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1 Introduction

1.0.1 This Area Action Plan (AAP) has been prepared to guide the development of two **Sustainable** Urban Extensions (SUEs) at Rothwell and Desborough. The AAP is a Development Plan Document (DPD) and forms part of the North Northamptonshire Local Development Framework (LDF). It will replace Local Plan policies as set out in **section 10** Appendix 4 of this plan. The AAP has been prepared by Kettering Borough Council but takes into account views of stakeholders and residents who made comments during the Northamptonshire County Structure Plan - Rothwell and Desborough Statigic Development Area consultation between 2001-2005, the Preferred Options Paper consultation in October/November 2006 and a Position Statement update and revisions paper in February 2009. The Council has consulted all key stakeholders at all stages in the preparation of this DPD.

1.0.2 The proposals contained within this paper are generally in accordance with all other National, Regional and Local Planning guidance and have been informed by background papers, evidence documents and the Sustainability Appraisal and Strategic Environmental Assessment.

How to comment?

1.0.3 You may be aware of previous documents and consultation events already undertaken to progress the Area Action Plan for sustainable urban extensions **SUEs** to Rothwell and Desborough. All previous responses received have been taken into consideration in the preparation of this final version of the AAP – Proposed Submission.

1.0.4 We will be publishing the Proposed Submission version of the AAP for a eight week period of consultation from 7 December 2009 to the 1 February 2010 . Comments at this stage must and can only relate to legal requirements or the '**soundness**' of the Plan. Detailed comments into the preferred development sites or the scale of development are not required at this time. **Legal requirements** include that the plan has:

- Been prepared in accordance with the Local Development Scheme and Statement of Community Involvement
- Been subject to Sustainability Appraisal
- Has regard to national policy
- Conforms generally to the Regional Spatial Strategy **East Midlands Regional Plan**
- Has regard to the *Kettering Sustainable Community Strategy 2008-2012*.

1.0.5 To be **sound** a plan must be **justified, effective** and **consistent** with national policy. This means that the document must be:

Justified	<ul style="list-style-type: none"> • Founded on a robust and credible evidence base • The most appropriate strategy when considered against the reasonable alternatives
Effective	<ul style="list-style-type: none"> • Deliverable • Flexible • Able to be monitored

1.0.6 —Comments on the tests of soundness as detailed above can be made via: _____

~~Kettering Borough Council's consultation portal:~~ <http://consult.kettering.gov.uk/portal>

~~Kettering Borough Council's planning policy website:~~ <http://www.kettering.gov.uk/ldf>

~~Write to Kettering Borough Council's Planning Policy Team at:~~

~~- Development Services~~
~~- Kettering Borough Council~~
~~- Bowling Green Road~~
~~- Kettering~~
~~- NN15 7QX~~

~~1.0.7 If you have any queries please telephone the Planning Policy Team on 01536 534316 or email planningpolicy@kettering.gov.uk.~~

~~1.0.8 Baseline studies that have informed the policy can be viewed on the Borough Council's website at www.kettering.gov.uk/ldf or can be made available on request from the Planning Policy Team, Development Services at the Borough Council's Offices.~~

~~1.0.9 You can get the information in this document in large print or braille.~~

~~1.0.10 If English is not your first language and you need help in translating this document please contact Customer Services on 01536 410333.~~

~~What Happens Next?~~

~~1.0.11 Following this consultation, and subject to the review of the consultation responses received, the AAP will be submitted to the Secretary of State. The AAP will then be examined by an independent inspector who will produce a binding report. Provided the inspector finds the AAP to be sound it will then be adopted and will form part of the North Northamptonshire Local Development Framework.~~

2 The Local Development Framework

2.0.1 The LDF for North Northamptonshire will replace the existing Kettering Borough Local Plan, which was adopted in 1995. It is being prepared under the new government legislation for development plans. The LDF comprises a number of ~~Development Plan Documents~~ DPDs that set out policies and proposals for the development and use of land in the Borough. The composition of the current development plan is set out in the North Northamptonshire Local Development Scheme. This document sets out ~~how the Council will move from the previous to the current development plans system, and lists which local development documents~~ **that** are to be produced and when. The first DPDs cover the period up to 2021. The LDF includes a vision for the future of North Northamptonshire and objectives and targets, which developments must meet to secure that vision. Once adopted, planning applications and other decisions will be made in accordance with it.

2.0.2 The Local Development Framework:

- Takes account of national, regional and strategic planning policies;
- Identifies sites for, and requirements of, major development;
- Provides the framework of policies for assessing all planning applications;
- Enables infrastructure and service providers to bring forward their services when needed by new development; and
- Enables the public to be fully involved in developing local policies and proposals.

2.0.3 In meeting the Growth Area targets identified in the [North Northamptonshire Core Spatial Strategy](#) (CSS) (June 2008) the Borough of Kettering will be home to 13,100 additional households to 2021. ~~The East Midlands Regional Plan (March 2009) (which has replaced all of the North Northamptonshire Structure Plan 2003, apart from policy SDA1) identifies further growth to the period 2026.~~

The North Northamptonshire Core Spatial Strategy

2.0.4 The vision for the CSS identifies the requirement to deliver homes and jobs as well as infrastructure services and facilities. This growth is to be primarily concentrated on the urban core within the three growth towns of Corby, Kettering and Wellingborough. DPDs, such as this one, **should** make provision for the allocation of smaller urban extensions **SUEs** required to help the regeneration of the smaller town centres, encourage environmental improvements within the towns as well as mixed use development and the delivery of economic prosperity. ~~Policy 13b of the East Midlands Regional Plan states that Local Authorities should only test higher numbers of housing allocations through their DPDs.~~

2.0.5 The SUEs at Rothwell and Desborough will deliver **a significant percentage of** the ~~remaining~~ housing requirements for these locations as outlined in table 5, distribution of housing, supported by policy 10 of the CSS.

The Sustainable Communities Strategy

2.0.6 ~~The LDF Local Development Framework~~ will be a key mechanism for delivering the [Kettering Borough Sustainable Community Strategy](#) (2008-2012). All local authorities are required by the Local Government Act 2000 to "prepare a community strategy for promoting the economic, environmental and social well-being of their areas and contributing to the achievement of sustainable development in the UK."

2.0.7 The *Kettering Borough Sustainable Community Strategy* is reviewed regularly and includes actions **and potential opportunities** for the following three year period, ~~which focus~~ **focusing** on ~~meeting key aspects of~~ delivering the Strategy's vision. ~~taking priority at the time and reflecting potential opportunities.~~ Some relate to Borough-wide policies contained in the LDF, including issues such as affordable housing. Others relate to major developments in the Borough, which are addressed in planning terms in DPDs, and which are a key priority for many of the stakeholders and service providers involved in the Local Strategic Partnership.

3 Context

3.0.1 The aim of this ~~Area Action Plan~~ AAP is to deal with areas of change, produce a consensus as to the right strategy for ~~an~~ **the** area and give details on the approaches to be taken to develop the ~~sustainable urban extensions~~ **SUEs** at Rothwell and Desborough. It contains site specific and strategic policies that promote actions, guide change, safeguard places and spaces and establish vision, policy and site allocations including the distribution of the main

uses.

3.0.2 The principle for the provision of Sustainable Urban Extensions (SUEs) to Rothwell and Desborough has been set out in the adopted Core Spatial Strategy (CSS) for North Northamptonshire. However, there are no actual allocations outlined in the CSS. The employment allocation set out in this document (AAP) is calculated based on the strategic requirement for Kettering Borough and all other land uses are calculated based on local need, infrastructure provision for future residents and town centre regeneration.

3.0.3 A map illustrating the location of Rothwell and Desborough is provided below.

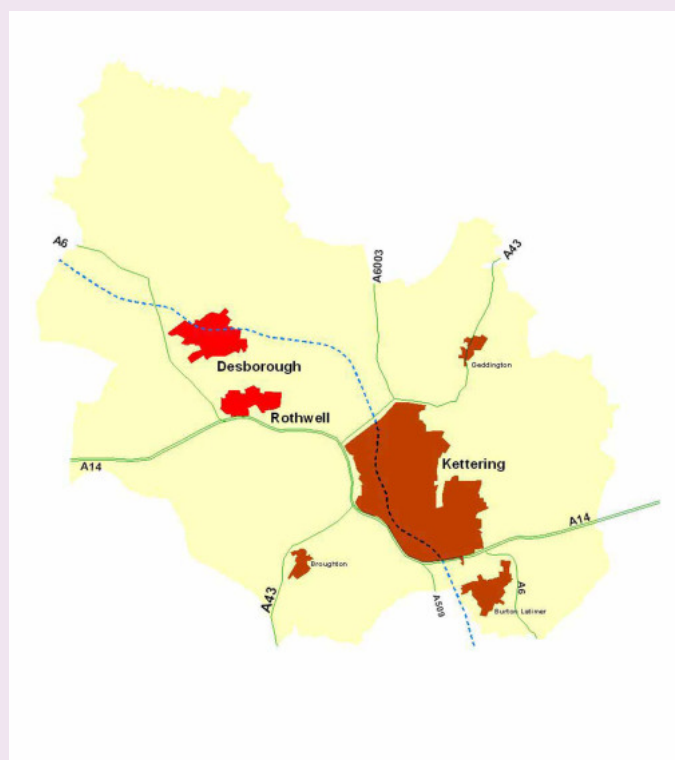


Figure 3.1 Rothwell and Desborough locations

3.1 Spatial Portrait

Overview

3.1.1 At the southern edge of the East Midlands Region, North Northamptonshire has been influenced by pressures for growth within the south east. The North Northamptonshire growth area will accommodate 52,100 new dwellings and 47,400 new jobs by 2021. Its existing population of over 285,000 in 2001 is planned to expand to 376,000 in 2021. The East Midlands Regional Plan Spatial Strategy sets out rates of housing growth to 2026.

3.1.2 The 2007 mid-year population estimate for Kettering Borough was 89,500. The main town of Kettering provides the principle shopping centre for North Northamptonshire along with acute health care at Kettering General Hospital NHS Trust and facilities for Further Education at Tresham College. The Borough is traversed by the A14 trans-European route (E3024), linking M1 and M6 with the East Coast port of Felixstowe. The River Ise and Slade Brook dominate the hydrology of the Borough, and form tributaries of the River Nene. The River Welland forms the runs towards the Borough's northern boundary.

3.1.3 The area has a rich cultural history and underwent substantial change and population

growth with the development of the Boot and Shoe Industry and Ironstone working. This has influenced the local economy, landscape and the growth of the towns. Intensive farming regimes and ironstone working has generally had a detrimental impact on the biodiversity of the area and overall access to the countryside is poor. However, new initiatives in the form of Northamptonshire's Environmental Character and Green Infrastructure Suite, produced by the River Nene Regional Park, are aimed at addressing this issue. Rothwell and Desborough form part of a string of smaller "shoe" towns dissected by A6. As small market towns they are surrounded by a rural hinterland of rich agricultural and historic interest.

Rothwell and Desborough

Population

3.1.4 The populations of Rothwell and Desborough at the 2001 census was 7,108 and 8,073 respectively, and the populations are set to rise substantially by 2021 with the development of 1,320 at Rothwell and 1,940 at Desborough dwellings, respectively inclusive of the SUEs. A further 1,400 dwellings are to be accommodated in the urban extensions.

Accessibility

3.1.5 The A14 link road runs immediately to the south of Rothwell where there is direct access from the B576 (old A6). To the immediate west of Desborough and Rothwell is the new A6, opened in 2003, which provides a bypass linking the A14 with Market Harborough and Leicester to the north. Access to the bypass is from the junction 3 of the A14 to the southwest of Rothwell and the B576 to the north of Desborough.

3.1.6 The B576 traverses both towns and acts as a district distributor road being subject to a 30 mph speed limit through the towns. ~~The B576 still forms a major barrier to housing either side of it within the town.~~ Links to the west and east with the exception of A14 are via small country roads. The opening of A6 has reduced traffic congestion through the two towns although Rothwell town centre still suffers from congestion during peak times.

3.1.7 Cycleway facilities are poor. However, bus connections are good with services available to Market Harborough and Kettering. Services to Corby are restricted but generally connections north and south are frequent. Existing bus stops are located mainly along the B576 but also run into other parts of the towns. Communication between Desborough and Rothwell is via the B576, a distance of over 1 km and bus services connect the two towns. A public foot and cycle path exists alongside the B576 but does not extend the full length of B576 between Rothwell and Desborough.

3.1.8 ~~There are currently no cycleways linking Desborough and Rothwell.~~ Following the closure of the old railway station at Desborough there is no railway station in the town although the Midland Mainline passes through the northern part of Desborough. The nearest railway stations are located in Kettering and Market Harborough with connections to London, Leicester, Nottingham, Derby and Sheffield.

3.1.9 Local people would like to see the railway station in Desborough re-instated.

The Economy

3.1.10 The traditional economic base of the two towns was manufacturing, particularly relating to the boot and shoe industry, but today employment opportunities are limited. Levels of economic activity in the two towns are similar but Rothwell has a higher proportion of its residents

working part-time and a relatively higher proportion that are unqualified. Both towns have lower proportions of their residents within the managerial class than the Borough as a whole. The main percentage of jobs in Desborough is still to be found in the manufacturing and warehousing/distribution industries, with Rothwell providing more jobs within the service sector. Whilst precise levels of out-commuting are difficult to quantify the evidence available indicates that it is significant.

3.1.11 Desborough has a small industrial estate to the north of the town around Stoke Road and where there is approximately 13 hectares of warehousing/distribution land at the junction of Stoke Road and the B576.

3.1.12 Kettering and Market Harborough provide the main retail provision for the two towns. Rothwell has a vibrant centre with a good range of services within an attractive historic environment. The main shops at Desborough are found in the High Street and Station Road but the quality range of provision is poor and the centre lacks appeal. There is a need to improve both town centres and their physical environments.

Social Infrastructure

3.1.13 Both towns have access to a basic range of services including Primary Care being available from the Rothwell and Desborough Doctors surgeries. A new surgery Health Centre to the north of Rothwell has been constructed which will supplement existing facilities at Desborough.

3.1.14 The leisure centre at Desborough provides for a range of services and will shortly partly be replaced by a new centre to be built as part of phase one of the Grange development to the north of Desborough, (Phase 1, Phase 2 two is to be delivered by the SUE). Leisure facilities in Rothwell are inadequate and not available throughout the day. New facilities are required to support those currently on offer at Montsaye Community College. Libraries exist at both towns. There is good existing access to primary and secondary school provision in Rothwell. Further primary school provision is required in Desborough and improved accessibility to the secondary school provision, which is to remain in Rothwell at Montsaye Community College. A range of public houses exist in Rothwell, as well as restaurants and cafes providing for a limited night time economy. In Desborough, two public houses serve the town with but there are few restaurants to supplement the night time offer.

3.1.15 Communities facilities such as new community centres are required at both towns.

Cultural, Social and Biodiversity Heritage

3.1.16 Both towns have distinct cultural, social and community identities despite being economically and physically close. Rothwell has retained its central historic area and traditions. At Desborough road widening and quarrying in and around the town has led to some loss of cultural heritage. Whilst much of the area immediately surrounding the towns is of low biodiversity value, a Local Nature Reserve exists at Rothwell Gullet and to the north of Desborough there are important woodlands. However, the potential for improving biodiversity is high especially in areas surrounding the Ise and Slade Valleys and potential extensions of Green Infrastructure links along the Jurassic Way and Ise Valley.

The Sustainable Urban Extensions

3.1.17 There are two sites identified in this plan for Sustainable Urban Extensions SUEs. One is located to the north of Rothwell and one to the north of The Grange, Desborough.

3.1.18 The site to the north of Rothwell (*Rothwell North*) is bounded to the west by the A6 and to the south by the existing urban area of Rothwell. The area to the north is marked by the Rothwell Gullet Local Nature Reserve, a former ironstone mine working that is now managed for biodiversity by Northamptonshire Wildlife Trust and the woodland of Stanton Plantation. The northern boundary of the site is therefore clearly defined by this sequence of landscape elements, which combine to define the northern limits to development. The B576 divides the *Rothwell North Sustainable Urban Extension SUE site* into two distinct parcels with the western parcel characterised by large arable fields with a single hedgerow running east–west, while east of the B576 the land is sub-divided by hedgerows into a number of fields, oriented north-south, most of which are given over to rough grassland.

3.1.19 The Sustainable Urban Extension SUE identified at *Desborough North* is bounded by the Grange development area to the south, Back Lane to the north, Harborough Road to the south-west and Stoke Road to the west and north-west. The site is characterised by pastoral grassland, used occasionally for horse, cattle and sheep grazing with while the north-eastern boundary of the site is planted with native species of field hedge, with associated hedgerow trees allowed to grow to maturity. Land immediately to the north-west is occupied by a warehouse and distribution unit and beyond by medium sized industrial units.

4 The Area Action Plan

4.0.1 Sustainable Urban Extension SUEs are proposed at both Rothwell and Desborough. This Area Action Plan AAP establishes an overall vision and objectives as well as policies to guide development for both the proposed sustainable urban extensions SUEs. This Plan should be read in conjunction with the North Northamptonshire Core Spatial Strategy CSS, the East Midlands Regional Plan and other relevant national, regional and local planning policies.

4.0.2 Two sites have been identified, one to the North of Rothwell and one to the North of the Grange, Desborough. *Rothwell North* is to accommodate 700 dwellings, 4 hectares of employment land and associated infrastructure. *Desborough North* is to accommodate 700 dwellings and associated infrastructure, including community infrastructure. Off-site infrastructure will also be required to deliver and serve the urban extensions SUEs. Finally, This AAP also sets out the policies and proposals for the countryside near to the development areas and within the town centres (which will serve the development) including landscaping, biodiversity, public realm and access proposals. The purpose of this Plan is to outline the requirements for sustainable urban extensions SUEs to Rothwell and Desborough and the necessary common ‘shared’ services for each extension.

4.0.3 A key aim of this AAP is that development contributes to a network of Green Infrastructure (GI) through safeguarding and enhancing the provision. GI and biodiversity should be key considerations in the delivery of all new development.

4.0.4 Sustainable development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has published several sources of advice on how to achieve sustainable communities. In order to achieve a viable and sustainable community in the Sustainable Urban Extension SUEs the vision and objectives of the AAP have been set out below. These reflect not only the principles of sustainable communities but also the priorities for Rothwell and Desborough.

4.0.5 This document has been written taking note of the previously collated evidence base and community participation already undertaken and is in general conformity with national, regional and local planning policy and guidance and with the *Kettering Sustainable Community*

Strategy 2008-2012.

