant negative impact of the historic environment. Development of this site would contribute to the requirement for a new primary school in Desborough, which could affect the viability of this site.

DE.078	Desborough North	700	700	Site is identified in the Rothwell and Desborough Sustainable Urban Extension AAP Submission Plan as the location for the Desborough SUE. Development of this site would result in the requirement for a new primary school in Desborough, which could affect the viability of this site. Would require crossing over railway line to link with the town centre
DE.013a	Land off Braybrooke Road (Council designed site = parts of DE.140 & DE.142)		200	Majority of constraints could be overcome with mitigation. However site does not perform well in terms of accessibility and although adjacent to existing residential development if developed alone would be peripheral to the existing settlement. Development of this site would contribute to the requirement for a new primary school in Desborough, which could affect the viability of this site.
<b>Total</b>		<b>1473</b>	<b>1402 (702 excluding Desborough North)</b>	
<b>Sites with more significant constraints</b>				
DE.075	Lawrences		36 (number should be discounted due to comments)	Site is a brownfield site within Desborough town centre boundary and the requirement for regeneration it is considered that this site is more suited to town centre uses with residential above ground floor level only. Re-development of this site could significantly visually enhance this site in the Conservation Area. Justification would be required for the removal of the Lawrences Factory in accordance with PPS5. The Grade II Listed, Kings Arms and its curtilage should be protected during any development of this site.
DE.079	Land to the south west of Pioneer		69	Majority of constraints could be overcome with mitigation. However site does not perform well in terms of accessibility

	Avenue			and although adjacent to existing residential development if developed alone would be peripheral to the existing settlement. Development of this site would contribute to the requirement for a new primary school in Desborough, which could affect the viability of this site.
DE.173	Lower Steeping		86	Site is moderately accessible. Site is designated Natural and Semi-Natural open space and close to the Ise Valley as well as being located in GI sub-regional corridor. At present there is no obvious access to the site and capacity may be limited through the creation of an access across the front of an existing property. Development of this size is likely to result in the requirement for a new school in Desborough.
<b>Total</b>			<b>191</b>	
<b>Sites not suitable for development within the plan period</b>				
DE.063	Desborough Site 3	92	81	Accessibility to local facilities would require residents to cross the railway line, which is also a significant source of noise which would significantly reduce the capacity of the site. Highways access to the site is also limited. There are no footpaths on this side of Pipewell road to accommodate travel by foot and limited capacity to accommodate them either. A new primary school is required in Desborough to accommodate additional development, this may affect the viability of this site.
DE.064	Desborough Site 2	332	222	Despite the site being adjacent to settlement boundary, the site feels detached from the town and relates better to the open countryside. Highways capacity and access to the site is limited due to access being over the railway bridge and no presence of a footpath on this side of the road. The

				development of this site would result in the requirement of a new primary school in Desborough, this may impact the viability of the site.
DE.065	Land to south of Pioneer Avenue	350	1278	Accessibility of this site is poor. Site would need mitigation measures against potential noise from A6 and flood risk on the southern boundary. Development of this site should not impact the wildlife site to the south of this site. Visually this site is very prominent in the open countryside. Development of this site would have a negative impact on the Ise green corridor between Rothwell and Desborough and because of the sites proximity to Rothwell, could result in a feeling of coalescence between the two towns. Potential for the site to have archaeological significance and further investigation would be required. Access to the site is difficult. Development of this site would result in the requirement for a new primary school in Desborough, which could affect the viability of this site.
DE.066	Land to the east of Watermill Close		150	Development is outside the town boundary and accessibility is poor. The site is detached from the existing residential by the TPO wooded area to the west of the site, this is also a protected wildlife area where opportunities for biodiversity enhancement should be encouraged. Archaeological investigation and mitigation would be required. Vehicular access to the site is challenging and development of this site would result in the loss of the most versatile agricultural land. Development of this site would result in the requirement for a new primary school in Desborough, which could affect the viability of this site.
DE.068	Cedars Farm, land off Copelands Road	135	90	Site lies adjacent to the railway line so noise mitigation would be required. Site is adjacent to an area of TPO trees, which should be protected. Any new vehicular access to this site is likely to have a negative impact on these trees. The site also,

				lies adjacent to a wildlife site, where biodiversity should be enhanced. Within the site is a large area of trees which should be incorporated into any future development as they have important landscape value. Development of the site would have a detrimental impact on the quality of the landscape in this location. Development of this site would contribute to the requirement for a new primary school in Desborough, which could affect the viability of this site.
DE.077	Desborough West	700		This is a strategic scale site and development would have a significant impact on the population of Desborough. Main issues involve connectivity of the site to the rest of the town and the significant access infrastructure that would be required to access the site. Impact on the pocket park and LWS would need careful consideration. This site was considered in the preparation of the Rothwell and Desborough Sustainable Urban Extension (SUE) AAP but was not identified as the preferred location for the SUE and should only be considered for development if it is identified that Desborough requires a further SUE in the later part of the extended plan period. Development of this site would result in the requirement for a new primary school in Desborough, which could affect the viability of this site.
DE.140	Land at Humfrey's Lodge		2049	This is a large site and if the whole site was developed the scale of development would exceed that required in Desborough in the plan period. The site does not perform well in terms of accessibility for housing use and has a number of constraints including ridge and furrow earthworks within the site. Development of this site would result in the requirement for a new primary school in Desborough, which could affect the viability of this site. The site is bisected by the railway, the southern section is more appropriate for development than the northern section. A linear development along Braybrooke