4.1 Sustainability Appraisal

Sustainability Appraisal

4.1.1 The AAP has been subject to Sustainability Appraisal (SA) throughout its production to ensure that the document contributes towards the achievement of sustainable development. The SA of ~~Development Plan Documents~~ DPDs is required by the Planning and Compulsory Purchase Act (2004). The AAP is also required to undergo a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC. Although these are distinct assessments the SA and SEA have been combined in one assessment which satisfies the requirements of each and from now on will be referred to as the 'Sustainability Appraisal'.

4.1.2 The Sustainability Appraisal should be read in conjunction with this document. It has been published separately and is available to view on our consultation portal <http://consult.kettering.gov.uk/portal> or on request. ~~(contact details can be found in section 1.0.6 of this plan)~~

4.2 Issues

4.2.1 Key issues that this Plan will seek to address have been identified as follows:

- Sustainable development;
- Providing for growth in the form of ~~a Urban Extension~~ **SUE** of ~~1400~~**700** dwellings **at both towns** and 4 hectares of employment land **at Rothwell** ~~and social needs~~;
- Ensuring the appropriate level of investment in infrastructure accompanies growth;
- Retaining and building upon the identity of the towns, the townscapes, the communities and characters;
- Regenerating and diversifying the local economy and commercial base within the towns and increasing jobs;
- Adhering to a degree of self-containment whilst accommodating linkages to key **shared** service provisions;
- Accommodating a range and type of housing suitable for both local and growth area needs;
- Integrating the existing residential areas in **Rothwell and Desborough** with the ~~urban extensions~~ **SUEs** and the surrounding countryside;
- Building upon opportunities to link and create Green Infrastructure including achieving a net biodiversity gain;
- Incorporating sustainable design into the development of the **SUEs** ~~urban extensions~~;
- Waste reduction, energy efficiency and water saving;
- Reducing traffic congestion and improving road safety;
- Improving the retail offer and public realm within the town **centres**, especially Desborough.

4.2.2 These have been identified from the Spatial Portrait and Sustainability **Appraisal** Scoping Report, ~~as well as~~ through the examination of background studies and **through** community involvement.

4.3 The Vision

4.3.1 The following vision and objectives set out how the AAP aims to address issues in order to deliver ~~sustainable urban extensions~~ **SUEs** in a way which benefits the new and existing communities, whilst tackling environmental concerns.

Vision

By 2021 the Sustainable Urban Extension will have provided Rothwell with a diversified job offer and valuable open spaces preventing coalescence of the two towns. In Desborough the Sustainable Urban Extension will have provided the catalyst for town centre regeneration, making it a more vital and viable place to live, work and shop. Strong and sustainable links within and between the two towns will allow easy access to a wide range of local services and facilities. Finally, there will be a strong focus on the protection and enhancement of each area's character and its valuable built and natural environment.

4.4 Plan Objectives

4.4.1 The objectives for realising the vision are:

Objective 1 : Balanced Communities

4.4.2 To help create cohesive communities which are mixed, integrated, balanced and inclusive with local facilities, and thriving town centres and economies by:

- Providing 700 dwellings at each town, comprising of a broad range of housing as well as 4 hectares of improved quality jobs and diversified employment opportunities at Rothwell;
- Securing local facilities to meet the community's needs, including the sharing of facilities where necessary; and
- Facilitating the regeneration of Desborough town centre, improving the quality of the public realm in both towns and creating attractive gateways into the urban extensions SUEs and town centres.

Objective 2 : Accessibility

4.4.3 To maximise access for all which is convenient, safe and encourages people to walk, cycle and use public transport, rather than using cars, by:

- Creating a mixed use development that reduces the need to travel by increasing opportunities to access employment opportunities and services locally;
- Providing convenient, safe and attractive walking and cycling facilities and improving bus services within and between Rothwell and Desborough and improving accessibility by bus to strategic employment areas and facilities in the wider area;
- Improving accessibility between the two towns and into the town centres especially in Desborough through the creation of a link across the railway line; and
- Ensuring commercial traffic can reach the A6 by-pass/A14 without passing through the town centres.
- Encouraging use of alternatives to single occupancy car travel.

Objective 3 : Environmental Assets

4.4.4 To minimise harm to the natural, historic and cultural environment and seek an overall net gain in the biodiversity by:

- Protecting and enhancing existing biodiversity resources including recognised Local Wildlife Sites, the Ise Valley, and the Nature Reserves at Rothwell Gullet, The Plens and Tailby Meadows;
- Increasing biodiversity through the protection, restoration, creation and long-term management of habitats characteristic to the area (such as lowland meadows, quarries and gulleys) and a focus on the priority habitats and species identified in the Northamptonshire Biodiversity Action Plan 2nd Edition (2008) **or any subsequent version**;
- Delivering a net gain in Green Infrastructure through the provision of plentiful, multi-functional open spaces and a network of accessible links to new and existing Green Infrastructure resources such as the Ise Valley and Desborough Green Space;
- Strengthening existing wildlife corridors and linking existing habitats; and
- Integrating sites and features of importance for nature conservation, the historic environment and cultural heritage within new development, including Rothwell Gullet and Desborough Green Space (as shown on figure 7.1 in section 7.7).

Objective 4 : Quality Of Development

4.4.5 To secure high quality development that is well integrated with the existing towns by:

- Requiring high standards of urban design to reflect and create distinctive local character and diversity.
- Integrating designs which reduce the risk and fear of crime;
- Improving the quality of the public realm;
- Integrating development into the countryside setting through appropriate siting, landscaping and buffering especially for the Rothwell Gullet; and
- Achieving the outcomes of energy efficiency and sustainable design as **set out** in the ~~North Northamptonshire Core Spatial Strategy~~ **CSS** (especially Policy 14) **and the North Northamptonshire Sustainable Design SPD**.

Objective 5 : Safeguarding People and Resources

4.4.6 To encourage environmentally friendly forms of development by:

- Making efficient use of land and safeguarding the amenity of residents;
- Encouraging investment in sites and buildings in Desborough town centre;
- Encouraging flexible building designs and live/work units that can be adapted over time;
- Promoting energy efficiency, green living, renewable energy initiatives, environmentally efficient buildings, recycling and waste reduction;
- Controlling flood risk and incorporating Sustainable Drainage Systems (SuDS); and
- Controlling contamination and pollution of water, land and air, as well as noise, vibration and light pollution and ensuring ~~they do~~ **pollution does** not damage natural systems.

Objective 6 : Infrastructure and Services

4.4.7 To secure new or improved infrastructure and facilities by:

- Ensuring that the costs of essential infrastructure are met by the development;
- Phasing the development with the provision of infrastructure and facilities; and
- Identifying opportunities for infrastructure improvements and accessibility to services.

4.4.8 The objectives have been appraised against principles of sustainability as well as against the objectives contained with the CSS. The Sustainability Appraisal found the objectives and policies contained within this plan generally in accordance with the CSS.

4.5 Monitoring and Phasing

4.5.1 Each policy contained within the Plan is accompanied by a list of monitoring indicators and targets, **as set out in section 8 Infrastructure, Delivery and Monitoring**. It is anticipated that all development will be delivered before the end of the plan period, 2021, and therefore the targets outlined in the document have been written to reflect completion of the SUEs. Individual elements of the required infrastructure, services, facilities and necessary planning obligations will be delivered in advance of 2021 and this will be detailed in the phasing and delivery plan that will accompany the AAP when submitted.

4.5.2 The phasing plan **and monitoring framework** which will inform the Inspector, developers, landowners and the Local Planning Authority as to expected delivery dates of all housing, infrastructure, services, facilities and other planning obligations required by the Plan. The delivery of infrastructure and planning obligations are likely to be timed against the delivery of housing to ensure that unnecessary pressure is not exerted on existing facilities and that new communities are adequately provided for and serviced. **Sustainability Facilities** will be ~~achieved~~ delivered early in the plan period discouraging the need to travel to facilities either outside of the SUEs or the two towns.

5 Developing Sustainable Urban Extensions

5.0.1 This section of the AAP sets out the directions for growth and overall principles for development of ~~sustainable urban extensions~~ **SUEs** to Rothwell and Desborough. In order to achieve development which is sustainable and respects the character and identity of each of the towns it is necessary to consider the existing characters of each town, as well as reducing the need to travel, protecting and enhancing biodiversity and Green Infrastructure and developing settlements which incorporate sustainable design.

5.0.2 The ~~sustainable urban extensions~~ SUEs shall reflect and reinforce the context of Rothwell and Desborough within Kettering Borough. This approach, whilst recognising the individuality of the two towns, seeks to view the extensions in an holistic manner taking into account the wider Borough requirements and makes provision for increased self-containment for each town. Where necessary some services may need to be shared between the two towns and with the rest of Kettering Borough.

5.0.3 The sense of individuality of the two towns as separate communities is pronounced, so too are the physical characteristics of the centres. The ~~urban extensions~~ SUEs will have a major impact on the social structure of the towns and therefore need to be undertaken in a sensitive manner which respects the character of the existing towns and encourages self containment, but recognises the need to share resources and facilities, and encourage ~~the provision of other~~ and more sustainable means of transport.

Policy RD 1

Development of the two towns

Sustainable Urban Extensions to the North of Rothwell and to the North of Desborough will bolster local services, regenerate Desborough town centre, improve local connectivity and Green Infrastructure and diversify the current employment offer.

Greater self containment for each town will be encouraged. However, some key services

will be focused on an individual town but serve both. Improved connectivity between the two towns will be required to support the sharing of key services and improve choice and accessibility.

The individuality of the two communities will be preserved through the location, design, association and integration of the extensions into the wider townscapes.

The Sustainable Urban Extensions

The Sustainable Urban Extensions will respond to and enhance the character and individuality of Rothwell and Desborough and reflect this in their design and layout. They will create distinct neighbourhoods and character places that will form part of the larger community through respecting the identity and character of each town.

Prior to the granting of any planning permission, it must be demonstrated by the applicant that all development can be delivered in accordance with the principles set out in this AAP.

Indicators

~~RDI1.1: Delivery of Sustainable Urban Extensions~~

~~RDI1.2: Number of shared services~~

Targets

~~RDI1.1: Delivery of a Sustainable Urban Extension at Rothwell and at Desborough, with associated infrastructure by 2021.~~

~~RDI1.2: A net gain in service provision~~

5.0.4 In delivering the SUEs the developments will need to provide a range of infrastructure, services and facilities to deliver the vision for greater self containment and sustainability. Policies 2, 3, 4, 11, 12, 13, 14, 16 and 17 establish the policy framework for securing development contributions. Section 8 Infrastructure, Delivery and Monitoring sets out the approach to implementation and phasing and details an indicative programme of implementation, together with delivery mechanisms and a monitoring framework.

6 Location of Extensions

6.0.1 The requirement for ~~urban extensions~~ SUEs to Rothwell and Desborough is set out in the ~~North Northamptonshire Core Spatial Strategy~~ CSS, which identifies the need for modest extensions to both towns. The ~~CSS places~~ emphasis is on regeneration of Desborough town centre and improvements in environment, facilities and service provision to both settlements to reinforce their roles. Saved policy SDA1 of the *Northamptonshire County Structure Plan* (March 2001) also identifies a requirement for greenfield extensions to each town. ~~The East Midlands Regional Plan~~ (March 2009) identifies further housing growth across North Northamptonshire to the period 2026.

6.0.2 Broad locational options were identified through pre-commencement work undertaken under the saved Northamptonshire County Structure Plan: Policy SDA1, the 2008 Guidance note for Developer Submissions, an appraisal of the area and community and stakeholder consultation. These locations have been assessed using a detailed appraisal process outlined within the *Urban Extension Methodology Background Paper* and the Sustainability Appraisal, as well as a full review of the deliverable sites submitted for consideration. Both locations have been assessed alongside the need to provide ~~sustainable urban extensions~~ SUEs that will relate to and assimilate with, the existing built form of the ~~each~~ town.

6.0.3 The locations of the ~~urban extensions~~ SUEs have been selected taking into consideration the need to avoid coalescence between the two settlements, limit the environmental impacts of development, improve accessibility and build upon the characters of the two settlements.

Policy RD 2

Rothwell

Land to the north of Rothwell (hereafter referred to as *Rothwell North*), as shown on the Proposals Map (and below), is ~~to include land to the east and west of the B576~~ will accommodate ~~deliver~~ built development for an a Sustainable Urban Extension to Rothwell. ~~as detailed below~~. The site, totalling 44 hectares ~~and including land to the east and west of the B576~~, will ~~by 2021 deliver~~ accommodate: an Sustainable urban extension of:

- 700 dwellings;
- 4 hectares of B1 and B2 employment land adjacent to the A6;
- Shops and community facilities;
- Enhancement and provision of open space, biodiversity and Green Infrastructure;
- Associated roads and other infrastructure including a new access and junction off the A6 with a road through the site to provide access onto the B576;
- Improved connectivity into Rothwell town centre, Desborough and to the wider area; and
- A buffer separating any development from the Rothwell Gullet.

Indicators

~~RDI2.1: Delivery of the Sustainable Urban Extension~~

~~RDI2.2: A6 access junction~~

Targets

~~RDI2.1: Delivery of a Sustainable Urban Extension at *Rothwell North*, with associated infrastructure, by 2021.~~

~~RDI2.2: Delivery of a new access and junction off the A6 with a road through the site to provide access onto the B576.~~



Policy RD 3

Desborough

Land to the north of Desborough (hereafter referred to as *Desborough North*) will deliver accommodate built development for the a Sustainable Urban Extension to Desborough, as shown on the Proposals Map (and below). The site, totalling 36 hectares, will deliver by 2021: accommodate: a sustainable urban extension of:

- 700 dwellings;
- Shops and other community infrastructure including a new primary school;
- Enhancement of **Desborough Green Space**, and provision of open space, **Desborough Green Space**, biodiversity and Green Infrastructure;
- Associated roads and other infrastructure; and
- Improved connectivity especially into the town centre, Rothwell and the wider area including a pedestrian and cycle bridge over the railway line and other improved cycleways and walking routes and public transport connections.

Indicators

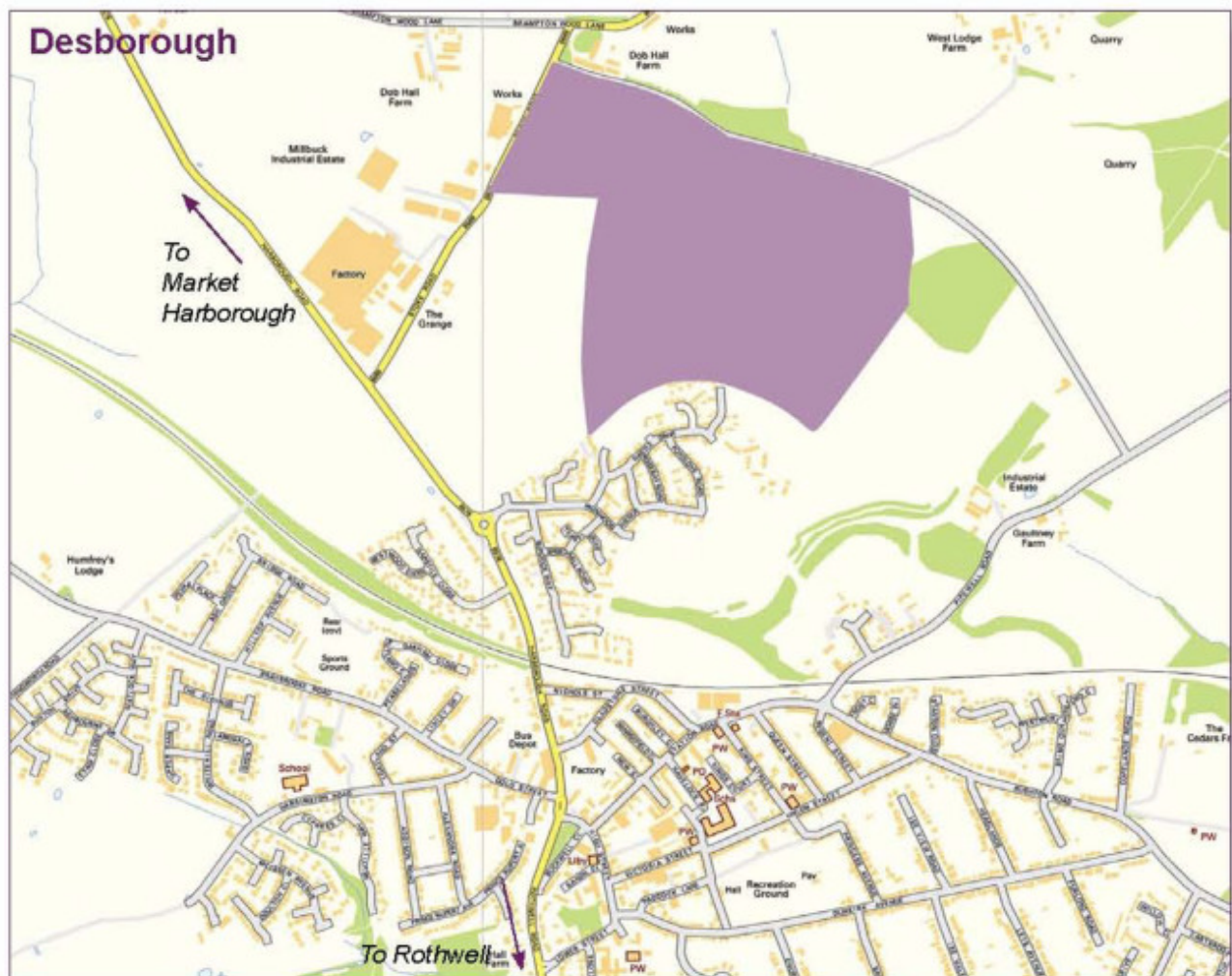
RDI3.1: Delivery of the Sustainable Urban Extension

RDI3.2: Railway line foot / cycle bridge

Targets

RDI3.1: Delivery of a Sustainable Urban Extension at *Desborough North*, with associated infrastructure, by 2021.

RDI3.2: Delivery of a pedestrian and cycle bridge over the railway line.



6.0.4 Due to the location of *Desborough North*, adjacent to existing employment land provision and allocation, it is envisaged that *Desborough North* will consist primarily of housing with associated services and facilities. It will be well connected to and aid the regeneration of

Desborough town centre. B1 and B2 employment provision at Rothwell will help to diversify the existing job offer in the local area.

7 Development Principles

7.1 Accessibility

7.1.1 National and regional ~~local~~ guidance indicates that there is a need to reduce car travel by encouraging and making provision for public transport, cycleways and pedestrian routes as well as reducing the need to travel for work and other services as a whole. Securing a 20% modal shift (as outlined in the CSS ~~policy 16~~) from the car to more sustainable means of transport, requires an approach that secures improved access to key services both locally and to the major towns. ~~It will need to make provision for~~ **Development at the SUEs will promote** road safety and have regard to the road user hierarchy, through prioritising the needs of pedestrians and cyclists initially, followed by public transport access and finally the needs of general traffic.



Road Infrastructure and Road Access

7.1.2 ~~The Regional Plan Spatial Strategy includes the Regional Transport Strategy and does not identify any new major road improvements around Rothwell or Desborough.~~ New development should be planned to take into account transport investment proposals which were published in March 2006 in the Local Transport Plan for Northamptonshire, which identifies priorities and expenditure for the period 2010/11. The long term strategy is based upon improving road safety and the environment. Local priorities include healthier travel, **transport infrastructure** maintenance, accommodating growth and encouraging a modal shift (as outlined in Policy 13 of the CSS).

7.1.3 Development at *Rothwell North* requires that a new road is provided to link the B576 and the A6 across the proposed SUE to serve the new development including the proposed employment land, which should be located close to a new roundabout junction off the A6. A new appropriate junction off the B576 will also be required to connect the new road to the existing thoroughfare. The new junctions shall meet the necessary capacity and safety requirements. The new junction onto the A6 should be provided at an early stage of the development and in advance of the employment land being built out to prevent traffic congestion on existing routes; ~~and~~ facilitate ease of movement by transport associated with the employment land; ~~as well as to~~ facilitate construction of the development; and ease the traffic impact on Rothwell town centre, **as detailed within section 8 Infrastructure, Delivery and Monitoring,**

7.1.4 In Rothwell town centre it is a priority to minimise the amount of through traffic. A major public realm/traffic calming scheme is therefore required to reduce the dominance of the car

and improve the shopping environment for pedestrians. This is seen as essential to allow for the scale of growth proposed for Rothwell.

7.1.5 In *Desborough North* a Transport Assessment (TA) is required to assess the suitability of the existing Grange highway network to accommodate the additional traffic. A single point of access is unlikely to be acceptable to serve a development of this size and a number of points of access may be required as well as a number of junction improvements.

7.1.6 Access roads and junction layouts will be designed and located to minimise the impact of traffic on local residents.

7.1.7 Further impacts on the local highway network, on the towns of Rothwell and Desborough, may be identified through a thorough TA, which will be required as part of the planning applications. Each TA will need to identify any improvements required to mitigate any effects on the highway network, and encourage modal shift.

7.1.8 ~~*Rothwell North* and *Desborough North* will be expected to provide pooled development contributions towards the Kettering Town Centre Transport Strategy to encourage trips into Kettering and ease movement into and around the town centre.~~ Residents of the *Rothwell North* and *Desborough North* SUEs will also use Kettering town centre for a wider range of shops, services and facilities which serve not only the town of Kettering but the entire Borough, including Rothwell and Desborough. The CSS highlights Kettering's role as the principal shopping centre for North Northamptonshire. The *Kettering Town Centre Transport Strategy*, as articulated in the emerging *Kettering Town Centre AAP*, makes provision for road, junction, access, public transport, pedestrian and cyclist and public realm improvements to enhance accessibility and movement into and within Kettering town centre for all residents of the Borough. The SUEs will be expected to contribute to these improvements, as detailed within policy 4 Accessibility.

Cycling and Pedestrians

7.1.9 Both *Rothwell North* and *Desborough North* need to be fully integrated into the surrounding areas in terms of pedestrian and cycle linkages. Desire lines to/from the sites to key destinations (such as retail, education, employment, health and leisure) will need to be identified and improvements to existing infrastructure, and the provision of new infrastructure will be required to be provided by the developer. There is a particular need to enable people to make choices with regard to travel. The CSS emphasises the importance of encouraging at least a 20% modal shift and improved links to the main towns.

7.1.10 Cycling has the potential to substitute for short trips ~~car journeys~~, e.g. between the two towns. In order to achieve a high level of cycle use there will need to be a network of dedicated high quality, safe cycle routes, especially one connecting the two ~~urban extensions~~ SUEs to each other and to the town centres. Secure cycle parking will be necessary to serve all new development.

7.1.11 Rights of way will be provided to:

- Integrate with the existing network;
- Support Green Infrastructure; and
- Enhance connections to the open countryside (further details can be found in section 7.7 of this plan).

7.1.12 Walking routes will be segregated, high quality, safe, direct, connected and convenient for all users, including the less able, such as the partially sighted, hearing impaired, and

wheelchair users. These routes will also be complemented with quality infrastructure, such as signing, seating and lighting (of a level appropriate to the location).

7.1.13 A new footbridge over the railway line linking the proposed SUE to the rest of Desborough, especially the town centre, is required and shall be provided by the developer/landowner **development** of the *Desborough North Sustainable Urban Extension* SUE.



Public Transport

7.1.14 High quality public transport is fundamental to making new development sustainable and minimising its impact on the environment. Rothwell and Desborough have some access to bus facilities both between the towns and to Kettering and Market Harborough. Regular services also link to the Telford Way Industrial Estate at Kettering and Kettering General Hospital. However, new residential areas can be less sustainable than existing areas within the town as they are located beyond normal walking and cycling distances to key destinations. Improvements to the service in terms of frequency and routing are therefore needed, with housing to be situated no more than 300 metres from bus stops, as per Policy 16 of the CSS. ~~Also, a bus stop~~ **Bus stops** should **also** be provided adjacent to the proposed local shopping provision **at each SUE** (as outlined in Policy 6 of this AAP). All bus stops shall be served by the local public transport network and secured through a Public Transport Service Level Agreement with the Local Highways Authority.

Car parking

7.1.15 It is important to establish a culture within the development which accepts that whilst the car has an important role in providing for some journeys, for most journeys from the development to other locations in and around ~~Kettering~~ **the area**, it should be the least preferred option. In part, this will be influenced by the scale of provision of car parking in residential areas. However, there will be a need for a certain level of car parking to enable people to park without causing social or amenity problems. It will also include making adequate and convenient provision for disabled parking. Car parking provision should be in accordance with the *Northamptonshire Place and Movement Guide* (December 2008).

Travel Plans

7.1.16 Developers, landowners and employers in Rothwell and Desborough will be required to prepare and submit with their subsequent planning applications, walking and cycling audits and Green Travel Plans to show how they intend to ensure that travel to work and other services and facilities by car is not encouraged, and travel by other modes is positively promoted.

Policy RD 4

Accessibility

The Sustainable Urban Extensions will improve accessibility by:

- Ensuring ~~the site~~ **each development** is fully integrated into the surrounding areas in terms of pedestrian and cycle linkages as well as improving the connectivity between the two towns especially for walking and cycling;
- Integrating convenient, safe and secure cycle parking into all commercial developments and a minimum of one secure cycle storage space per residential unit;
- Ensuring the Sustainable Urban Extensions are served by a fast, reliable and frequent bus service and have convenient and safe access to key services for cyclists and pedestrians;
- Focusing new development where it best links to new and existing networks and facilities and supporting the existing transport network;
- Minimising and mitigating potential impacts on the A14 and the junction of the A14 and A6 and improving accessibility into Kettering;
- Providing a new roundabout junction off the A6 offering a link road within the *Rothwell North* Sustainable Urban Extension between the B576 and the A6 and a new appropriate junction off the B576; and
- Taking account of the guidance contained within the *Northamptonshire Place and Movement Guide*.

Rothwell North will contribute to reducing the amount of through traffic in Rothwell town centre through a major public realm/traffic calming scheme reducing the dominance of the car and improving the shopping environment for pedestrians.

Desborough North is required to provide a pedestrian and cycle crossing over the railway bridge to connect the two elements of the town and improve access into Desborough town centre.

Rothwell North and *Desborough North* will be expected to provide pooled development contributions towards the Kettering Town Centre Transport Strategy to encourage trips into Kettering and ease movement into Kettering town centre, **as detailed in Northamptonshire County Council's pooled development contributions system (which is a component of the Development Contributions SPD)**.

~~Any subsequent~~ Planning applications for ~~development~~ for the Sustainable Urban Extensions will be accompanied by a Transport Assessment, a Walking and Cycling Audit and a Green Travel Plan.

Indicators

~~RDI4.1: Level of bus usage and community transport~~

~~RDI4.2: Delivery of additional bus services~~

~~RDI4.3: Provision of additional foot and cycle ways~~

~~RDI4.4: Submission of a Green Travel Plans and Walking and Cycling Audits~~

Targets

~~RDI4.1: Increase in bus service provision~~

~~RDI4.2: Increase in community transport provision and use~~

~~RDI4.3: Length of foot and cycle routes and links provided~~

~~RDI4.4: Compliance with the targets outlined in the Travel Plan and Walking and Cycling Audits as submitted~~

~~7.1.17 All development should take account of the guidance contained within the Northamptonshire Place and Movement Guide.~~

7.2 Economy

7.2.1 As outlined in the CSS, Kettering Borough Council aspires to deliver a step change in the quality of jobs in the Borough, an approach that would favour high quality jobs based in well designed B1 and B2 units. Such developments would have to be attractive and viable to the commercial market in order for this to be a realistic aspiration, and for it to achieve the job numbers set out in the CSS. Sites would also have to be in sustainable locations, which compliment Kettering and provide for the working populations of Rothwell and Desborough.



7.2.2 The CSS aims to achieve a broad balance between homes and new jobs so the Borough is not overly dependent on in or out commuting. A major plank in generating new and better jobs is the provision of the right kind of land, in the right place and in the right amounts. The employment requirements have been identified within the *Employment Land Background Paper 2008* and the committee report titled *Kettering Borough Employment Land Requirements Update July 2008*, and the *Kettering Borough Employment Land Requirements Quantity Update July 2008*. These highlight that at Desborough, 12.27 hectares of B8 storage and distribution has been built out at Magnetic Park Desborough in the period 2001 - 2008, generating in the region of 300 jobs. ~~There remains just over 2 hectares of B1/B2 land with planning permission at Magnetic Park.~~ At Rothwell there has been no employment land brought forward in the period

2001 - 2008, a situation that will be resolved by the employment provision in this plan.

7.2.3 It is important for developers/landowners to note the specific needs of each town and the limitations sectorally for employment opportunities they currently both suffer from. Where Rothwell has a large number of its overall jobs located in the town centre, much of Desborough's existing employment opportunities are on the outskirts of the town. The employment land allocation should address these imbalances and specifically make provision for offices.

Rothwell

7.2.4 In Rothwell the current job provision is primarily based upon the service sector. It is important to ensure that provision is made for a range of opportunities. Employment land allocation shall be for the purposes of B1 (Offices and Light Industry) and B2 (General Industry) use classes only and shall be located with or adjacent to proposed housing and the A6, in accordance with the Policy 16 of the CSS. Direct access onto the strategic highway network via the A6 and A14 will be important in maximising the deliverability of the employment element of the SUE. It is for this reason that an **indicative** location for employment to the west of the *Rothwell North Site* is ~~highlighted~~ **identified on the proposals map** as the most suitable location for such uses.

7.2.5 Service employment provision will be located within live/work units and the ~~proposed~~ new local shopping provision **at each SUE**.

7.2.6 The exact height, size, footprint and design of buildings will be assessed against the criteria outlined in Policy 13 of the CSS and Policy 15 of this AAP. A proportion of the employment land should be made available on a freehold basis or to meet the needs of small firms.

Desborough

7.2.7 The aim of this AAP is to help to regenerate Desborough Town Centre, as a large number of jobs have already been brought forward following Preferred Option consultation in 2006 ~~and some remaining Local Plan land allocation adjacent to *Desborough North*~~. It is considered that no further allocation of employment land is necessary at this time. Furthermore, well planned and designed development within Desborough and within the town centre would have a limited impact on the amenity of residents and would strengthen town centre regeneration objectives. Local employers should also be supported.



7.2.8 There are many potential regeneration opportunities in Desborough town centre as identified in the *Desborough Urban Design Framework* (2004). In order for Desborough town centre regeneration to be successful, connectivity to the town centre needs to be enhanced through improvements to public transport and walking and cycling routes including a direct

walking and cycling route over the railway bridge to connect the SUE to the town.

7.2.9 *Desborough North* will incorporate a local centre providing a small number of service jobs. This is to ensure that the housing development is accompanied by a choice of jobs and contributes to ensuring North Northamptonshire has a diverse economy that is not overly dependent on commuting. This approach is supported by the Borough Council's Sustainable Communities Strategy, which aims to actively support business activities in the Borough and generally encourage new communities to be more self-contained.

Connectivity

7.2.10 Connectivity between the two towns will need to be improved (as outlined in Policies 4 and 12) to make jobs in Rothwell accessible for the for residents in Desborough and visa versa, without necessitating the need to use the private car. It is also important to recognise the proximity of *Desborough North* to Market Harborough and the current increased offer of jobs outside and to the north of Kettering Borough. Here connectivity should also be improved to reduce travel by means other than the private car.

7.2.11 Improved walking, cycling and public transport is necessary to ensure ease of access to existing and proposed employment opportunities in Desborough, Rothwell and Market Harborough.

Live/Work units

7.2.12 Technological innovations are increasingly allowing new ways of working. These provide flexibility, which let people set their own balance between work and the rest of their lives. Increasingly people can work from home, or in combined living and working spaces (live/work units), rather than traditional workplaces. This cuts the total number of journeys to work and can be particularly beneficial in reducing congestion at peak times. Working at home can also increase employment opportunities and have economic benefits, as many people working from home ultimately establish their own business. The ~~urban extensions~~ SUEs will be encouraged to make provision for live/work units which offer flexible living and working space for small businesses. These units should be specifically designed to ensure that the commercial use of the property remains ancillary to the residential and any commercial activity would not result in a loss of residential amenity, significantly increase on-street car parking or result in a significant increase in traffic or congestion.

Policy RD 5

Employment

Development at *Rothwell North* will include provision for four hectares of B1 and B2 employment development ~~only~~, the location of which will be determined through detailed masterplanning. The units will be well designed and not negatively affect the character of the area.

Development at *Desborough North* will make a financial contribution to the regeneration of the town centre as outlined in Policy 16 of this plan.

Live / Work units

The Sustainable Urban Extensions will be encouraged to make provision for live/work units

which offer flexible living and working space for small businesses.

Indicators

RDI5: Total amount of additional employment floorspace – by type

Targets

RDI5: 4 hectares of B1 and B2 employment development by 2021 at Rothwell North.

7.3 Retail

7.3.1 National and sub regional guidance, in the form of Planning Policy Statement 4 (PPS4) and the Core Spatial Strategy CSS requires local authorities to adopt a sequential approach when allocating sites for new retail development. This means that preference is given first to town centres sites, then edge of centre sites and finally sites out of town centres. This is intended to protect the vitality and viability of town centres. However, it is recognised that there may be need for retail provision close to where people live to meet the every day needs of the community. Such facilities are often include a range of small shops, serving the local catchment such as small supermarkets, newsagents and takeaways. Any subsequent planning application Each SUE should make include an area where provision can be made for retail units to serve the day to day to needs of the local population. for both urban extensions.

7.3.2 Rothwell has a thriving town centre, with a well managed historic environment of well used spaces and occupied retail units. Conversely Desborough town centre has a limited retail offer, with shops dispersed between residential properties and run down spaces and places. The provision of local shopping within the SUEs should not compete with the vital town centre in Rothwell or detract investment from Desborough town centre. The primary focus, in Desborough especially, is to regenerate the town centre. Any permission for retail use within the SUEs should only be accepted based upon need, scale, impact and accessibility.

7.3.3 ~~Proposals~~ There may be scope at each SUE for A4 (public houses) and D1 (day nursery or creche) uses adjacent to the local shopping provision (in addition to the 500m² proposed). ~~will be looked on favourably in both urban extensions.~~ Applications for this type of use should be restricted to prevent future change of use to unsympathetic uses which would negatively affect the vitality and viability of the town centres.

7.3.4 Planning applications for units over 200m² will be required to be submitted accompanied by a sequential test, as outlined in PPS4 (or any subsequent superseding national Planning Policy Statement). Planning applications should also demonstrate where is the best location for local shopping provision to serve the needs of all residents of the SUEs ~~sustainable urban extensions.~~



Policy RD 6

Retail

Each Sustainable Urban Extension will include an area of local shopping provision consisting of:

- No more than a combined total of 500m² (gross internal floorspace) A1 (retail) or A5 (takeaway) uses;
- No more than three individual units at each Sustainable Urban Extension of which, no more than two units will be A5 ;
- Each individual unit will be no more than 200m² (gross internal floorspace);

No other use classes (other than those outlined in Policy 5, Employment) will be acceptable within each Sustainable Urban Extension unless it can be demonstrated that they are needed to serve the day to day needs of the residents and do not compete with the vitality and viability of either town centre;

Each local shopping provision must be accessible and include a bus stop, safe and secure cycle racks, and ~~an enhanced~~ a high quality public realm and/or area of open space.

Proposals for A4 (public houses) and D1 (day nursery or creche) uses adjacent to the local shopping provision will be ~~looked on favourably~~ encouraged in both Sustainable Urban Extensions.

Indicators

RDRE1: Number of A1 units

RDRE: Number of A5 units

RDRE: Provision of a public house and/or nursery

Targets

~~RDRE1: Number of A1 units does not exceed three, with each individual unit to be no more than 200m² (gross internal floorspace)~~

~~RDRE2: Number of A5 units does not exceed two, with each individual unit to be no more than 200m² (gross internal floorspace)~~

~~RDRE3: No specific target. Proposal for a public house and / or nursery will be encouraged.~~

~~7.3.5 Proposals for A4 (public houses) and D1 (day nursery or creche) uses adjacent to the local shopping provision (in addition to the 500m² proposed) will be looked on favourably in both urban extensions. Applications for this type of use should be restricted to prevent change of use to unsympathetic uses which would negatively affect the vitality and viability of the town centre.~~

~~7.3.6 Planning applications for units over 200m² will be required to be submitted accompanied by a sequential test as outlined in PPS4 or any subsequent superseding National Policy Statement. Planning applications should also demonstrate where is the best location for local shopping provision to serve the needs of all residents of the SUEs sustainable urban extensions.~~

7.4 New Homes



Housing Allocations

~~7.4.1 Kettering Borough lies within the designated MKSM growth area and is expected to facilitate growth of some 13,100 homes by 2021. The East Midlands Regional Plan identifies further housing growth across North Northamptonshire to the period 2026. The CSS has identified the need for smaller planned sustainable urban extensions at both Rothwell and Desborough by 2021 as part of greenfield extensions to each of the towns. Earlier consultation has determined the level of development required at both towns to deliver the aims and objectives of the CSS. These required levels of growth have informed the allocation of housing numbers contained within the CSS. Site selection and consultation is further explained in the *Rothwell and Desborough Urban Extension Area Action Plan - Background Paper*.~~

~~7.4.2 Housing shall be designed in accordance with policies 8 (Water Use) and 15 (General Policy Principles) of this document as well as policies 13, 14, 15 and 16 of the CSS and other~~

relevant National and Regional Planning policies:

Housing Density

7.4.3 The SUEs will contain a range of densities between 35-55dph with an overall minimum density of 35dph maintained across the developable area of each site. The density range will enable the efficient use of land, allow the built form to reflect the existing character of each area and not prevent sizable houses being built or neglect the need for appropriate levels of amenity space.