				road would be more appropriate.
DE.141	Land to the North of Harborough Road		459	This site is detached from Desborough and performs poorly against accessibility criteria. Housing development in this location could not be integrated into the existing town and would not be appropriate. Development of this site would result in the requirement for a new primary school in Desborough, which could affect the viability of this site.
DE.142	Land off Arthingworth Road and Braybrooke Road		321	Site performs poorly in terms of accessibility for housing and if developed in isolation would create a stand alone development which would not integrate well with the existing settlement. Development of this site would result in the requirement for a new primary school in Desborough, which could affect the viability of this site.

## Rothwell

Potential Sites		SHLAA	DPH	Comments
RO.084	Football Club	85	48	Site scores well in terms of accessibility and could be integrated into existing development. Main constraint is the need to relocate the football club elsewhere.
RO.086	Land to the rear of 74/82 Rushton Road	54	35	Site scores well and has relatively few constraints. Site contains a significant number of trees and further assessment would be required to assess whether these need to be retained.
RO.088	Rothwell North	700	1200	This site is identified in the Rothwell and Desborough Sustainable Urban Extension Area Action Plan as the preferred location for the Rothwell SUE.
<b>Total</b>		<b>839</b>	<b>1283 (583 excluding 700 at Rothwell North)</b>	
<b>Sites with more significant constraints</b>				
RO.082	Cooper's Coaches	11	8	Site performs well in terms of accessibility and could be integrated into existing development. The highway would require substantial works to bring this up to adoptable standard and the impact on Grade II listed 11 Desborough Road and the Nunnery will require further assessment.
RO.085	West of Rothwell	250	192	Site does not perform very well in terms

				of accessibility. There are some constraints including capacity of the A6 roundabout and need for further archaeological investigation.
RO.159	Columbus Crescent	54	75	This site scores relatively well. However development of the site would result in the loss of a good quality open space and this would need to be replaced if the site was to be developed. Any development would need to be high quality to reflect the landscape quality of the area.
<b>Total</b>		<b>315</b>	<b>275</b>	
<b>Sites not suitable for development within the plan period</b>				
RO.081	Rear gardens of properties and allotments Shotwell Mill Lane	46	26	Site scores relatively well. However the loss of allotment land would need to be mitigated and substantial works would be necessary to bring highway to an adoptable standard.
RO.083	Land at Hospital Hill	19	14	Site scores well in terms of accessibility and could be integrated into the town. The site is in a sensitive location and has a number of constraints. Any development would need to be high quality design. Impact on Local GI corridor would also need to be mitigated. Access to site not suitable for number of dwellings proposed.
RO.093	Land off A6 roundabout		29	This site is detached from the existing