7.4.4 Densities at the periphery of sites which abut or are close to existing residential development should reflect the existing character of these areas in terms of built density and heights:

- **Rothwell** - low density, 'suburban' housing at approximate density of around 20-25dph of predominantly two storeys with large gardens.
- **Desborough** - recent residential development of between two and three storeys at an overall density of around 35-40dph.

7.4.5 To the northern edges of each development site lower density housing on the outer limits (approximately 30dph) will be appropriate, reflecting the likely concentration of Green Infrastructure provision in these areas and the transition to the open countryside and surrounding low density villages settlements. Higher densities (up to around 55dph) will be suitable for dwellings close to the new local shopping provision, perhaps reflecting the relatively high density terrace streets which adjoin both Rothwell and Desborough town centres.

Housing Mix

7.4.6 At each SUE there will be a good mix of house types, sizes and tenures, attractive to and meeting the needs of all ages and sectors of society, including those with disabilities. The mix will seek to deliver a truly mixed, stable and sustainable community by providing accommodation for residents at different stages of the life cycle.

7.4.7 Dwellings will be encouraged to provide private amenity space and gardens, in accordance with Planning Policy Statement 3, which respond to the size of the property and the existing character of the area. This was raised as a priority during public consultation, especially in Desborough.

7.4.8 The precise mix of dwellings should pay due regard to the findings of the sub-regional *North Northamptonshire Strategic Housing Market Assessment (SHMA)* (2007) and the town-specific *Rothwell and Desborough Housing Market Assessments (HMAs)* (2009). The HMAs indicate the need to increase the supply of affordable and financially accessible housing across tenures from low cost 'starter homes', shared ownership and shared equity options to sub-market and social rental properties, and increase and as well as the need to encourage the development of good quality and aspirational homes.

7.4.9 The HMAs for Rothwell and Desborough both assessed the projected changes to population including age profiling and the associated requirement for housing. The HMAs recommend that housing provision should include a proportion of units designed to be suitable for older people and the more dependent elderly. Community and stakeholder consultation also identified local support for the provision of such properties including bungalows. The SUEs should seek to deliver a proportion of homes, including affordable homes, designed with these needs in mind, including single-storey dwellings and units suitable as retirement homes.

7.4.10 Dwellings should be designed to be long lasting and flexible, providing living arrangements that are easily convertible and adaptable to the changing needs of households.

7.4.11 The provision of an element of live/work units will be encouraged at each SUE in line with Policy 5, Employment. ⁽¹⁾



Housing Affordability

7.4.12 A key driver behind the Growth Area strategy is the need to provide affordable homes appropriate to local needs, as identified in the SHMA and the HMAs. The Rothwell and Desborough HMAs identify a need in the two towns for 32% affordable housing provision, split between 40% intermediate and 60% social rented housing. The findings of the HMAs support the application of the CSS Policy 15 target of 30% minimum affordable housing provision for the SUEs at Rothwell and Desborough.

7.4.13 Whilst the viability of the 30% target will be established using the EDAW–North Northamptonshire Affordable Housing Viability Model, the Local Planning Authority recognises the long period (to 2021) over which the developments will be built and the significant up-front infrastructure costs required to initiate development. Where it can be demonstrated, to the satisfaction of the Local Planning Authority, that a more flexible approach to affordable housing could be critical in initially getting the development off the ground it may be appropriate to allow for the provision of a slightly lower proportion of affordable units on site in the early years of the plan period. In these circumstances a staggered approach to affordable housing provision may be acceptable. Such negotiation can only be undertaken at the time a detailed planning application comes forward in the light of circumstances pertaining at that time.

7.4.14 In order to ensure sustainable mixed and integrated communities, affordable housing will be intermittently situated throughout both SUEs in small clusters. Indicative cluster sizes are between 5 and 10 units, though the appropriate cluster size will be determined having regard to the location within the development, (e.g. adjacent to local shopping provision and residential neighbourhoods) and the type of housing being provided (e.g. family housing or apartments). In



view of the scale of the developments and the importance of achieving sustainable and balanced communities, contributions for off-site provision of affordable housing will not be appropriate.

1 Live/work units combine residential and business uses. The work space is secondary to the domestic use but provides the opportunity for higher intensity business uses than ordinary home working. Live/work units can play an important part in reducing car travel and can help small businesses develop.

Policy RD 7

New Homes

Each Sustainable Urban Extension will provide for 700 residential units to 2021. The developments will provide a range of homes in a well integrated mix of housing types, tenures and sizes, including affordable housing, to meet the identified needs of all sectors of the community.

Housing Density

The Sustainable Urban Extensions will contain a range of densities between 35-55dph at an overall minimum net density of 35dph across the developable area of each site. Lower densities will be appropriate towards the outer limits of each site, at the transition to a rural landscape and near to existing housing. Higher densities will be encouraged near the new local shopping provision close to key service provision.

Variations in plot sizes will be encouraged to provide for variety of choice, layout, design and garden size.

Housing Mix

A balanced provision of house types, sizes and tenures is required to achieve a varied mix of property sizes and types. Provision will be made for a wide range of homes of one, two, three, four and five bedrooms from 'starter homes' to larger family homes and for a proportion of housing suitable for the elderly and those with mobility problems including bungalows.

Housing type and tenure mix will be determined in accordance with the *2009 Rothwell and Desborough Housing Market Assessments*, and/or any subsequent Strategic Housing Market / Needs Assessment updates.

Both Sustainable Urban Extensions should seek to incorporate an element of live/work units where residential use can be combined with small scale business use.

Housing Affordability

Affordable Housing provision of 30% housing will be sought in each Sustainable Urban Extension, with a tenure split of 40% intermediate and 60% social rented homes. The precise type and tenure mix of affordable homes will be informed by the *2009 Rothwell and Desborough Housing Market Assessments*, and/or any subsequent Strategic Housing Market / Needs Assessment updates. Affordable provision will include a balanced range of property sizes including family homes and those suitable for the elderly.

Affordable homes will be distributed intermittently throughout both Sustainable Urban Extensions in small clusters, indicatively of between 5 and 10 units, and will be indistinguishable from other units in quality and appearance.

Indicators

RD18.1: Housing completions

a) Rothwell

b) Desborough

RD18.2: Housing density	a) Rothwell	b) Desborough
RD18.3: Housing mix	a) Rothwell	b) Desborough
RD18.4: Affordable housing delivery	a) Rothwell	b) Desborough

Targets

~~RD18.1: To deliver 700 dwellings at each Sustainable Urban Extension by 2021. The total housing completions and annual rate of completions for each Sustainable Urban Extension will be monitored through the Kettering Borough housing trajectory.~~

~~RD18.2: At least 35 dwellings per hectare.~~

~~RD18.3: No specific target but each Sustainable Urban Extension should deliver, 1, 2, 3, 4 and 5 bedroom homes and an element of bungalows.~~

~~RD18.4: 30% affordable housing provision at each Sustainable Urban Extension; Type and tenure split in line with relevant Strategic Housing Market / Needs Assessment (60% socially rented, 40% shared ownership at 2009 baseline).~~

7.5 Water Use, Flooding and Drainage

7.5.1 ~~The *EU Water Framework Directive* (WFD) states that new development must adhere to the principles of sustainable water management and must not cause the water environment to deteriorate but instead should seek to improve it. The principles of sustainable development must apply equally to matters relating to water.~~

7.5.2 ~~An underpinning concept of the WFD is integrated river basin planning and management. The plan area falls within the Nene Management Catchment area of the Anglian River Basin District for which a *Draft River Basin Management Plan* (RBMP) (December, 2008) has been produced by the Environment Agency.~~

7.5.3 ~~Water management must also be considered in relation to climate change. The *PPS1 Climate Change Supplement* states that development must be resilient to the likelihood of more extreme weather events, including hotter and drier summers, and associated threats to water supply, but also periods of more intense rainfall as well as milder and wetter winters, and the associated risks of flooding.~~

7.5.4 ~~European, ⁽²⁾ national ⁽³⁾ and regional ⁽⁴⁾ policy directs that new development at the SUEs must adhere to the principles of sustainable water management; must not cause the water environment to deteriorate but instead should seek to improve it; and must consider water at the scale of the integrated river basin and in relation to climate change.~~

2 *EU Water Framework Directive* (WFD) (2000)

3 *PPS1 Climate Change Supplement* (2007)

4 *Draft Anglian River Basin Management Plan* (RBMP) (2009)

7.5.5 The [North Northamptonshire Detailed Water Cycle Strategy](#) (NNWCS) (2009) provides a high level overview of the water infrastructure improvements required to deliver the major development planned for North Northamptonshire to 2021. Development at the SUEs will help deliver the identified improvements in water infrastructure necessary for the SUEs in step with the rate of housing growth to ensure infrastructure capacity is not exceeded and no detriment is caused to the water cycle. Adequate and timely environmental infrastructure provision is essential if new houses are to be built within the environment's capacity to cope with the additional impacts of development.

Water use

7.5.6 Rainfall statistics show that the Plan Area is located in one of the driest areas of the country. In addition, a changing climate is likely to result in increased variability in weather with the increased likelihood of warmer summers and potential water shortages and also intense rainfall downpours which rapidly run-off without seeping down and boosting underground water resources. In this context the development of practical ways to ensure water supply and reduce water demand and wastage is very important.

7.5.7 The NNWCS identifies key water supply infrastructure upgrades required to accommodate the SUEs. Development at the SUEs will be required to contribute to these identified improvements, as listed in Table 7.1, below. Proposals in this regard should be made in liaison with the Environment Agency and the water company.

Ref.	Site/Area Served	Infrastructure	Indicative Phasing
10	Desborough urban and SUE	700m of 225mm reinforcement	2007–11
10a	Desborough SUE	Further 700m of 225mm reinforcement (extending from 10a)	2012–16
11	Rothwell SUE	New dedicated booster set at Rothwell Reservoir to development site.	2007–11
12a	Rothwell SUE	1.4km of 225mm reinforcement	2007–11

Table 7.1 NNWCS Required Water Supply Infrastructure Improvements

7.5.8 All development at Rothwell and Desborough will incorporate measures that reduce the demand for water consumption, particularly potable water, in order to achieve a target of a minimum 25% reduction in use compared to conventional development. ~~as outlined in Policy 32 of the *East Midlands Regional Plan*.~~ Measures will include the installation of water efficient fixtures and on-site greywater reuse and rainwater use systems, including central rainwater collection systems. Opportunities should be sought to incorporate dual functionality with rainwater harvesting schemes also delivering biodiversity benefits.

7.5.9 ~~Reducing domestic water use through water efficiency and reuse will also be integral to the achievement of the Code for Sustainable Homes (CSH) requirements set out in Policy 14 of the CSS which residential dwellings in the SUEs will need to adhere to, as summarised in Table 7.2, below.~~ For residential dwellings on the SUEs, design standards for internal water

consumption will be integral to the achievement of the Code for Sustainable Homes ⁽⁵⁾ (CSH) requirements set out in Policy 14 of the CSS. Residential units will design in measures to achieve the consumption rates necessary to be awarded the CSH credits for water, as summarised below. Dwellings should also achieve the CSH credit for external water use by including rainwater butts or central rainwater collection systems, where practicable.

Period	CSS requirement	Maximum internal water consumption
2009-2015	CSH Levels 3 and 4	105 l/p/d
Post 2016	CSH Level 6	80 l/p/d

Further guidance

- Water efficiency - <http://www.water-efficient-buildings.org.uk/>
- CSH and water - [North Northamptonshire Sustainable Design SPD](#)

Policy RD 8

Water Use

Development will contribute towards the delivery of the required key strategic upgrades to the water supply infrastructure necessary to serve the SUEs, as identified in the *North Northamptonshire Water Cycle Strategy*. Necessary improvements should be determined in partnership with the water company and the Environment Agency. Growth will be phased with the provision of necessary water supply infrastructure and will have no adverse impacts on the urban water cycle.

All development within the SUEs will incorporate water efficiency and water conservation measures to achieve a minimum 25% reduction in mains water use compared with conventional development. Residential units will not exceed a maximum **design standard** for potable water consumption of 105 l/p/d for those built during the period 2009-2015 and of 80 l/p/d for dwellings constructed post 2016.

Developments should incorporate:

- Water conservation measures including water meters, efficient tap fittings, low-flush toilets, low-flow showers, **limited capacity baths, and low consumption appliances**;
- Grey water recycling and rainwater harvesting measures, **where practicable**; and
- Dwellings with a garden, patio or communal garden space will provide rainwater butts

The recycling of water must be managed to ensure that there is no adverse impact on the water environment or biodiversity.

Development proposals will deliver sustainable infrastructure and will be accompanied by a legally binding statement addressing the **installation**, maintenance and upkeep in perpetuity of water infrastructure, for example rainwater harvesting measures.

5 In the event that the CSH is replaced by another method of assessment dwellings should meet at least the equivalent to the standards set out above in the superseding assessment method

Indicators

RD18.1: Reduced mains water usage:

RI8.2: Number of rainwater harvesting or reuse schemes that include long term future maintenance arrangements. **funded by the developer.**

Targets

RD18.1: 25% reduction in mains water use in comparison with conventional development. For residential units maximum **design standard** for consumption of potable water:

- 105 l/p/d 2009-2015-
- 80 l/p/d post 2016

RD18.2: 100% of development schemes that incorporate rainwater harvesting or reuse schemes to include long term future maintenance and inspection schemes. **funded by the developer.**

Surface Water Management and Flooding

7.5.10 In the context of climate change, wetter winters and the increased incidence of intense rainfall events will increase pressure on drainage systems and increase the risk of flooding and pollution of watercourses from storm water run off.

7.5.11 Both the Rothwell and Desborough sites fall outside of flood zones 2 or 3 which are the areas most at risk from fluvial flooding. ~~In terms of areas 'Susceptible to Surface Water Flooding', Environment Agency (EA) mapping shows neither the Rothwell North or Desborough North sites are considered to have a significant natural vulnerability to surface water flooding with only the latter having some small areas of the site identified as 'More Susceptible' or of 'Intermediate Susceptibility'.~~ However, surface water flooding can occur outside of these bands. While Environment Agency (EA) mapping shows neither site is considered to have a significant natural vulnerability to surface water flooding. However, surface water flooding can occur outside of the areas identified as susceptible.

7.5.12 The EA requires a strategic approach to flood risk issues and considers that new development should not increase the risk of flooding in the River Ise, Jordan or Slade Brook through the use of source control and/or Sustainable Drainage Systems (SuDS).

7.5.13 A PPG25 compliant *Strategic Flood Risk Assessment* (2005) has been undertaken for the Boroughs of Kettering and Wellingborough. An updated, PPS25-compliant SFRA is currently being undertaken.

7.5.14 ~~PPS25 requires~~ Proposals for development at Rothwell and Desborough SUEs ~~to~~ will include a site-specific, PPS25 compliant, Flood Risk Assessment (FRA). The FRA will:

- Take account of future climate change;
- Address any potential flood risk;

- Investigate and assimilate the EA information on areas ‘Susceptible to Surface Water Flooding’ and show how any issues arising will be managed;
- Give details of surface water management arrangements;
- Identify the types of SuDS infrastructure to be employed and how these will be managed with heads of terms for planning obligations as appropriate; and
- Be informed by the updated PPS25 compliant SFRA (should this be published by the time the FRA is produced).

7.5.15 Watercourses relevant to the AAP are set out in Table 7.2, below, along with the current quality of the watercourses and their target statuses. ⁽⁶⁾

Water course	Location	Current status	Target status
River Ise	Runs west-east in the green gap between Rothwell and Desborough	Overall status – ‘Moderate’ Ecological status – ‘Moderate’	‘Good’ ecological and overall status by 2027
River Jordan	Runs to the north-west of Desborough	Overall status – ‘Poor’ Ecological status – ‘Poor’	‘Good’ ecological and overall status by 2027
Slade Brook	Runs to the south of Rothwell	Overall status – ‘Moderate’ Ecological status – ‘Moderate’	‘Good potential’ ecological and overall status by 2027

Table 7.2 RBMP Objectives for Waters

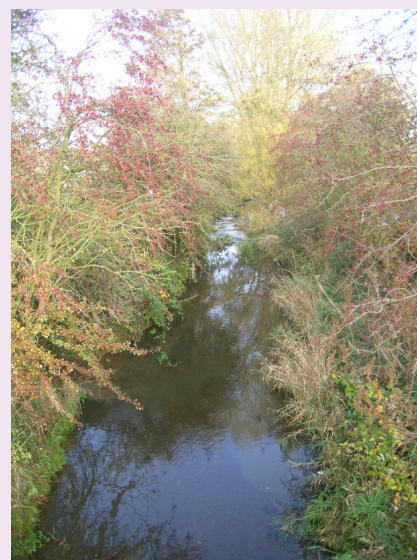
The River Ise and Meadows Site of Special Scientific Interest (SSSI)

Approximately 2.5 miles downstream of the SUEs, the Ise and its environs are designated as a SSSI. The River Ise and Meadows is the best example in the county of a lowland river on clay, fed by base-rich water. ⁽⁷⁾

6 As outlined in the draft *Anglian River Basin Management Plan (RBMP) Annex B, Objectives for Waters*.

7 Source: Natural England

7.5.16 The SUEs must ensure no detrimental impacts on the water quality of the above watercourses and instead should ~~seek to contribute to the targets of achieving 'Good'~~ **improving** overall and ecological statuses. Of particular relevance, due to the location of the developments, is the River Ise, and its downstream SSSI. It is imperative that development in the SUEs does not have a detrimental impact on the water or ecological quality of the River Ise and the SSSI and instead contributes to improving ecological quality upstream of the SSSI.