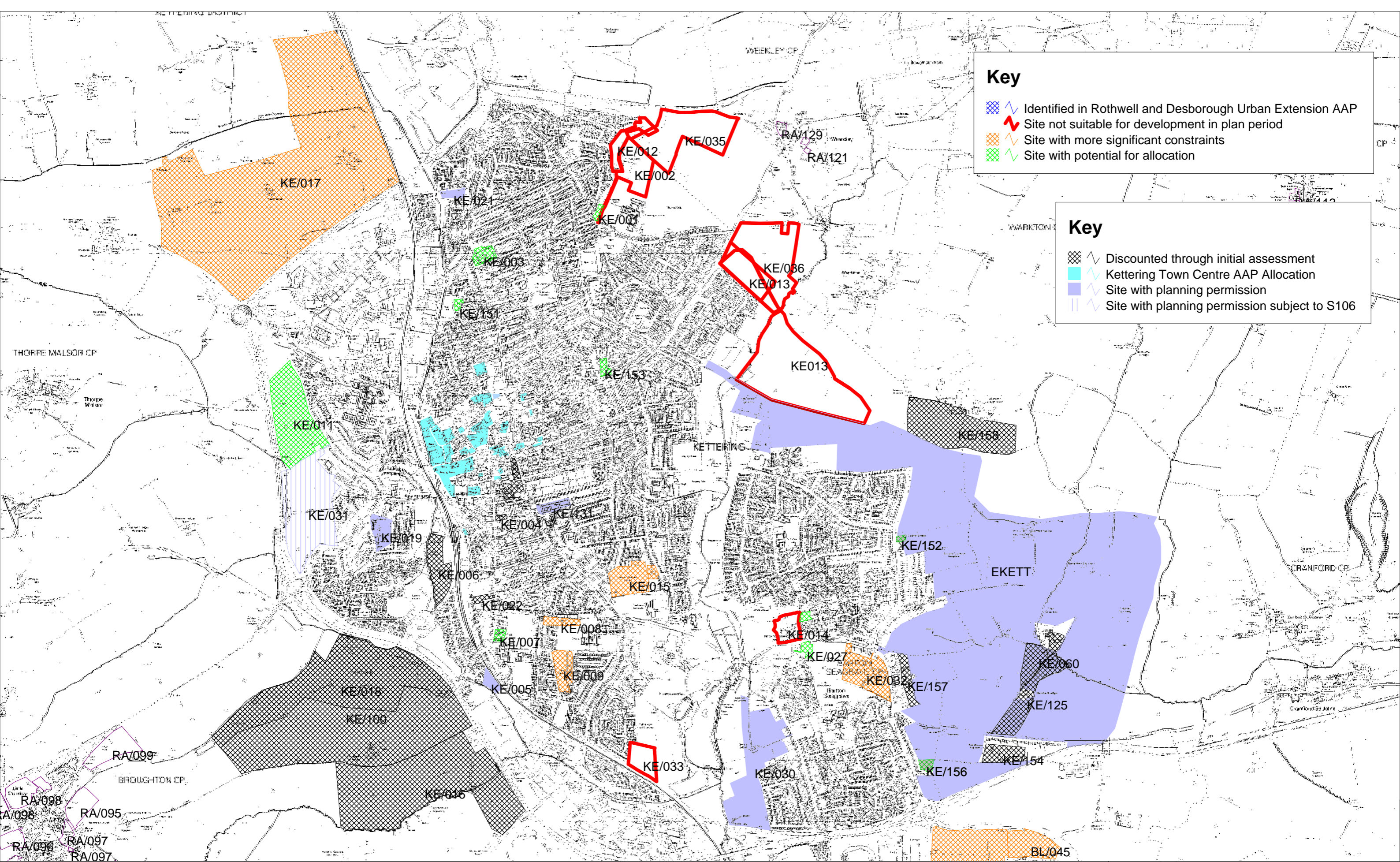


				settlement and developed in isolation would be a standalone development which would not integrate with the existing settlement. The site is adjacent to the A14 so noise would be a significant issue. Given its location this site is not suitable for housing development but may be appropriate for another use.
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Corby

<b>Sites not suitable for development within the plan period</b>		<b>SHLAA</b>	<b>DPH</b>	<b>Comments</b>
CO.122	Alternative SUE South East of Corby	372	1724	There are a significant number of constraints to the development of this site. The site is detached from Corby by the A6003 and would therefore not create a well connected extension to the town. Impact on the historic environment and in particular the impact on Pipewell would be unacceptable. There are major constraints to the provision of water and sewage infrastructure. There is also likely to be significant impacts on archaeology.
CO.123	Site 4 Land South of Great Oakley, Corby	1060	1483	This site scores poorly. It feels detached from Corby and would not provide a well integrated extension to the town. There are significant restraints on the site in terms of the need to retain the existing trees on the site. This would significantly reduce the developable area. It is not possible to gain safe access to the site and there are major constraints in the provision of water and sewage infrastructure.
CO.124	South east of Corby, adjoining the R8 site and the new A43	1083	1343	This site scores poorly. It is detached from Corby by the railway line and the wooded area to the north and would relate more to Little Stanion than to

				Corby. There are major constraints in the provision of water and sewage infrastructure. The ancient woodland should be excluded from any developable area. Site is likely to have a significant negative impact on archaeology.
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**Key**

- Identified in Rothwell and Desborough Urban Extension AAP
- Site not suitable for development in plan period
- Site with more significant constraints
- Site with potential for allocation

**Key**

- Discounted through initial assessment
- Kettering Town Centre AAP Allocation
- Site with planning permission
- Site with planning permission subject to S106