The River Ise

7.5.17 The NNWCS identifies a flood management strategy requirement for strategic storage schemes in the River Ise catchment area, which development at the SUEs should ~~seek to make~~ **proportionate** contributions towards. ~~where possible.~~

7.5.18 The SUEs will incorporate SuDS to manage surface water and achieve the ecological requirements set out above. Even if ground conditions are not suitable for infiltration, detention based SuDS can still be used as a method for conveying and storing surface water. A range of sustainable solutions for handling storm water drainage on the SUE sites should include **those listed in Table 7.3, below.**

7.5.19 SuDS spaces should be used multi-functionally as part of the development's recreation, Green Infrastructure and biodiversity provision (in line with Policies 12 (Green Infrastructure) and 13 (Biodiversity)), wherever possible. ~~Proposals for SuDS should, therefore, pay regard to Policies 12 (Green Infrastructure) and 13 (Biodiversity).~~ SuDS can form a variety of design features through the SUEs enhancing the quality and aesthetics of the public realm. Water storage areas could provide permanent water features as well as provision for excess water in times of heavy rainfall. These features will be designed to enhance biodiversity by providing wetland habitats and reed beds which will also help to improve the water quality from surface water run-off.

Sustainable Drainage Systems (SuDS)

SuDS can be an important tool in minimising flood risk by increasing permeable surfaces in an area which allows water to seep into the ground rather than running off into the drainage system and can reduce the impact of diffuse pollution from run-off and flooding.

Suitable measures for the SUEs include:

- Permeable and porous surfacing of minor roads, parking areas and pavements;
- Green roofs;
- Filter strips/filter drains;
- Infiltration basins/trenches;
- Two stage open drains in green corridors, which would serve as a public amenity space and provide a balancing function during storms;
- A series of linked wetland features, detention basins, retention ponds, and reed beds in the public open space parts of the sites; and
- Swales or soakaways for temporary storage of flood run-off.

Sustainable Drainage Systems (SuDS)



Table 7.3 Sustainable Drainage Systems (SuDS)

Management and Maintenance of SuDS and Watercourses

7.5.20 It will be important to ensure that surface water drainage will be suitably managed and maintained in perpetuity. A long term maintenance and/or adoption agreement will be provided for drainage for the entire lifetime of the development. The management of the water systems will be crucial if they are to be permanent water features able to fulfil an amenity and recreation role as well as a drainage function. These will be maintained by a suitably appointed management unit. It is important to ensure that the body or bodies made responsible have adequate expertise and are financially stable. Applications should be accompanied by heads of terms for planning obligations as appropriate to secure management and maintenance in perpetuity.

Policy RD 9

Surface Water Management and Flooding

Development in the Sustainable Urban Extensions at Rothwell and Desborough:

- Will have no adverse impacts on the ecological quality of the River Ise (including the SSSI downstream), the River Jordan or the Slade Brook.
- Will include a detailed pollution control mechanism with specific reference to how the SSSI will be protected from pollution.
- Should seek to contribute towards enhancing the ecological quality of the River Ise, River Jordan and the Slade Brook.
- Will ~~seek to contribute~~ **as appropriate** towards the strategic storage schemes in the River Ise catchment area as required in the *North Northamptonshire Water Cycle Strategy*.
- ~~Will seek to reduce flood risk via the provision of SuDs and water compatible open spaces.~~

~~All~~ Applications for development should be accompanied by:

- A PPS25 compliant Flood Risk Assessment (FRA) which addresses surface water management and considers the impact and consequence of flooding including non-fluvial flooding sources, for example from wastewater;

- A Strategic Surface Water Drainage Scheme to address non-fluvial sources of flooding; and
- **A Construction and Environment Management Plan and a Site Waste Management Plan which should detail the control of potential pollution to watercourses, particularly the River Ise and its SSSI.**

All development will address storm water run off to ensure no adverse impact from flooding on the River Ise, River Jordan or the Slade Brook and their system catchments. The discharge of surface water from sites into the river and drainage systems should not exceed the existing green-field run-off rates.

The Sustainable Urban Extensions must incorporate the use of Sustainable Drainage Systems (SuDS) to manage surface water, reduce flood risk and protect water resources and natural habitats. The effective use of permeable surfaces, soakaways and water storage areas should be incorporated in all new development where technically possible. Infiltration should be used wherever feasible and practicable. Only where discharge via infiltration and/or to a watercourse has been demonstrated sufficiently impractical or unfeasible within the FRA should discharge to surface water sewers be considered.

Only surface water from roofs and paved areas not accessible to vehicles, should be discharged to any soakaway, watercourse or surface water sewer. Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies will not be used.

SuDS will be designed and integrated into the development as multi-functional features with drainage, recreation, biodiversity and amenity value.

Management and Maintenance of SuDS and Watercourses

All water bodies and watercourses required to serve the developments will be maintained and managed by one or more publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding. The managing organisation will be funded in perpetuity at the cost of the development. The options for this organisation include:

- A water company such as Anglian Water;
- A publicly accountable trust;
- **The Local Authority.**

Planning applications for development will be accompanied by a legally binding agreement, via heads of terms for planning obligations, to secure a management plan and management body for the management and maintenance of surface water drainage infrastructure in perpetuity.

Indicators

RDI9.1: Watercourse quality

RDI9.2: Development and Flood Risk Assessments

RDI9.3: Number of SuDS schemes with long term future maintenance arrangements

funded by the developer.

Targets

~~RDI9.1: Contribute towards draft *Anglian River Basin Management Plan* watercourse quality targets; Rivers Ise and Jordan - 'Good' ecological and overall status by 2027; Slade Brook - 'Good potential' ecological and overall status by 2027.~~

~~RDI9.2: 100% of development proposals permitted to be accompanied by Flood Risk Assessments~~

~~RDI9.3: 100% of development schemes that incorporate SuDS to include long term future maintenance and inspection schemes funded by the developer.~~

Foul Drainage and Sewage Disposal

7.5.21 Sewage is one of the most common sources of pollution. The SUEs will contribute towards the necessary wastewater infrastructure improvements to serve the SUEs to ensure development does not increase the risk of an on or off site sewage pollution incident.

7.5.22 Robust foul drainage and sewage disposal at the SUEs is of vital importance due to the sensitivity of the nearby watercourses including the River Ise and Meadows SSSI.



Broadholme Wastewater Treatment Plant

7.5.23 The NNWCS identifies that the sewerage system for the Broadholme catchment area sewer network requires significant investment and upgrade. The recommended technical solution involves improvements in capacity with new pumping stations, new sections of pumped sewers and optimising the Broadholme Wastewater Treatment Works. The necessary improvements include a new pumping station at Severn Way, Kettering, which processes wastewater from Rothwell and Desborough. Planning applications for development at the SUEs will demonstrate how development will contribute to the improvements necessary to serve the SUEs (as determined via the NNWCS and by consultation with the water company and the EA) and will address issues of phasing. Proposals will ensure that housing delivery does not exceed the capacity of the water infrastructure and that any improvements to this infrastructure are delivered in as timely a manner as necessary.

7.5.24 The EA ~~require~~ **advise** that the SUEs do not employ interim private treatment or storage plants, owing to the unacceptable risks to the water environment that they pose, particularly given the environmental sensitivity of the Ise watercourse **and SSSI**. The evidence provided by the NNWCS and the strategic solution ~~which the study~~ **it** identifies further underlines the inappropriateness of interim solutions at the Rothwell and Desborough SUEs.

7.5.25 It is necessary that the water company, and potentially the Environment Agency, will be involved throughout the development proposal process, since the order and rate at which sites are brought forward will have a significant impact upon the infrastructure requirements.

Policy RD 10

Foul Drainage and Sewage

Development will not result in harm, pollution or detrimental impact on the water environment in the form of untreated sewage **spills** or unsatisfactorily treated or managed waste water. In particular development proposals must demonstrate how the Slade Brook, River Jordan, River Ise, and the River Ise and Meadows SSSI will be protected from foul drainage or sewage pollution.

All applications for development should be accompanied by a Wastewater Infrastructure Plan which evidences the outcome of liaison with the water company and the Environment Agency. ~~where~~ **This should address** capacity issues ~~are~~ identified by the *North Northamptonshire Water Cycle Strategy* or water company.

Where there is a proven reasonable prospect of appropriate infrastructure delivery and **reliable** operation, planning conditions (which may include 'Grampian' style conditions) will link the phased delivery of houses to the availability of mains waste water network and treatment capacity and the capacity of receiving watercourses. Development will contribute towards, and be phased in line with, the delivery of the strategic wastewater infrastructure improvements necessary to serve the Sustainable Urban Extensions, as identified in the *North Northamptonshire Water Cycle Strategy*. Necessary improvements should be determined in partnership with the water company and the Environment Agency. This will involve increasing the sewer network capacity in the Broadholme Wastewater Treatment Works catchment area including the provision of new pumping stations and pumped sewers. Interim private treatment or storage plants will not be acceptable.

Indicators

RDI10: Wastewater infrastructure provision

Targets

~~RDI10: No specific target. Wastewater infrastructure provision should be phased according to the requirements of the *North Northamptonshire Water Cycle Strategy* and the water company and in accordance with any Section 106 agreements / 'Grampian' style conditions agreed at planning approval stage.~~

7.6 Community Facilities

7.6.1 National policy, ~~the East Midlands Regional Plan~~ and the ~~Core Spatial Strategy~~ CSS seek to improve the quality of life of the region's residents not only through the supply of new homes but also by improving access to leisure, recreation and community facilities including health and education.



7.6.2 Government policy supports the notion that it is reasonable to expect developers to contribute towards the cost of community infrastructure when the need arises as a result of that development. This is supported by Policy 13 of the CSS. **As set out in Policy 6 of the Core Spatial Strategy, developments will be required to provide or contribute towards the infrastructure, services and facilities needed to provide balanced, more self-sufficient communities and to secure a modal shift away from car use.**

7.6.3 (New paragraph) A variety of community and regeneration needs have been identified during the consultation and development of this AAP. It is important that both SUEs promote sustainable and socially inclusive patterns of development and offer not only a range of jobs and housing opportunities but also community facilities. Such provision within the SUEs will contribute to the vitality and sustainability of both towns. **As set out in Section 8 Infrastructure, Delivery and Monitoring, the starting point for S106 negotiations for development contributions will be the standard charges set out in the Development Contributions SPD. To inform the development contributions and S106 negotiations, the infrastructure requirements have been assessed to ensure the sustainable delivery of SUEs.**

7.6.4 The *Desborough Urban Design Framework* (2004) identifies a series of initiatives to reinforce Desborough's role in serving its population and neighbouring villages by creating a new main public square, undertaking streetscape works and providing youth and community facilities. ~~Open spaces should be in single ownership with their management vested in one accountable body who could manage it in an integrated way. Planning applications should be accompanied by a landscape strategy which identifies key priorities for early establishment.~~

7.6.5 ~~At Desborough a new leisure centre is to be constructed on the Grange. This facility will be under increased pressure as a result of further development at Desborough and Rothwell. Pre-commencement work in the form of Developer Guidance and the *Kettering Sustainable Community Strategy* has identified a number of key community facilities to be required as a consequence of increased growth in the towns, as identified in policy 11.~~

7.6.6 Provision for young people is vital and local young people should be encouraged to be involved in deciding what formal and informal facilities they actually want within the area. This will give the young people the sense of ownership required to ensure the facility is well used and looked after. ~~The required Provision of open space, recreation and community facilities at the SUEs should be informed by the *Kettering Northamptonshire Children and Young Peoples Plan* (2009).~~

7.6.7 (Duplication from policy 11) ~~Community facilities to be provided by the development SUEs are as follows:~~

Rothwell

- A new Rothwell community centre;
- Contributions to improvements to the Rothwell Arts and Heritage Centre;
- Provision of a Rothwell Social Development Worker supported by a local community fund;
- Provision for a district base for the Safer Communities Team and a contribution to Community Safety, e.g. CCTV; and
- Contributions to Rothwell Arts and Heritage Centre
- Contributions to Borough-wide facilities, e.g. Kettering Museum and Art Gallery.

Desborough

- Extension to the proposed Grange Leisure Centre to accommodate provide for the new residents of the Sustainable Urban Extensions (see below);
- A new central Community Centre for the town (to include a permanent base for the Heritage Centre and Town Council);
- Provision of a Desborough Social Development Worker supported by a local community fund;
- Contribution to Community Safety, e.g. the Safer Communities Team Base in Rothwell and CCTV; and
- Contributions to Borough-wide facilities, e.g. Kettering Museum and Art Gallery.



Existing Desborough Leisure Centre

7.6.8 It is important that joined up community and recreational facilities are provided to ensure adequate use of land and better provision for all local people.

Indoor Leisure

7.6.9 The CSS states that new growth is only acceptable if it is accompanied by necessary improvements to physical and social infrastructure - leisure centres are listed among the necessary infrastructure falling under this heading. This category includes sports halls, ~~proposals for a new leisure centre~~ and commercial leisure provision including activities such as squash, health and fitness suite, changing facilities and other sports facilities.

7.6.10 A new Leisure Centre is to be provided on the Grange, Desborough. An extension to this centre is required to meet the needs of the the two SUEs. Connectivity between the two towns should be improved to facilitate ease of access and encourage usage from residents at both Rothwell and Desborough SUEs. The **Leisure Centre** extension will include:

- Three glass backed ASB squash courts with viewing area sufficient for 100 people;
- A multipurpose fitness room;
- **Two grassed junior football pitches (as required by Policy 12, Green Infrastructure);** and
- Additional changing accommodation.

7.6.11 Additional indoors sports provision can be incorporated into the design of the proposed new community centres, especially at Rothwell. Indoor facilities may also be required to support open spaces required by the [Kettering Open Space SPD](#) (September 2008) including changing accommodation for sport pitches. Changing accommodation should meet minimum suitability standards as outlined on the [Sport England website](#).

7.6.12 Further outdoor sports provision is required at the Desborough Leisure Centre including

~~two junior football pitches as outlined in section 7.7 of this plan.~~

Community centres

7.6.13 Community centres play an essential part in enhancing the quality of life of residents. They offer multi purpose space that can accommodate a range of leisure, recreation, cultural and entertainment activities valued by communities.

7.6.14 The Government stresses the importance of building cohesive communities. This theme is supported by the *Kettering Sustainable Community Strategy 2008 – 2012*. The provision, and sustainability of multi purpose community centres is critical to the development of a sense of community in new neighbourhoods. Desborough has no one specific community centre to serve this need within the town and Rothwell community centre is insufficient in size and quality to provide suitable facilities for the residents of the new SUE.

7.6.15 New community centres are required in both towns, the preferred locations for such centres are within the town centres of Rothwell and Desborough. Alternatively in Rothwell a replacement centre on the site of the existing would be considered acceptable.

Library, Arts and Heritage

7.6.16 Both the Rothwell and Desborough Libraries will be put under pressure ~~for~~from the continued growth of these two towns. Therefore, extensions to/new libraries are required to continue to serve the towns following the proposed growth. The SUEs will be expected to make contributions to facilitate the growth and the associated impact this will have on each library.

7.6.17 The Rothwell Arts and Heritage Centre provides a quality cultural and sustainable facility for the existing and proposed population of Rothwell and is a lively and important community resource. Quality enhancements are required to the existing facility.

7.6.18 The proposed ~~new~~ Desborough Community Centre will provide for a new permanent base for the Desborough Heritage Centre.

7.6.19 The Kettering Museum and Art Gallery are important Borough-wide facilities which must also be supported by the development. A contribution towards their on-going maintenance and upkeep is required from both *Rothwell North* and *Desborough North* SUEs.

Community Social Development Worker supported by a Local Community Fund

7.6.20 It is imperative that the new SUEs integrate with the existing fabric of the towns and that local communities are enhanced. The priority for the proposed development is to create a cohesive community. ~~In order this to be successfully achieved necessary interventions are required.~~ This is to be achieved through the funding of a community Social Development Worker (SDW). The role of the SDW is to develop and deliver strategies which foster community cohesion as well as supporting new residents through sign posting, addressing any issues they may have (where practical) and providing other support, as required. A community development fund will be required to support this work at both towns. The SDW will also be responsible for the administration of the community fund (alongside the Borough, Town Councils and the developer).

Community Safety

7.6.21 In all developments attention should be given to community safety. Policy 13 of the ~~Core Spatial Strategy~~ CSS states that development should seek to design out crime and reduce the fear of crime. Further guidance is contained within *Planning out Crime in Northamptonshire*

(2004), or any other superseding document .

7.6.22 ~~Provision~~ **Contributions** shall be made for a Safer Communities Team base in **either** Rothwell **or Desborough** to serve both towns with improved connectivity ~~links~~ between the two settlements. CCTV/ANPR (Automatic Number Plate Recognition) is also likely to be needed on a case by case basis and dependent on the detailed design of the developments. This will include improvements to lighting and cameras as well as the provision of additional equipment where necessary. Cameras will also be required at the entrances to the SUEs. Finally, a contribution will be required towards upgrading the CCTV Team Base in Kettering to ensure the successful operation of the cameras.

7.6.23 Growth in the north of the County has generated a requirement for the relocation of Kettering Fire Station. Contributions will therefore be required to the provision of this new facility.

Maintenance

7.6.24 Contributions and maintenance contracts will also be sought to ensure the long term maintenance of the spaces, buildings and cameras.

Policy RD 11

Community Facilities

The Sustainable Urban Extensions will provide on-site open space, recreational and community facilities and off-site contributions to improve the quality and accessibility of open space, Green Infrastructure, leisure and the wider public realm. Open space requirements are detailed in Policy 12 of this Plan. ~~combined with the requirements of the Kettering Open Space SPD.~~

A detailed assessment of the need for community services, facilities, leisure and open space for each Sustainable Urban Extension together with a strategy for the delivery of the identified need will be prepared by the developer/landowner in consultation with service providers, stakeholders and the Local Planning Authority and submitted with any subsequent application for planning permission.

The Sustainable Urban Extensions will make provision for (or provide proportional contributions towards) a full range of community facilities and services, leisure and open space, including:

Rothwell

- A new Rothwell community centre;
- Contributions to improvements to the Rothwell Arts and Heritage Centre;
- Improvement to the Rothwell Library;
- Provision of a Rothwell Social Development Worker supported by a local community fund;
- **Contribution to Community Safety e.g. a** ~~Provision for a district base for the Safer Communities Team~~ **Base in either Rothwell or Desborough** and a contribution to community safety, e.g. CCTV; and
- Contributions to Rothwell Arts and Heritage Centre
- Contributions to Borough Wide facilities, e.g. Kettering Museum and Art Gallery, Kettering Fire Station.

Desborough

- Extension to the proposed Grange Leisure Centre to accommodate the new residents of the Sustainable Urban Extensions;
- A new central community centre for the town
- Improvement to/provision of a new Library at Desborough;
- Provision of a Desborough Social Development Worker supported by a local community fund;
- Contribution to Community Safety e.g. the a Safer Communities Team Base in either Rothwell or Desborough and CCTV; and
- Contributions to Borough-wide facilities, e.g. Kettering Museum and Art Gallery, Kettering Fire Station.