Title: Appendix 3a - Kettering

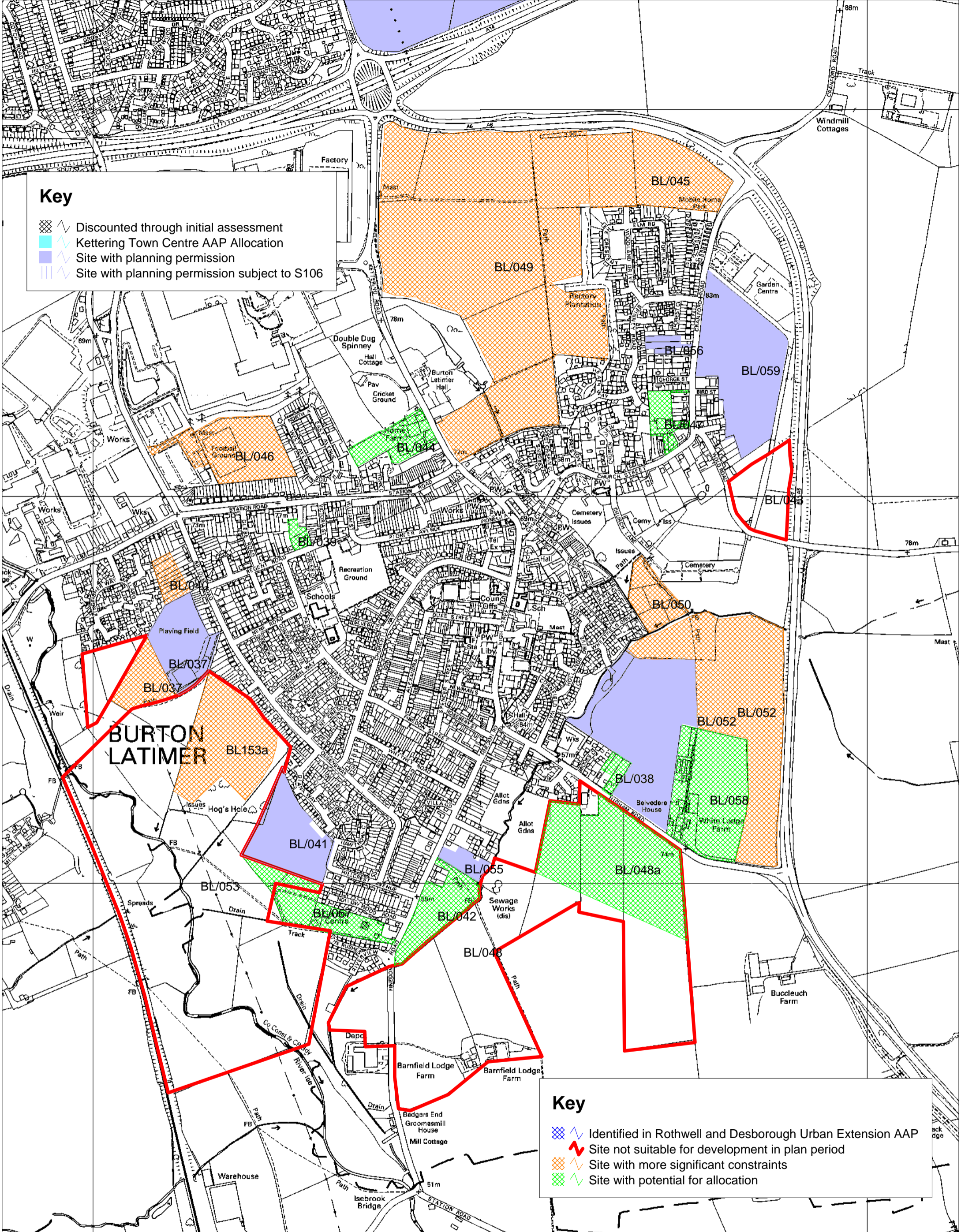
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**Key**

- ⊗ Discounted through initial assessment
- ⊗ Kettering Town Centre AAP Allocation
- ⊗ Site with planning permission
- ⊗ Site with planning permission subject to S106

**Key**

- ⊗ Identified in Rothwell and Desborough Urban Extension AAP
- ⊗ Site not suitable for development in plan period
- ⊗ Site with more significant constraints
- ⊗ Site with potential for allocation

Title: Appendix 3b - Burton Latimer

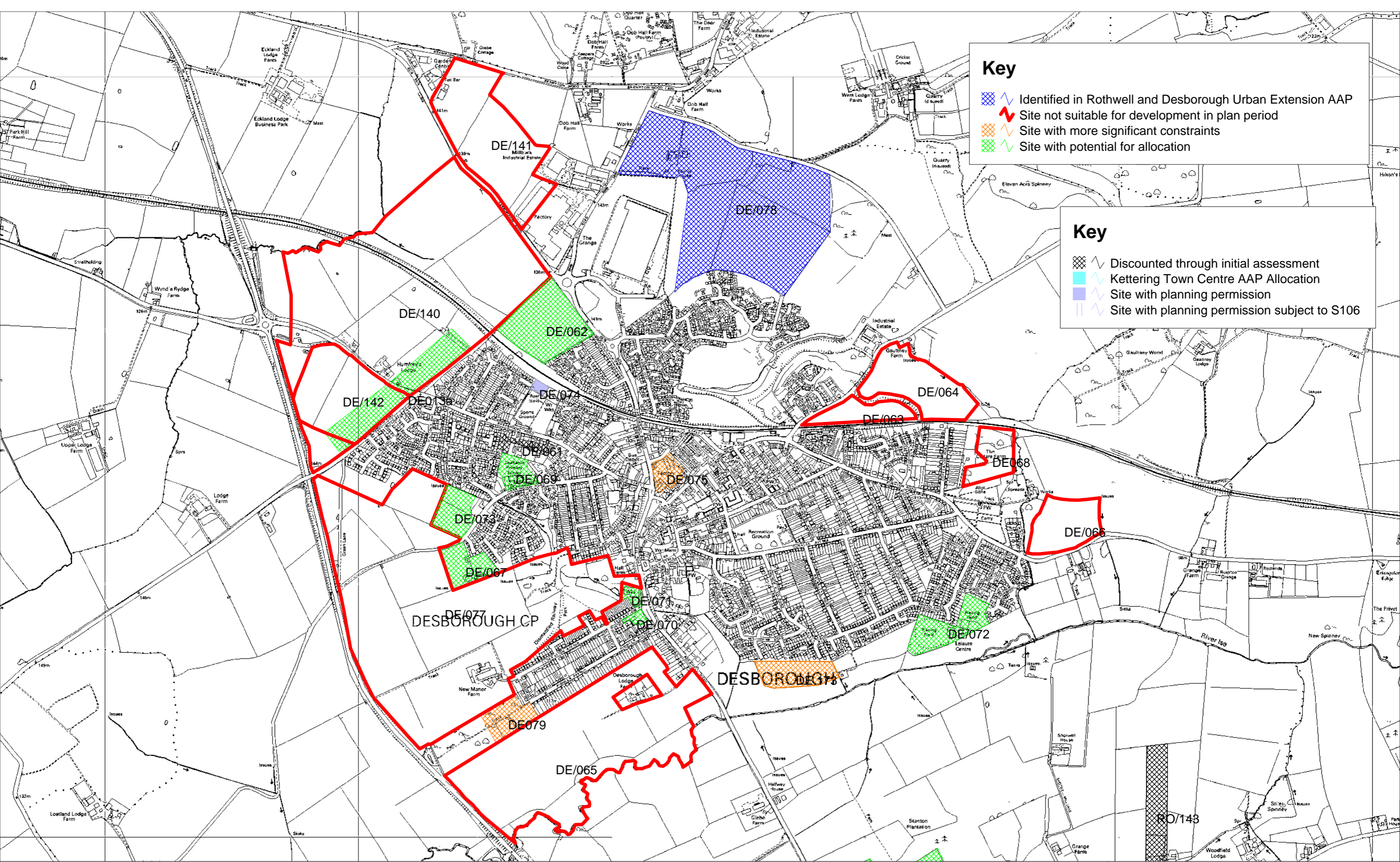
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**Kettering**  
Borough Council



**Key**

- Identified in Rothwell and Desborough Urban Extension AAP
- Site not suitable for development in plan period
- Site with more significant constraints
- Site with potential for allocation

**Key**

- Discounted through initial assessment
- Kettering Town Centre AAP Allocation
- Site with planning permission
- Site with planning permission subject to S106

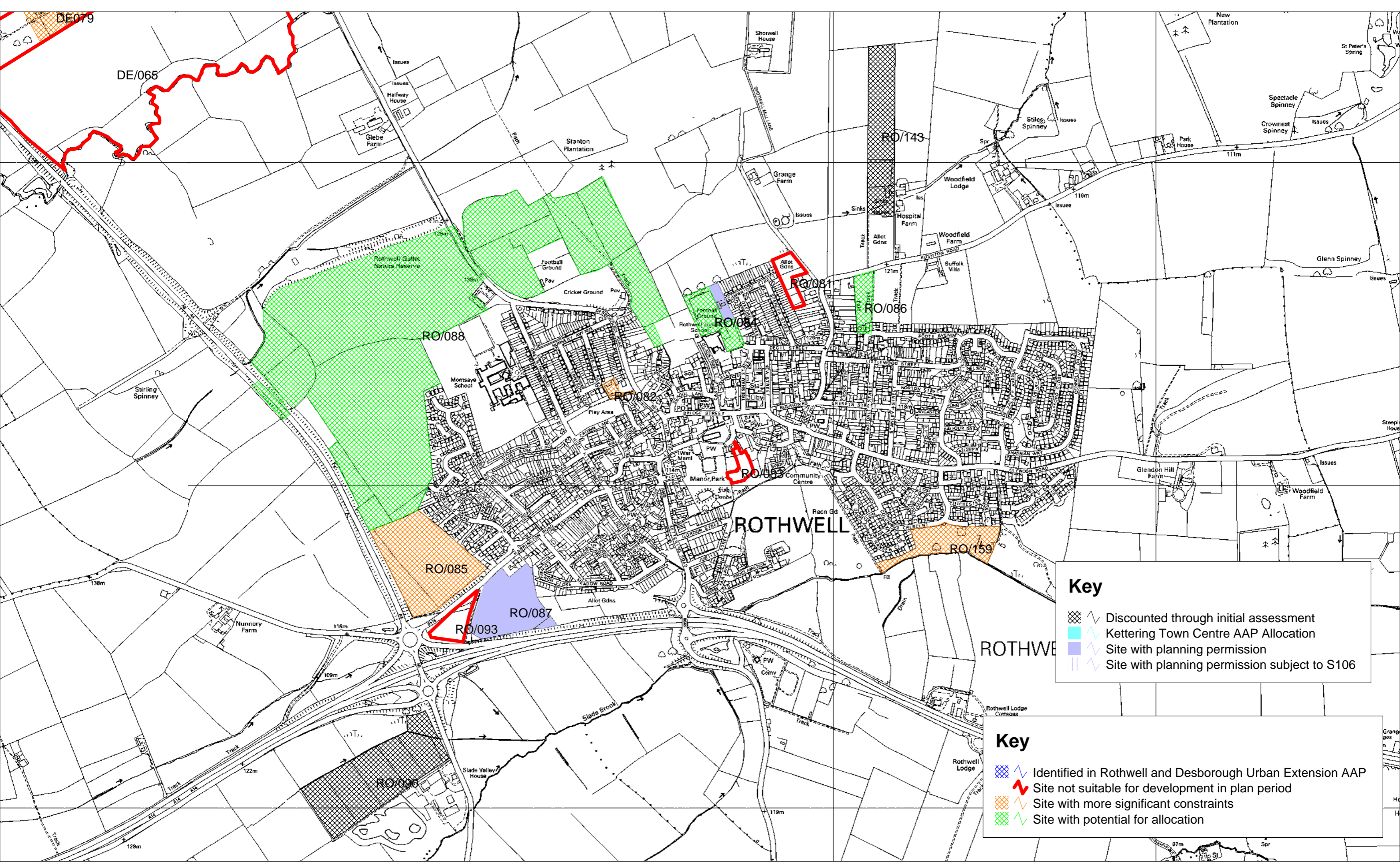
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**Key**