The Sustainable Urban Extensions will provide for innovative means of provision, including opportunities for joint provision and co-location to provide services which best meet peoples needs, are accessible to all and which are cost effective to service and facilities providers.

Any planning permission granted for the development of Sustainable Urban Extensions will include a planning obligation requiring the phased delivery of community services, facilities, recreation and open space of a high standard of design, with the provision of key services and facilities for early phases of the development, including the provision of Social Development Workers at both towns.

Contributions and maintenance contracts will also be sought to ensure the long term maintenance of the community facilities.

Indicators

~~RDI11.1: Extension to Desborough Leisure Centre~~

~~RDI11.2: New community centre in Desborough~~

~~RDI11.3: New community centre in Rothwell~~

~~RDI11.4: New Social Development Worker and Community Fund~~

~~RDI11.5: Improvements to community safety including additional CCTV cameras and a safer communities team base.~~

Targets

~~RDI11.1: Provision of an extension to Desborough Leisure Centre by 2021~~

~~RDI11.2: Provision of a community centre in Desborough by 2021~~

~~RDI11.3: Provision/improvement of a community centre in Rothwell by 2021~~

~~RDI11.4: Provision of a new Social Development Worker and Community Fund in both Sustainable Urban Extensions by 2021~~

RDI11.5: Provision of additional cameras or improvement to existing cameras by 2024

Health

7.6.25 The new surgery **Health Centre** at Rothwell will provide adequate health care for this area. No further need has been identified for Desborough which cannot be accommodated at the existing surgery. Contributions may be required to Borough wide health facilities such as Kettering General Hospital.



Waste

7.6.26 Policy 4 of the ~~Northamptonshire Waste Local Plan~~ identifies urban extensions of over 1000 dwellings as potential locations for local facilities. **Policy CS8 of the Northamptonshire Minerals and Waste Core Strategy** identifies that development comprising 100 or more dwellings should facilitate the provision of neighbourhood waste management facilities. Therefore, consideration of the location of such a facility is required as part of any subsequent planning application, ~~as cumulatively both developments would be over the threshold and consequently should consider how waste is managed within each site through a submitted waste and recycling audit.~~ **(Paragraph moved up)** ~~Once adopted any S~~subsequent development must comply with the ~~Northamptonshire Minerals and Waste Core Strategy~~. The submission **adopted** version of this plan expects all new development to be accompanied by a neighbourhood scale waste management facility that either forms part of, or serves the new development.

7.7 Green Infrastructure



7.7.1 Green Infrastructure (GI), defined as a network of connected multi-functional greenspaces, is recognised as an integral element in delivering sustainable communities and an enhanced environment. Green Infrastructure can contribute to a number of tangible benefits, as presented in the *Green Infrastructure Guide for Milton Keynes and the South Midlands (2008)*. Table 7.4 presents examples of some of these benefits together with examples of what assets are included in GI.

Assets	Benefits
<ul style="list-style-type: none"> • Allotments • Amenity space, including communal green spaces within housing areas • Cemeteries • Children's play space • Country parks • Development sites with potential for open space and links • Green corridors and hedgerows, ditches, verges • Land in agri-environmental management • Natural and semi-natural habitat for wildlife • Nature reserves • Playing fields • Pocket parks • Public rights of way, cycleways and other recreational routes • Sites of Special Scientific Interest • Urban parks and gardens • Waterways and water bodies, including flooded quarries • Woodland 	<ul style="list-style-type: none"> • Recreation and leisure opportunities – for existing and future communities • Environmental benefits – supporting biodiversity and enhancing air and water quality • Improve physical health and wellbeing • Provide opportunities for increased physical activity, such as walking • Promote a sense of community and community involvement • Can be integrated with flood risk management measures • Helps establish and reinforce local identity and a sense of place • Tourism – attracting visitors to the area. • Economic development – attracting investors and workers to locate in the area • Reduce land management costs • Help reduce crime, fear of crime and antisocial behaviour • Can rehabilitate landscapes and habitats damaged or lost by previous development or agricultural change

Examples of potential GI assets and benefits

7.7.2 The policy context for ensuring that new development protects important natural sites and delivers quality, accessible GI is well established and includes the *East Midlands Regional Plan* and Policy 5 of the CSS. In addition the *Kettering Sustainable Communities Strategy* places a high priority on health and wellbeing and strives to improve health and enable good access to all types of leisure facilities.

7.7.3 Based upon a *PPG17 Open Space Needs Assessment (December 2007)* an *Open Space SPD (September 2008)* has been adopted for Kettering Borough. The SPD provides information on the level of open space contributions that will be sought from new residential developments. It requires new residential development to provide on-site open space provision in accordance with locally-set quality, quantity, size and accessibility standards under a range of typologies, which are listed below:

- Parks and Gardens
- Natural and Semi-Natural Greenspace
- Amenity Greenspace

- Provision for children
- Provision for young people
- Outdoor Sports Facilities
- Allotments and Community Gardens
- Cemeteries, public realm and civic spaces

7.7.4 Green Infrastructure (GI) is recognised as an integral element in delivering sustainable communities, an enhanced environment and significant wider benefits. The policy context for ensuring that new development protects important natural sites and delivers quality, accessible GI is well established nationally, regionally and locally ⁽⁸⁾. Kettering Borough's *Open Space Supplementary Planning Document (SPD)* (2008) provides information on the level of open space contributions that will be sought from new residential developments and requires open space provision in accordance with locally-set quality, quantity, size and accessibility standards, under a range of typologies.

7.7.5 A key aim for the AAP is to ensure that new development contributes to the delivery of a network of GI through safeguarding and enhancing existing assets and by provision of high quality new GI. GI and biodiversity enhancements should be a key consideration with all development proposals and should be delivered in a strategic and holistic manner as opposed to piecemeal provision.

7.7.6 The existing GI resources within or in close proximity to each SUE site are summarised in Table 7.4, below. Figure 7.2, below, provides a map of GI and biodiversity resources which are referred to in the GI and Biodiversity sections.

<i>Desborough North</i>	<i>Rothwell North</i>
<ul style="list-style-type: none"> • Adjoins the existing Desborough Green Space at the Grange which incorporates The Plens Local Wildlife Site (LWS). This GI resource offers good potential but is currently underutilised and requires: <ul style="list-style-type: none"> • better management; • greater accessibility and permeability; • integration into the existing urban areas and; • a greater contribution to enhancing and managing local biodiversity. • Two further Local Wildlife Sites are close to the site - West Lodge Quarry and Eleven Acre Spinney to the north-east. 	<ul style="list-style-type: none"> • Adjoins Rothwell Gullet which: <ul style="list-style-type: none"> • is designated as a Nature Reserve and a Regionally Important Geological / Geomorphological Site (RIGS) and; • will require protective buffering from development • Adjoins a Potential Wildlife Site (ID 708) to the west of the B576. • Two Potential Wildlife Sites are identified to the northern perimeter of the site, to the east of the B576 (IDs 703 and 704).
<i>The Ise Valley GI Corridor</i>	<i>The Jurassic Way GI Corridor</i>
Lies between Desborough and Rothwell and contains:	Is found to the north of Desborough and contains:

8 *PPG17 Planning for Open space, Sport and Recreation* (2002); *Green Infrastructure Guide for Milton Keynes and the South Midlands* (2008); *CSS Policy 5* (2008) and; *Kettering Sustainable Communities Strategy* (2008).

<ul style="list-style-type: none">• Wetland and Open Water Habitats and a concentration of neutral grassland resource• Two Potential Wildlife Sites (IDs 707 and 709)	<ul style="list-style-type: none">• Important broadleaved woodlands within the plateau area between Stoke Albany and Desborough• A local network of interconnecting footpaths linking Stoke Albany and Desborough
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Table 7.4 Current GI resources

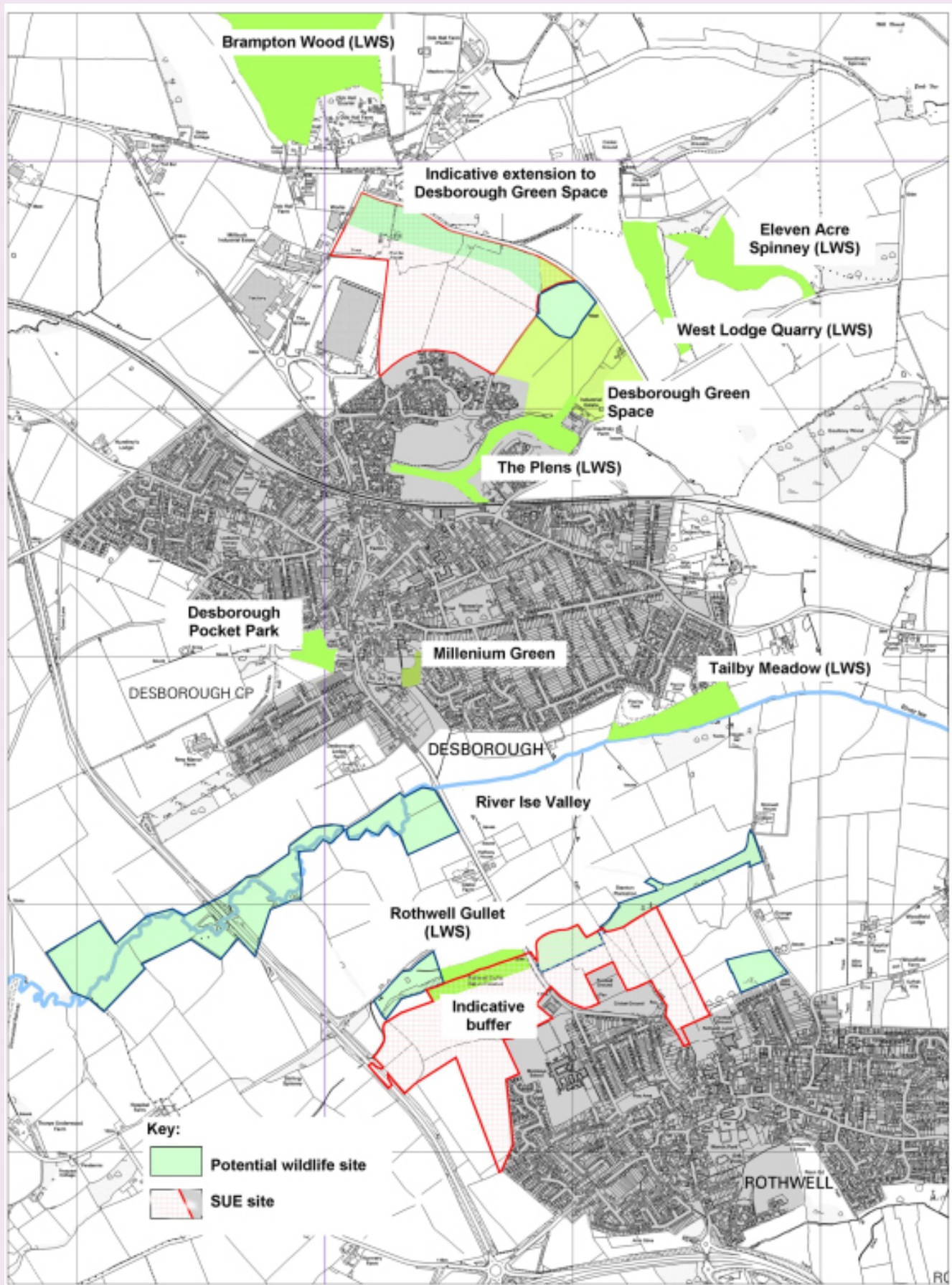


Figure 7.1 Green Infrastructure and Biodiversity resources

On-site Green Infrastructure provision

7.7.7 The standards outlined in the *Open Space SPD* are minimum standards for open space provision. ~~and it is expected that~~ **Higher levels standards** of open space will be provided at the SUEs. Each SUE will support a significant population in a compact urban form so ample provision of open space and recreation facilities will be integral to ensuring high standards of living.

7.7.8 ~~A specific requirement is the provision of two grassed junior football pitches adjacent to the proposed new Desborough Leisure Centre, on the Grange development.~~

7.7.9 As part of the masterplan for each SUE, as required by Policy 16 of the CSS, newly created on-site green spaces will be strategically planned via a Landscape Strategy ~~for each SUE~~. The Strategies will deliver practical spaces which fulfil a number of functions wherever possible, for example combining flood attenuation, recreation, biodiversity and aesthetic benefits. GI proposals must be made in accordance with **AAP** Polices 9 (**Surface Water Management & Flooding**) and 13 (Biodiversity). In particular GI should be designed to maximise the biodiversity value of the green spaces that either remain or are created as a result of development, in order to contribute towards the target of a net gain in biodiversity.

7.7.10 ~~Within the developed area there will be opportunities to incorporate existing trees, groups of trees and hedges where such features can make a significant contribution to the urban environment. The retention of existing healthy trees and hedgerow on a new development will greatly improve its appearance, giving it instant maturity, enhancing property values, providing wildlife benefit and contributing to GI. They can make a positive contribution to the design of a development and should be regarded as an asset, not a constraint.~~

7.7.11 **Within the developed area existing trees, groups of trees and hedges should be regarded as an asset, not a constraint. Such retained features can greatly improve the urban environment's appearance, giving it instant maturity, and can provide wildlife benefits.**

7.7.12 Given the compact form of the SUEs and their adjoining existing residential areas, new and enhanced GI resources should be easily accessible on foot, or by bicycle, to new and existing residents. With the proximity of the surrounding countryside to each site it will be important that residents have the opportunity to connect and interact with this countryside as part of a GI network. It is important to maximise opportunities to off-set the impact of development on the natural environment by linking new and existing GI assets with wider GI corridors identified by the River Nene Regional Park (RNRP), the Kettering Green Wheel project and the emerging *Kettering Borough Green Infrastructure Strategy*.

7.7.13 Development should establish an integrated GI network with a high degree of connectivity between green areas associated with the development and existing Local Wildlife Sites (LWS), Potential Wildlife Sites (PWS)⁽⁹⁾ and the wider countryside on the periphery of the sites. Links should also be established into this network from existing development wherever possible to ensure good accessibility to green spaces and nature for current residents.

7.7.14 ~~The **Desborough North** site adjoins the existing Desborough Green Space at the Grange which incorporates The Plens Local Wildlife Site (LWS). Two further Local Wildlife Sites are close to the site - West Lodge Quarry and Eleven Acre Spinney to the north-east. The combined GI resource of The Plens and Desborough Green Space offers good potential as a~~

9 Potential Wildlife Sites are sites that are either known or thought to be of higher biodiversity value than the average countryside but have not been confirmed to be of Local Wildlife Site (LWS) standard

GI and biodiversity resource but is currently underutilised and requires better management, accessibility, more Public Rights of Way and a greater contribution to enhancing and managing local biodiversity. There is a need to integrate the Green Space into the existing Grange development and to Desborough through improved pedestrian permeability. The SUE at Desborough presents an opportunity to deliver such improvements to the existing Desborough Green Space and also to extend it to the west. The existing high quality footpaths through the open space will be protected and new paths created which link through the resource. The extended and enhanced open space can form a significant GI facility for the SUE and provide a green edge to the development to mitigate its impact on the wider rural landscape to the north. Policy 13, Biodiversity, sets out the specific improvements which are required for Desborough Green Space.

7.7.15 The **Rothwell North** site adjoins the Rothwell Gullet Nature Reserve and a Potential Wildlife Site (Wildlife Trust site number 708) to the west of the B576. To the east of the B576 two Potential Wildlife Sites are identified to the northern perimeter of the site (Wildlife Trust site numbers 703 and 704). The GI provision for the Rothwell North development will include a multi-functional open space which will act as a buffer to Rothwell Gullet which could be extended westwards to include the Potential Wildlife Site 708. Policy 13, Biodiversity, sets out the specific requirements for the buffer. The Landscape Strategy for Rothwell North will also make provision for strategic tree planting and greening at the entire northern edge of the development to prevent the visual coalescence of the two towns. In doing so development should also seek to utilise the Potential Wildlife Sites to the east of the B576 which provide an opportunity to provide a green edge to the development with links into the Ise Valley.

Desborough North

7.7.16 The SUE at *Desborough North* presents an opportunity to deliver improvements to the existing Desborough Green Space and also to extend it to the west. The existing high quality footpaths through the open space will be protected and new paths created which link through the resource. The extended and enhanced open space will form a significant GI facility for the SUE and provide a green edge to the development to mitigate its impact on the wider rural landscape to the north. ⁽¹⁰⁾



Desborough Green Space

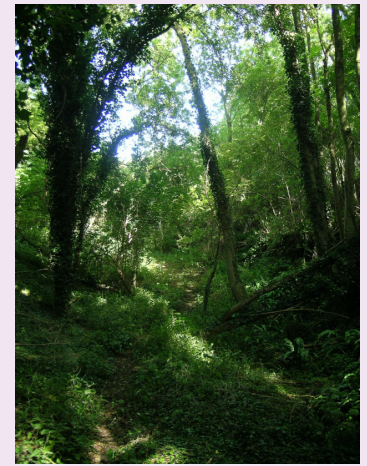
7.7.17 Development will also provide two grassed junior football pitches adjacent to the proposed new Desborough Leisure Centre, on the Grange development.

Rothwell North

10 Policy 13, Biodiversity, sets out the specific improvements which are required for Desborough Green Space.

7.7.18 The GI provision for the SUE at *Rothwell North* will include a multi-functional open space which will act as a buffer to Rothwell Gullet. This buffer could be extended westwards to include the PWS 708. ⁽¹¹⁾

7.7.19 The Landscape Strategy for *Rothwell North* will also make provision for strategic tree planting and greening at the entire northern edge of the development to prevent visual coalescence between the two towns. In doing so development should also seek to utilise the PWSs to the east of the B576 which can provide a green edge to the development and links into the Ise Valley.



Rothwell Gullet

Management

7.7.20 The GI of the SUEs will only be effective if it is managed to the highest standards. Management arrangements will need to take into account the varying requirements of the different functions which open space has to perform and be designed to operate in perpetuity.

Off-site Green Infrastructure

7.7.21 As well as making provision for the on-site open space, ~~required from the Open Space SPD~~ GI and facilities will need to be provided off site, within an acceptable distance of the development. A close geographical link does not necessarily determine whether a facility will or will not be put under pressure from the SUE.