- Discounted through initial assessment
- Kettering Town Centre AAP Allocation
- Site with planning permission
- Site with planning permission subject to S106

**Key**

- Identified in Rothwell and Desborough Urban Extension AAP
- Site not suitable for development in plan period
- Site with more significant constraints
- Site with potential for allocation

Title: Appendix 3d - Rothwell

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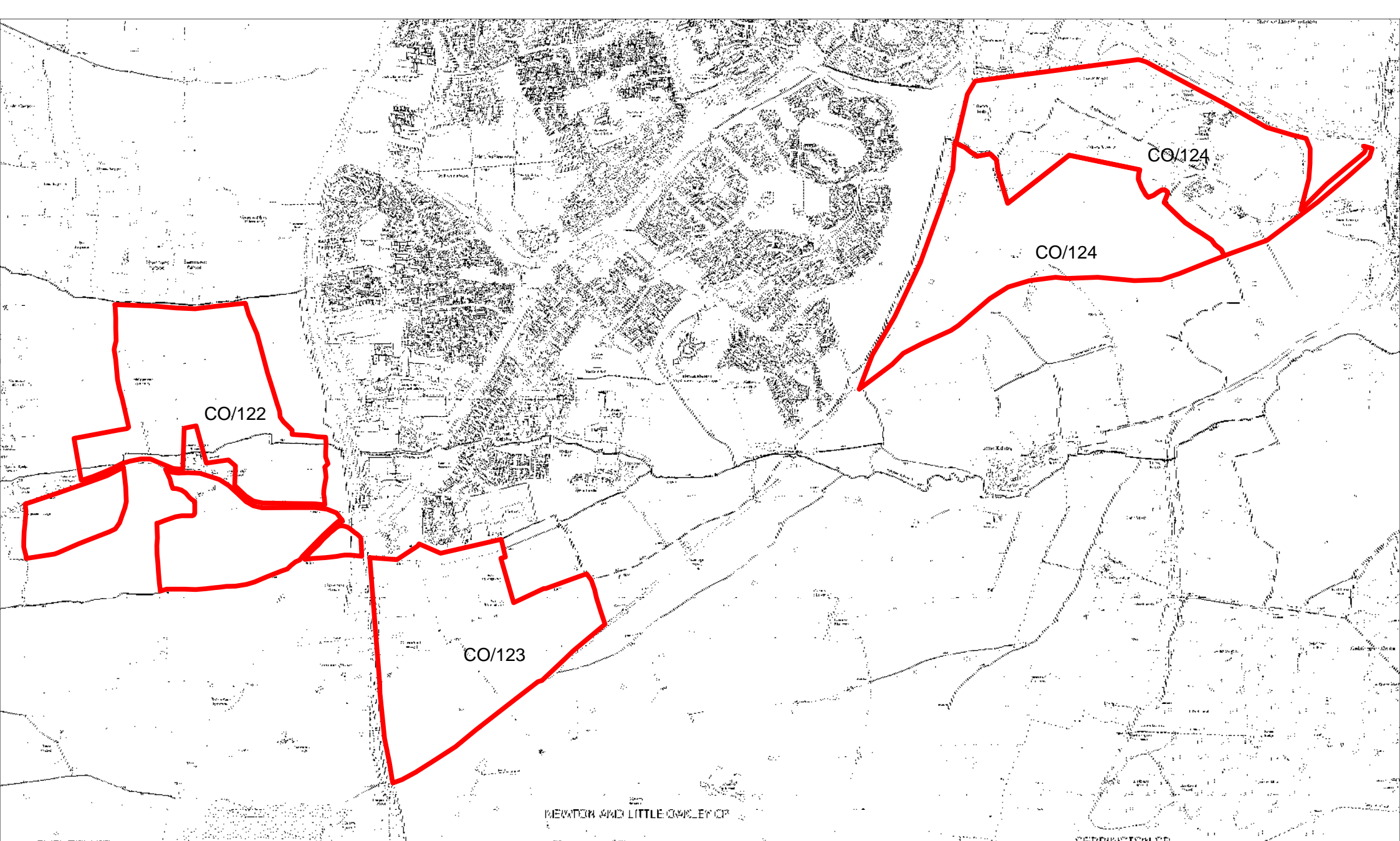
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**Kettering**  
Borough Council



## Appendix 4

### Summary of Stakeholder Consultation

As part of the detailed assessment of sites the following stakeholders were contacted to provide comments on the suitability of sites and to highlight any issues relating either to the individual sites or cumulative impacts of development.