7.7.22 ~~The PPG17 Open Space Needs Assessment recognises that~~ Cemeteries and churchyards need to be considered as important GI assets. ~~and that~~ Subject to paying due regard to their primary role, they can provide important public spaces, urban greenspaces and sanctuaries for wildlife. Burial and cremation capacity within the Borough will be placed under increasing pressure with the population growth, including the SUEs to Rothwell and Desborough. Kettering Borough Council's Bereavement Services department have identified that the following measures will be necessary in order to accommodate the Borough's housing growth at the SUEs:

- An extension to the east of Desborough Cemetery, in Rushton Road, to meet future demand. Works will include site clearance and preparation, tree removal, land drainage and boundary screening. Enhancements could potentially promote the site's use as public open space, its historical and architectural value and its specialist trees.
- Enhancements to the Borough-wide Crematorium facilities at Rothwell Road, Kettering, will be required with current facilities at or near capacity and equipment at the end of serviceable use.

7.7.23 Residential development at Rothwell and Desborough SUEs will fund the required expansion to Desborough Cemetery and contribute towards the ~~two other~~ necessary improvements at the Borough-wide ~~facilities~~ **facility** identified above.

7.7.24 ~~Elsewhere, the existing Local Wildlife Sites at Rothwell Gullet, Desborough's Tailby Meadow and The Plens will be safeguarded and contributions will be sought for their~~

11 Policy 13, Biodiversity, sets out the specific requirements for the buffer.

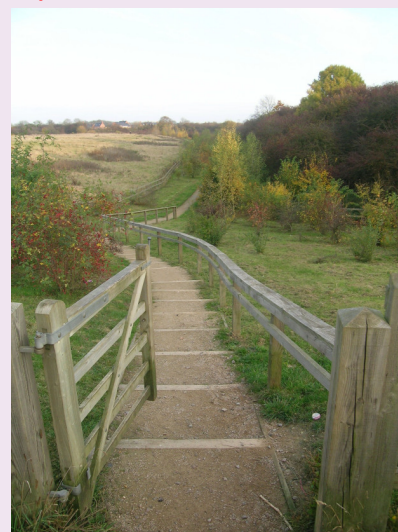
enhancement where appropriate:

7.7.25 ~~The Northamptonshire Green Infrastructure Strategy (2006) sets priority actions and projects and identifies two GI Corridors of Sub-Regional significance of relevance to the AAP. GI contributions arising from the SUEs should contribute towards these identified areas, priorities for action and projects, as summarised in Table 7.4, below.~~

7.7.26 ~~These priority areas and projects overlap with, and should be considered in conjunction with, the measures outlined by Northamptonshire County Council (NCC) in the *Rights of Way Improvement Plan 2007-2011* (RoWIP). NCC require safeguarding of and enhancements to the surrounding network of Public Rights of Way (PRoW) in order to accommodate the SUEs and balance the impact of a larger population requiring access to the countryside and services. Specific measures from the RoWIP which development at the SUEs will seek to deliver are provided in Table 7.6 and shown graphically in Figure 7.2, below.~~

7.7.27 GI contributions from development at the SUEs will aim to create publicly accessible green space, improve accessibility to the River Ise GI resource, enhance the area's leisure and recreation offer, encourage healthier lifestyles and promote sustainable transport choices through encouraging walking and cycling between settlements through a network of linked GI corridors. In order to achieve this GI contributions arising from the SUEs should contribute towards identified priority areas, actions and projects, including:

- Improvements to the existing Local Wildlife Sites (LWSs) at Rothwell Gullet and Desborough's Tailby Meadow and The Plens.
- Measures identified in the *Northamptonshire Green Infrastructure Strategy (2006)*, which comprise:
 - Enhancements to the Ise Valley Corridor including extension of neutral grassland habitat, incorporation of PWSs into an improved GI resource and improved accessibility including a continuous, circuitous footpath for local level use and long distance routes linking through the Corridor.
 - In the Jurassic Way Corridor, enhancement and extension of the broadleaved woodlands habitat and improved habitat links and interconnecting footpath routes.
 - The Ise Valley Way Network Project - creation of a GI network providing accessible connections between urban and rural areas and installation of public art and visitor gateways.
 - The Rothwell to Desborough Link Rights of Way Project - enhancements to the existing Public Rights of Way network and new footpath creation, focusing in particular on the Ise Valley, Top Lodge to Desborough and Rothwell to Wicksteed Park GI Corridors.
- Measures required by Northamptonshire County Council (NCC) ⁽¹²⁾ to safeguard and enhance the surrounding network of Public Rights of Way (PRoW) in order to accommodate the SUEs and address the impact of a larger population requiring access to the countryside and services. The requirements are summarised in Table 7.5 and shown graphically in Figure 7.1, below.



12 NCC has indicated the improvements they consider necessary derived from the *Northamptonshire Rights of Way Improvement Plan 2007-2011*

Required measure	Route / area	AAP Route ref.
Creation / enhancement of inter-settlement route connecting north-east Rothwell with south-east Desborough	Footpaths UH13, UH27, UC12	RD1
Creation / enhancement of inter-settlement route linking north Rothwell with south Desborough	Footpaths UC1, B576, UH9, UH20	RD2
Creation / enhancement of inter-settlement route providing a connection from Desborough to Thorpe Underwood	Footpaths UC10 and GP18	RD3
Provision for a circular walk on Public Rights of Way that leaves the town envelope of Desborough	Desborough	N/a
Enhance links from Desborough to long distance paths (Jurassic, Macmillan and Midshires Ways) and connections into other GI sites, such as Local Wildlife Sites.	Desborough, Jurassic, Macmillan and Midshires Ways	N/a
Incorporate 1st Rothwell circular route within the Rothwell SUE green space GI provision	Rothwell - Footpaths UH9, UH8, UH13, UH26 and UH20	RD4
Provision of 2nd Rothwell circular route - a circuitous route to the north of Rothwell along the Ise Valley	Rothwell - Footpaths UH10 and UH13	RD5
Contributions towards the maintenance of the shared pedestrian and cycle track along the B576 between the new health centre at Rothwell and Desborough. Contributions towards the extension of the above track along the B576 to link with the <i>Desborough North</i> site.	B576	N/a
Contributions towards replacement of stiles with gap gates or kissing gates.	Key PRoW & inter-settlement walks	N/a
Contributions towards publicising the enhanced GI routes and encouraging their use, including information leaflets, maps and interpretation boards.	All routes	N/a

Table 7.5 Rights of Way Improvement Plan required improvements

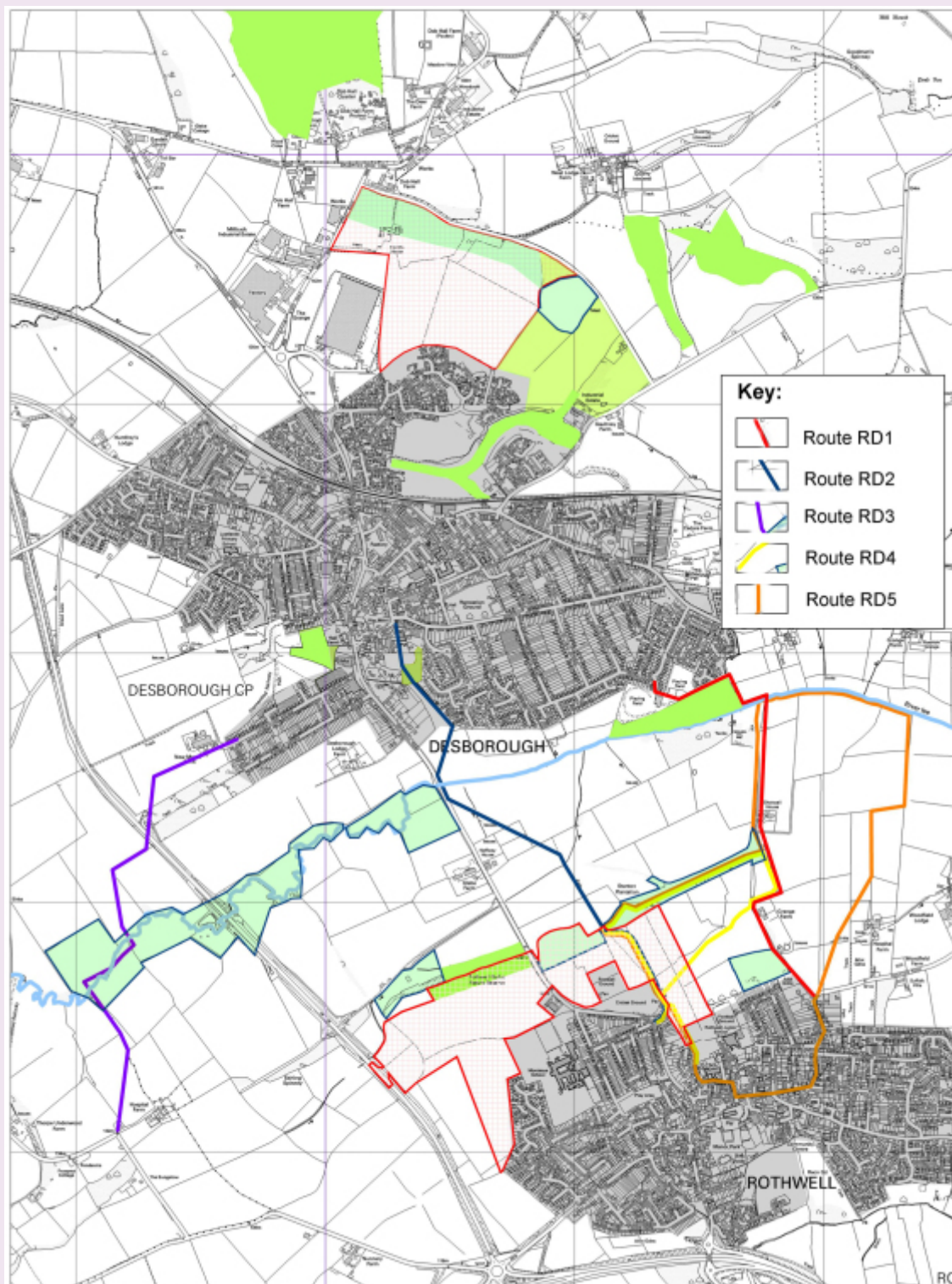


Figure 7.2 Green Infrastructure: Rights of Way Improvement Plan indicative routes

7.7.28 The measures outlined above aim to create publicly accessible green space, improve accessibility to the River Lse GI resource, enhance the area's leisure and recreation offer, encourage healthier lifestyles and promote sustainable transport choices through encouraging walking and cycling between settlements through a network of linked GI corridors.

7.7.29 Opportunities may arise to integrate and develop these suggested **the outlined** projects with new ones through Kettering Borough's emerging *Green Infrastructure Strategy* and *Lse Valley Strategy* as well as the Environment Agency and River Nene Regional Park (RNRP)

Revital-ISE Project which seeks to rejuvenate the River Ise and its environs.

7.7.30 The provision of improvements should be identified in Section 106 agreements and should ideally be implemented in the first phase of development for the benefit of new and existing residents of Rothwell and Desborough.

Policy RD 12

Green Infrastructure

Development at the Sustainable Urban Extensions will deliver an enhanced and accessible Green Infrastructure (GI) network through on-site provision and contributions to off-site enhancements.

On-site Green Infrastructure provision

Open space provision at both Sustainable Urban Extensions will be in excess of the minimum quantity and quality standards set out in the *Kettering Open Space SPD*.

Development proposals for the Sustainable Urban Extensions at Rothwell and Desborough will be accompanied by Landscape Strategies which will address GI provision. The Strategies will ensure that the new developments incorporate an appropriate green setting which respects and reinforces local landscape character.

Newly created on-site GI will:

- Be delivered strategically and create usable and multi-functional spaces, for example combining recreation, biodiversity and flood attenuation functions;
- Be designed in ~~conformity~~ **accordance** with Policy 13 (Biodiversity) and Policy 9 (**Surface Water Management & Flooding**);
- Provide an environment which mitigates any adverse impact on wildlife and maximises benefits to biodiversity;
- Be reflective of and respond to local landscape character;
- Ensure that development minimises any adverse visual or landscape impacts on the surrounding area;
- Deliver a GI network with excellent connectivity between the existing and new developments and the wider countryside, for both people and wildlife;
- Make the optimum use of existing green resources on site, such as trees or hedgerows, where possible;
- Be of benefit to new and existing residents.

Planning permission for development at **Desborough North** will include planning obligation requirements for:

- Two grassed junior football pitches adjacent to the proposed Grange Leisure Centre;
- Improvements to and extension of the existing Desborough Green Space at the Grange. The enhanced and extended open space will form a significant GI Corridor. Improvements will include the protection of existing footpaths and the provision of new accessible links into and through the open space. The GI provision at Desborough

Green Space will be delivered in accordance with the requirements of Policy 13, Biodiversity; and

- A legally binding statement addressing the entire Desborough Green Space's management and maintenance for at least 20 years.

GI delivered as part of the development at **Rothwell North** will incorporate a multi-functional buffer around Rothwell Gullet and will seek to include the three identified Potential Wildlife Sites to the northern extents of the site. Development will include strategic tree planting and landscaping along the entire northern edge of the site to prevent a visual coalescence with Desborough.

Planning applications for development at both Sustainable Urban Extensions will be accompanied by a legally binding agreement to provide a long term maintenance plan and management body, or bodies, for the on-site GI to ensure high quality, robust and effective ongoing maintenance of these areas. If a woodland area is proposed to be delivered as informal space, each woodland would require a detailed Management Plan in order to safeguard the health and amenity of the wood.

Off-site Green Infrastructure

Development will contribute to wider GI enhancements through:

- Extending Desborough Cemetery and contributing towards improvements at the Borough-wide crematorium facilities at Rothwell Road, Kettering;
- Safeguarding the open space between Desborough and Rothwell in the Ise Valley and enhancing its environs and accessibility. This could potentially involve extending the neutral grassland habitat which occurs here; enhancements to the Rothwell Gullet Nature Reserve and; improvements to the two identified Potential Wildlife Sites in the Ise Valley to the west of the B576;
- Contributing to the Ise Valley Way Network Project and to the Rothwell to Desborough Link Rights of Way Project;
- Incorporating the **relevant** measures set out in the *Northamptonshire Rights of Way Improvement Plan 2007-2011*;
- Developing a continuous local level pedestrian routeway through the Ise Valley Corridor as part of a wider long distance route linking through the entire corridor;
- Establishing sustainable movement links between settlements, and from settlements to GI resources; and
- Potentially extending the broadleaved woodlands within the plateau area between Stoke Albany and Desborough and improving links to this resource.

Indicators

~~RDI12.1: On-site open space provision.~~

~~RDI12.2: Desborough junior football pitches.~~

~~RDI12.3: Desborough Green Space~~

~~RDI12.4: Rothwell Gullet buffer.~~

~~RDI12.5: Desborough cemetery.~~

RDI12.6: Provision of Green Infrastructure routes

Targets

RDI12.1: On-site open space delivered at each Sustainable Urban Extension to exceed minimum standards as set in *Kettering Open Space SPD*.

RDI12.2: Provision of two new junior football pitches adjacent to the proposed Grange Leisure Centre.

RDI12.3: Existing Desborough Green Space to be brought into active management and tangible improvements delivered. Extension to Desborough Green Space to be delivered.

RDI12.4: The delivery of a multi-functional green buffer between new development at *Rothwell North* and the Rothwell Gullet Nature Reserve.

RDI12.5: Delivery of the extension to Desborough cemetery.

RDI12.6: Completion of the Green Infrastructure routes specified by 2021; 100% of development should provide easy access to foot and cycle paths.

7.8 Biodiversity

7.8.1 In June 1992 at the Earth Summit in Rio de Janeiro the UK signed the Convention on Biological Diversity, a commitment to conserving the biological diversity of life on the planet. It seeks to restore local degraded ecosystems, establish protected areas, provide for future management of biodiversity and engage local people in conservation of biological diversity. The integration of biodiversity within new developments is now established as an important measure of sustainable development.




7.8.2 The aims of the 1992 Convention are recognised in the *East Midlands Regional Plan*, the document *A Biodiversity Strategy for the East Midlands* (2006), the CSS and the *Northamptonshire Biodiversity Action Plan (BAP) 2nd Edition* (2008). Biodiversity Action Plans provide guidance on targets and actions for habitats and species conservation.

7.8.3 The integration of biodiversity within new developments is now established as an important measure of sustainable development, at the international to local level.⁽¹³⁾ The *Northamptonshire Biodiversity Action Plan (BAP) 2nd Edition* (2008) recommends that opportunities for biodiversity compensation and enhancement should be sought where development allocations impact upon biodiversity. The principles and priorities of the BAP should

13 The 1992 Rio De Janerio Convention on Biological Diversity; *East Midlands Regional Plan* (2009) Policy 29 ; *A Biodiversity Strategy for the East Midlands* (2006).

be incorporated within new development proposals in the SUEs, especially where existing resources and management arrangements can be enhanced, habitats created and managed, and habitat connectivity improved.

7.8.4 The BAP provides details of priority habitats and species **relevant to the plan area**, which the Plan **SUEs** will seek to deliver an improvement and net increase in, as summarised below. ~~The BAP identifies the plan area as a target area for achieving biodiversity improvements in the following habitats and species:~~

Habitats	
<ul style="list-style-type: none"> • Hedgerows • Lowland Calcareous Grassland • Lowland Fen • Lowland Meadows • Lowland Mixed Deciduous Woodland • Ponds • Rivers • Traditional Orchards • Wet Woodland • Wood-Pasture and Parkland 	
Species	
<ul style="list-style-type: none"> • Otter 	

7.8.5 ~~Development at the urban extensions~~ SUEs should seek to deliver biodiversity gain in the above habitats and species through both:

- On site provision of a variety of biodiversity features. Measures could take the form of multi-functional green spaces offering biodiversity, amenity, recreation and flood risk mitigation benefits (an example could be combining the requirement to deliver Sustainable Drainage Systems (SuDS) with the BAP priority habitat target of ponds); and
- Contributions to wider biodiversity improvements including at existing local sites of wildlife value and potential.

7.8.6 The following wildlife sites local to the plan area will be protected and enhanced, including through improved management, where appropriate:

- The Ise Valley GI Corridor, including Potential Wildlife Sites (**PWS**) 707 and 709;
- Desborough Green Space;
- Tailby Meadow;
- The Plens; and
- The Rothwell Gullet Nature Reserve

7.8.7 Figure 7.1 (in section 7.7, Green Infrastructure) provides a map of the GI and biodiversity resources which are referred to above and hereafter.

7.8.8 Biodiversity enhancements should take place in a co-ordinated manner and deliver multi-functional benefits. Biodiversity should be considered alongside surface water management measures, for example Sustainable Drainage Systems (SuDS), (as outlined in Policy **9**) and GI

improvements (as set out in Policy 12). It is also important that GI spaces developed as part of the ~~urban extensions~~ **SUEs** connect to the open countryside as wildlife corridors to maximise their benefit to biodiversity. For biodiversity it is the connectivity between these open areas and the links to the larger green areas on the periphery and thence into the open countryside which will enable wildlife to spread and flourish. Development should prioritise opportunities for habitat linkage to reverse the historic fragmentation of habitats through the creation of wildlife corridors.