#### Stakeholders contacted

Anglian Water
British Gas
British Telecom
Environment Agency
English Heritage
NCC Highways Authority
Highways Agency
Mobile Operators Association
Natural England
NCC Access
NCC Archaeology
NCC Education
NCC Minerals and Waste
Wildlife Trust

#### Stakeholder comments:

##### Environment Agency:

##### Generic comments

More detailed comments will be made on site specific proposals but in the meantime we have the following comments with regard to the following issues:

- Sequential Test and Making Space for Water
- Groundwater and Contaminated Land
- Water Infrastructure

##### **Sequential Test**

For those sites Kettering Borough Council wishes to take forward, your Authority should demonstrate in a clear and transparent manner, that development sites located in Flood Zone 2 and 3 have passed/is likely to pass the Sequential and/or the Exception Test as stated in Planning Policy Statement 25 (PPS25).

In areas at risk of flooding preference should be given to locating new development in Flood Zone 1. Only if there are no reasonable sites available in Flood Zone 1 then the vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then 3, where a sequential approach should be used.

The aim of the Sequential Test, is to steer new development to areas at the lowest probability of flooding (see PPS25 paragraphs 16, 17 and D1 - D8) and, therefore, in the first instance your Authority should be satisfied that the Sequential Test has been applied to justify development at a location and to allow the Exception Test to be considered. For further information, please refer to Figure 3.1 of the PPS25 'Practice Guide Companion', which contains further detail on the flood risk sequential test process.

In practice, the Sequential Test should be easy to apply because there are so many sites wholly or almost entirely within flood zone 1. We advise removing those parts of the site in zones 2 and 3, or making it clear that these are for green infrastructure such as open space or biodiversity corridors.

### **Ground water and Contaminated Land**

We promote all brownfield land to be redeveloped. All brownfield sites may need a land contamination assessment depending on historical usage. If contamination is present there may be some restrictions with the use of soakaways.

Key documents on land contamination guidance that should be followed are:

- **The Model Procedures for the Management of Land Contamination (CLR11)** - developed to provide a technical framework for applying risk management processes when dealing with land affected by contamination, consistent with government policies and legislation within the UK.  
<http://www.environment-agency.gov.uk/research/planning/33740.aspx>
- **Planning Policy Statement 23 (PPS23):** Planning and Pollution Control - Government policy and principles for determining the risks from contamination during development. <http://www.environment-agency.gov.uk/business/sectors/32707.aspx>
- **Groundwater Protection: Policy and Practice (GP3)** – Environment Agency documents which set out our strategy for groundwater management. Our land contamination policies are set out in Section 9 of GP3 Part 4. <http://www.environment-agency.gov.uk/research/library/publications/40741.aspx>
- **Guiding Principles for Land Contamination** – generic guidance which provides a reminder for problem holders and their advisors of what we think is good practice (largely relating to the protection of water).  
<http://www.environment-agency.gov.uk/research/planning/121619.aspx><http://www.environment-agency.gov.uk/research/planning/121619.aspx>
- **Draft Report on Verification of Remediation of Land Contamination** – draft guidance on designing and implementing a verification plan to increase confidence in the outcome of remediation of contaminated soils

and water. <http://www.environment-agency.gov.uk/research/planning/101359.aspx>

### **Water Infrastructure**

The Environment Agency is actively promoting water infrastructure services planning to secure delivery of sustainable development. National planning policy (notably PPS12, PPS23 and PPS3) requires a strategic approach to development and water infrastructure planning, in partnership with key delivery bodies (including the Environment Agency, local councils, and Anglian Water). Core Strategy policy 6, 7 and 13 have particular local relevance here.

We recommend early consultation with Anglian Water to determine whether there is (or will be prior to occupation) sufficient infrastructure capacity existing for the **connection, conveyance, treatment and disposal of quantity and quality** of water associated with the proposed developments within environmental limits of the receiving watercourse. This may impact on the housing figures and phasing of development – especially for Desborough and Rothwell where waste water infrastructure may take longer to provide, and the Upper Ise is a sensitive river catchment in terms of water quality and biodiversity.

The statutory water company should confirm the prospects for delivery of infrastructure that the any of the proposed development relies upon for environmental protection. We can advise further from there.

### **Sites with more than 1 hectare located in flood zone 3**

Development sites greater than 1 hectare and are located within Flood Zones 1, 2 and 3. Accordingly, any planning application must be supported by a Flood Risk Assessment (FRA), which considers and quantifies the different types of flooding as well as addressing the surface water drainage for the development.

Part of the sites fall within Flood Zones 2 and 3, the remainder of the sites lie within Flood Zone 1. The FRA must consider and quantify the different types of flooding to demonstrate that flood risk is not increased by the proposed development and where possible, reduced. Furthermore, the FRA must consider the vulnerability of those that could occupy and use the development, taking account of the Sequential and Exception tests and the vulnerability classifications (see PPS 25 Annex D), including arrangements for safe access and egress. In addition, it needs to consider the residual risk of flooding and demonstrate whether the building and its occupants are safe for the lifetime of the development. For revised climate change figures, refer to Annex B of PPS 25. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment (SFRA) should also be used to inform any site specific FRA and the risk of flooding from the upstream reservoirs should be addressed. Please note that the SFRA indicates that part of the site lies within Flood Zone 3b 'functional floodplain' and in accordance with Table D3 of

PPS25, only development, appropriate to the vulnerability, should be located within Flood Zone 3b.

Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties.

The FRA must also demonstrate that post development run-off does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be provided.

Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control.

Any attenuation required should be provided in line with the requirements of PPS25 and Preliminary Rainfall Runoff Management for New Development Revision D. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed.

The drainage scheme proposed should provide a sustainable drainage strategy to include SUDS elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SUDS Manual (C697). Further information on SUDS can be found in;

- PPS25, page 33, Annex F
- PPS25 Practice Guide
- CIRIA C522 document Sustainable Drainage Systems - design manual for England and Wales
- CIRIA C697 document SUDS manual
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency's web site at:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) and CIRIA's web site at [www.ciria.org.uk](http://www.ciria.org.uk)

The hierarchy for surface water disposal encourages a SUDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Support for the SUDS approach to managing surface water run-off is set out in paragraph 22 of Planning Policy Statement 1 (PPS): Delivering Sustainable Development and in more detail in Planning Policy Statement 25: Development and Flood Risk at Annex F. Paragraph F8 of the Annex notes that "Local Planning Authorities should ensure that their policies and decisions on applications support and complement Building Regulations on sustainable rainwater drainage".

Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SUDS could still be utilised to convey and store surface water run-off.

Areas of open space on the site could be utilised and SUDS features such as swales and ponds may added to the amenity and ecologic value of the site.

The FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 "Flood Risk Assessment Guidance for New Development Phase 2". Further consideration should be given to safe access and egress for emergency services when site is flooded.

### **Proposed developments greater than 1 hectare located in Flood Zone 1**

Site developments that are more than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in Annex D Planning Policy Statement 25 'Development and Flood Risk' (PPS25))

Any planning application must be supported by a Flood Risk Assessment (FRA), which primarily focuses on the management of surface water for the development as well as considering the other different types of flooding as detailed in PPS25. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment should also be used to inform any site specific FRA.

Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties.

The FRA must also demonstrate that post development run-off does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down

for the impermeable area proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Full calculations should be provided.

Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control.

Any attenuation required should be provided in line with the requirements of PPS25 and Preliminary Rainfall Runoff Management for New Development Revision D. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed.

The drainage scheme proposed should provide a sustainable drainage strategy to include SUDS elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SUDS Manual (C697). Further information on SUDS can be found in;

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Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SUDS could still be utilised to convey and store surface water run-off.

Areas of open space on the site could be utilised and SUDS features such as swales and ponds may added to the amenity and ecologic value of the site.

The FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 "Flood Risk Assessment Guidance for New Development Phase 2". Further consideration should be given to safe access and egress for emergency services when site is flooded.

### **Proposed developments less than 1 hectare located in Flood Zone 1**

Sites for development that are less than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in Annex D Planning Policy Statement 25 'Development and Flood Risk' (PPS25)).

The main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plan produced.

### **Highways Agency comments:**

The Highways Agency is unable to provide comments on particular sites due to the lack of detailed assessment of the transport impacts on the strategic road network, both of the individual sites as well as the cumulative impact of development, and the subsequent mitigating measures required to facilitate growth in particular locations.

However, I have carried out a basic review and can confirm that the sites indicated in the following areas are low levels of development and/or are remote from the strategic road network and therefore will not require assessment:

Ashley  
Braybrooke  
Geddington  
Great Cransley  
Grafton Underwood  
Harrington  
Newton  
Pytchley  
Stoke Albany  
Weekley

Weston by Welland

As you may know both the A14 and A45 are constrained, in particular at the following locations:

- A14: in the vicinity of Kettering
- A45: at the A45/A6 Chowns Mill roundabout and the A45/A509 Wilby Way roundabout.

Improvements to both the A14 and the A45 coupled with improvements in the level of public transport provision and other sustainable modes will be required to deal with the growth in housing proposed.

Each of the remaining sites will need to be assessed in relation to:

- the strategic road network, and depending on location the constraints referred to above
- accessibility of individual sites in terms of the likelihood of them being delivered in accordance with the principals of Circular 02/2007, i.e. those that would contribute to sustainable travel behaviour rather than being dependant on the trunk road capacity
- the cumulative impact of housing developments on the SRN

### **Northamptonshire County Council regarding Rights of Way and Walking and Cycling**

Some general comments:

-A large number of the sites that have existing Rights of Way will benefit from the retention and enhancement of these routes, some potentially being upgraded to cycle-ways.

-Certainly some of the larger sites would benefit from good internal cycle and footway networks that link and extend further into surrounding existing developments.

-Some of the developments in villages surrounding Kettering or those to the south of Corby could help create GI links into these towns.

-There are potential recreational routes along the River Ise, for example, that could be realised by some of the development sites.

-The following list of sites around Kettering could provide sections of cycleway that would link up with existing cycle routes and could ultimately form a virtual Kettering orbital cycle route: KE/017, KE/011, KE/001, KE/012, KE/002, KE/035, KE/036, KE/013, RA/121, RA/129, RA/149, KE/006, KE/009