7.8.9 There are a number of ways in which biodiversity can be maximised within urban areas, such as by incorporating green roofs, ~~the erection of~~ bat bricks and boxes, bird nest boxes, and ~~installation of~~ mammal tunnels and other crossing points along key routes. Such methods should be incorporated into proposals for the ~~urban extensions~~ **SUEs** where appropriate to deliver maximum net biodiversity gains. Urban design and Landscape Strategies (as required by Policy 12, Green Infrastructure) can also contribute positively through the establishment of a network of open spaces planted with indigenous species, which will support a wide range of wildlife. ~~as articulated in the GI section, above.~~

Rothwell North

7.8.10 Rothwell Gullet is designated as a Local Wildlife Site, a Wildlife Trust Nature Reserve and ~~as a~~ RIGS (Regionally Important Geological/Geomorphological Site). It is imperative that the special habitat and environment of the gullet and the diverse range of species it supports are protected from any potential adverse impacts from development at *Rothwell North*. The Wildlife Trust seeks robust buffering to avoid negative impacts such as unmanaged increased visitor pressure, disturbance from domestic animals, the dumping of waste materials (especially garden rubbish) and point and diffuse pollution sources.

7.8.11 A buffer should be provided between the Gullet and development which can fulfil a number of potential roles:

- Physical, visual and ecological protection for the Nature Reserve
- Protection of badger sett and foraging areas
- Movement corridors for wildlife
- Sustainable Drainage Systems (SuDS)
- GI provision
- Walking and cycling routes
- Soft landscaping provision

7.8.12 Indicative habitats the buffer should seek to incorporate include trees, scrub, grassland areas, and a wetland habitat while species include badgers and bats. The buffer should form a strategic part of the development's required GI provision. An indicative width for the buffer is between 75m-100m which it is considered would afford Rothwell Gullet adequate protection and enable the creation of a usable and multi-functional open space. Opportunities also exist to extend the buffer westwards to incorporate the ~~Potential Wildlife Site~~ **PWS** 708 which could be retained and enhanced to support a greater diversity of wildlife.

7.8.13 Biodiversity provision at *Rothwell North* should also seek to include the retention and enhancement of ~~Potential Wildlife Sites~~ **PWSs** 703 and 704 to the northern extent of the site east of the B576. Opportunities exist to enhance biodiversity and wildlife corridors through links towards the Ise Valley in combination with strategic landscaping for the site which is respectful of the local landscape character.



Rothwell Gullet Nature Reserve (x2) & Edge of Gullet bordering Rothwell North site

Desborough North

7.8.14 Natural England have identified the development of the site at *Desborough North* as providing a major opportunity for the enhancement of biodiversity and the provision of GI. The site enjoys excellent potential links with Local Wildlife Sites - The Plens to the south and West Lodge Quarry and Eleven Acre Spinney to the North-east as well as to the wider countryside to the north and west.

7.8.15 The existing permission for housing at the Grange development involved the allocation of open space, Desborough Green Space, on land to the east of the development site. This existing open space includes The Plens Nature Reserve and ~~Potential Wildlife Site~~ PWS 818. However, (with the exclusion of The Plens) it is poorly managed and maintained, suffers from poor accessibility and its biodiversity benefits are unknown. The development of the SUE will deliver significant improvements to the existing Desborough Green Space including contributions to its management and maintenance, and will extend the park by approximately 7 hectares to the west, to the north of the new housing development (as indicated on the Proposals Map).

7.8.16 The extended resource will form a strategic wildlife corridor and provide a green buffer to the SUE at the point of its transition into rurality. It will maximise the site's geographical position, enhance wildlife links to surrounding biodiversity resources (Local Wildlife Sites and the wider countryside) and provide opportunity for habitat linkages. A full habitat survey should be conducted to establish the current make up of the biodiversity resource and prioritise future habitat creation and management in line with BAP priorities. The park will also form a key plank in the delivery of the on-site GI provision, as ~~listed~~ **outlined** in Policy 12, Green Infrastructure.



Desborough Green Space



The Plens

Policy RD 13

Biodiversity

Development at Rothwell and Desborough Sustainable Urban Extensions will deliver a net gain in biodiversity through the form and design of development and through creating, enhancing and managing wildlife habitats and Green Infrastructure. Priority for habitat creation will be given to measures which assist in achieving the priorities and targets contained in the *Northamptonshire Biodiversity Action Plan (BAP) 2nd Edition* (or any superseding BAP update). In particular, biodiversity enhancements will seek to secure an increase in the provision of lowland mixed woodland, calcareous grassland and wetland habitats.

Development will contribute to improvements in existing biodiversity resources through safeguarding, the use of buffers and other mitigation measures and through improved management regimes. Off-site contributions to biodiversity enhancements will be focused on existing Local Wildlife Sites and Potential Wildlife Sites and will correspond with those priority areas outlined in Policy 12, Green Infrastructure

On-site, every opportunity will be taken to incorporate biodiversity features within the urban fabric, through urban design, landscape design and through the use of sympathetic materials to create wildlife habitats. The creation of new standing water will be encouraged through flood prevention and Sustainable Drainage Systems (SuDS) schemes, in accordance with Policy 9, **Surface Water Management and Flooding**.

Development at **Rothwell North** will incorporate a buffer between development and the Rothwell Gullet Nature Reserve (as indicated on the Proposals Map) which should perform a multi-functional Green Infrastructure role, and seek to incorporate Potential Wildlife Site 708.

Development at **Desborough North** will deliver an enhanced and extended [¹Desborough Green Space ¹](as indicated on the Proposals Map). Improvements to the existing Desborough Green Space will include:

- Carrying out a habitat survey;
- The provision of clear and accessible pedestrian routes accompanied by signage into and through the park;
- Entrance enhancements at key points into the park, including from Pipewell Road;
- Improved boundary treatments; and
- The provision of information boards and dog waste bins within the park.

The existing Desborough Green Space will also be extended to the west, to the northern perimeter of the site [²(as indicated on the Proposals Map)²], to encompass a minimum area of around 7 hectares. The extended Desborough Green Space in its entirety will:

- Prioritise habitat creation in line with the BAP principles and targets;
- Create wildlife corridor connections to Local Wildlife Sites The Plens, West Lodge Quarry and Eleven Acre Spinney as well as to the wider countryside;

- Create accessible Green Infrastructure links into and through the site in line with Policy 12; and
- ³Be accompanied by a legally binding statement addressing the entire Desborough Green Space's management and maintenance for at least 20 years.³]

Proposals for development at both Sustainable Urban Extensions will be accompanied by Ecological Management Plans to ensure high quality, robust and effective implementation, ongoing maintenance and ecological management of the biodiversity areas created on-site.

Indicators

RDI13.1: Enhancements in biodiversity priority habitats and species.

RDI13.2: Improved Local Biodiversity – proportion of Local Wildlife Sites where active conservation management is being achieved (NI 197).

RDI13.3: Biodiversity enhancements at the Desborough Green Space

Targets

RDI13.1: Contribute towards the targets in the *Northamptonshire Biodiversity Action Plan (BAP) 2nd Edition* for priority habitats and species, in particular the expansion targets for lowland mixed woodland, calcareous grassland and wetland habitats.

RDI13.2: County-wide target of 30% of Local Wildlife Sites in active conservation management by 2012. Development at the Sustainable Urban Extensions should contribute towards meeting this target to 2012 and exceeding it post-2012; existing sites, relevant to the plan area, under management should remain so (Brampton Wood, Tailby Meadow, The Plens, Rothwell Gullet); and wider sites not currently under management should seek to be brought into active management, to potentially include the identified Potential Wildlife Sites and the Desborough Green Space

RDI13.3: Habitat survey to be initiated within one year of development beginning at *Desborough North*. Habitat enhancements and linkages to be delivered.

7.9 Schools

7.9.1 Northamptonshire County Council is the education authority. They have indicated that the addition of 1,400 new dwellings will give rise to the need for additional education provision outlined below.

7.9.2 Secondary provision is currently located at Montsaye Community College at Rothwell, which will accommodate the capacity required as a result of the identified growth. The level of growth is not sufficient to require the provision of a new secondary school at Desborough. It is necessary, however, to ensure that there is sufficient land available around the school for the provision of suitable outdoor sports facilities and to future-proof the school to ensure capacity for any subsequent growth.



7.9.3 ~~There are currently two primary schools in Rothwell and three in Desborough currently accommodate two primary schools each.~~ Further provision is required in Desborough for primary education to accommodate the proposed population as generated by the SUE. It is not currently considered that there is the need for an additional primary school within Rothwell as the existing schools have been identified as having the capacity required for the growth. However, it may be appropriate to future-proof the land around the two existing primary schools to allow for future growth providing accessibility it sustained.

7.9.4 Additional Primary school provision at Desborough would be acceptable both in the form of a new one form entry school or a two form school created through linking with one of the existing schools in Desborough, providing that connectivity and accessibility can be maintained and the location of the new school does not necessarily result in an increase in the need to travel, especially by car. The latter is the preferred option for education provision in Desborough.

7.9.5 ~~Nursery provision at both towns is also encouraged in suitably accessible locations, perhaps adjacent to the new local shopping provision.~~

Policy RD 14

Schools

The Sustainable Urban Extensions will provide quality educational environments.

The Sustainable Urban Extension at **Rothwell North** will provide an additional 2.13 hectares of land for educational purposes to the north of Montsaye Community College. Education contributions will also be sought for the future development of existing schools.

The Sustainable Urban Extension at **Desborough North** will either:

- Provide a site of 2 hectares within the Desborough Sustainable Urban Extension for use for primary education. The location will be determined by its relationship to the existing built up area, ability to provide safe routes to schools and secure ease of access by means other than the private car and proximity to other key local services. Developer obligations will be sought for the construction of the school.

Or

- An existing primary school within Desborough will be re-located and upgraded to a two-form entry school, to the satisfaction of Northamptonshire County Council. Developer obligations will be sought to cover all costs of the upgrade. Safe walking and cycling routes from the Sustainable Urban Extension to the school will be delivered by the developer/landowner.

Nursery provision at both towns is also encouraged in suitably accessible locations, perhaps adjacent to the new local shopping provision.

Indicators

RDI14.1: 2 ha of school land at Rothwell

RDI14.2: A new primary school at Desborough

Targets

RDI14.1: Provision of 2 ha of additional land adjacent to Montsaye Community College by 2021

RD14.2: Provision of a new primary school at Desborough by 2021

7.10 Site Development

7.10.1 Policies 13, 14 and 16 of the CSS outline general sustainable development principles which should guide development and be taken into consideration in the determination of all planning applications within the Plan Area. The policy below also identifies general development principles but demonstrates local context and is specific to the requirements of Rothwell and Desborough. This policy sets out the criteria against which proposals will be considered to ensure that development within the Plan Area protects and enhances the character of the towns; protects the amenity of existing and future residents; improves accessibility and connectivity; brings about vitality and viability; and incorporates sustainable design in accordance with the requirements outlined in the *North Northamptonshire Sustainable Design SPD* (2009).

7.10.2 The success of the urban extensions **SUEs** is dependent upon the ability to create communities that appear and feel like part of the existing towns. This will need to be demonstrated in detail on receipt of a planning application within Design and Access Statements and Sustainable Design Checklists and in accordance with this AAP, the *North Northamptonshire Sustainable Design SPD*, the *Kettering Open Space SPD* and any other relevant adopted policy.

Policy RD 15

General Policy Principles

The Sustainable Urban Extensions will:

- Incorporate high quality sustainable design and environmental sustainability into all development;
- Have a complementary role to the town centres;
- Retain the possibility for future growth;
- Respect the character of the existing settlements and historic settings;
- Respect the existing characteristics of the landscape and landform;
- Create a thriving community with opportunities to live, work and play;
- Develop an energy and water strategy (in line with the requirements of Policy 8, Water Use), promoting water use minimisation, energy efficiency and surface water and foul drainage infrastructure;
- Increase opportunities for local self sufficiency; and
- Design for flexibility and adaptability.

Indicators

~~RDI15.1: Number of Applications approved that adhere to the criteria set out in policy 15~~

Targets

~~RDI15.1: Number applications approved which do not meet all the criteria in policy 15~~

Sustainable Design, Energy Efficiency and Climate Change

7.10.3 PPS1, the PPS1 Climate Change Supplement, PPS3 and PPS22 all encourage sustainable communities and reducing the effects of climate change. Policy 14 of the ~~Core Spatial Strategy~~ CSS outlines energy efficiency and sustainability targets for all development to ensure the highest viable standards of resource and energy efficiency, and a reduction in carbon emissions.

7.10.4 Building for Life (CABE 2008) provides guidance and good practice to Local Authorities, developers and clients in relation to urban design. It sets out principles of good urban design that should be sought for successful place making and sustainable development. Building on these principles and the policy context set out in Policy 14 of the CSS regarding sustainability and climate change, the *North Northamptonshire Sustainable Design Supplementary Planning Document SPD* adopted February 2009 (SPD) introduces the 'Principles of Sustainable Design', to guide environmental sustainability and good urban design in the context of North Northamptonshire. The *Sustainable Design SPD* can be viewed at www.nnjpu.org.uk. ~~or copies can be made available on request.~~

7.10.5 It is understood that environmental sustainability is one of the biggest challenges facing spatial planning and the development industry. As such, in taking forward the policies of the CSS, the *Sustainable Design SPD* promotes the requirement to consider urban design and environmental sustainability together, in order to achieve common goals such as character, quality of public realm and resilience/adaptability. Crucially, it is recognised that innovative sustainable design and construction approaches can contribute to the character and quality of the built environment, and it is acknowledged that the progression through the higher levels of

sustainability standards (towards a zero carbon society) will see a move from the more traditional designs that populate the existing built environment.

7.10.6 The Sustainability Appraisal (SA) to this plan acknowledges uncertainties with regards to the impacts of climate change, however there is a need to limit the impact of development by reducing the production of greenhouse gases. With reference to PPS1 (~~pages 19-20~~), the AAP has a role to play in reducing greenhouse gas emissions and should aim to do so by making sure developments use resources efficiently, allow wildlife to migrate and adapt, and make the built environment more resilient.

7.11 Town Centre Regeneration and the Public Realm

7.11.1 PPS1 states that planning authorities should seek to enhance the environment as part of development proposals. Significant adverse effects on the environment should be avoided and alternative options which might reduce or eliminate those impacts should be pursued. Particular attention should be paid to the public realm, including improvements in town and local neighbourhood centres.

7.11.2 It has already been stated that it is important for any each SUE to relate well to the rest of the town in order to create a sustainable urban community and that ~~PPS6~~ PPS4, encourages development which supports the vitality and viability of town centres. The quality of the urban environment that is open to public access (whether publicly or privately owned) contributes to the character and identity of an area and affects the way in which people perceive and enjoy places. The achievement of an attractive and safe public realm is of benefit to residents, businesses and visitors.

Public Realm

7.11.3 Further development in Rothwell and Desborough will result in a larger number of users in the town centres and therefore exerts pressure on the urban environment resulting in the need to raise and extend the quality of the public realm.

7.11.4 Improvements to the quality of the public realm within the ~~urban extensions~~ SUEs and on main routeways into and out of the development will be required. These improvements should include details of pedestrian routes, hard and soft landscaping, signage and street furniture. Other areas of public realm environmental enhancements will also be sought. Also, satisfactory arrangements must be put in place for future management and maintenance of the public realm.

7.11.5 In Rothwell and Desborough gateways into the ~~urban extensions~~ SUEs and town centres are to encourage users into the respective town centres as well as providing attractive entrances, a quality public realm and linking the new development with the existing towns.

7.11.6 The improvements specified may include tree planting (including street trees), the provision of new street furniture such as cycle racks and seats, new or improved lighting, and improvements to footpaths and footways.

Public Art

7.11.7 It is acknowledged within PPS1 and Policy 13 of the CSS, and supported by Kettering Executive Committee (on 11th June 2008), that public art can help contribute to a better quality environment and add a sense of place or identity. Public art refers to artwork which is freely accessible to the public, in or fronting onto the public realm in a variety of media, which can be

either permanent or temporary. The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental, educational and economic benefits, both to the new development and the community at large. It is considered particularly important that public art is integrated into the overall design of the SUE and **includes** functional elements e.g. lighting, landscape, street furniture, floor designs and signage as well as landmark works such as statues, carvings, engravings, paving designs, water features, mosaics, murals, flags, video projections and planting schemes.

7.11.8 Whilst this ~~Area Action Plan~~**AAP** does not prescribe a level of public art provision, it does require that a strategy for public art is prepared. The process usually involves professional artists and crafts people in the design and production of the public art and this should be an integral part of public realm and environmental enhancements. The appointment of lead artists at an early stage in the planning and design of the development, and a significant level of provision for public art will be required as part of any proposals.

Desborough town centre

7.11.9 No further employment land allocation is ~~intended for~~**made at the** Desborough **SUE** in order to encourage investment in and regeneration of the town centre. The ~~Desborough Town Centre Urban Design Framework~~ identifies a number of sites within Desborough town centre where there is pressing need for regeneration to make it more attractive to future users. Therefore, it is considered that ~~any~~**the** SUE should contribute to the regeneration of the town centre in the following ways:

- Encouraging ease of access through the provision of better footpath and cycleway routes to the northern and western edges of the town including the provision of a railway bridge over the line for pedestrians and cyclists; and
- The creation of gateways linking the SUE and Desborough town centre;
- Contributions to improve the public realm and create attractive features within the town centre such as improving the quality, appearance and offer within the Market Place and its immediate vicinity, the introduction of public art within the streetscape and other features such as lighting, signage, seating, refuse receptacles and improved surfacing materials; and
- Better access by means of public transport to the eastern edge of town.

7.11.10 ~~Moved to bullet points above~~ -Improved access is to be supported by the creation of gateways linking the SUE and Desborough town centre. Contributions will also help to improve the public realm and create attractive features within the town centre such as improving the quality, appearance and offer within the Market Place and its immediate vicinity, the introduction of public art within the streetscape and other interesting features such as lighting, signage, seating, refuse receptacles and improved surfacing materials.

Policy RD 16

Town Centre Regeneration, Public Realm and Public Art

The Sustainable Urban Extensions will **include high quality public realm within the development and will** seek to improve the quality of the public realm ~~within the development and~~ on main entrances/route-ways into and out of the development and within Rothwell and Desborough town centres.

Provision will be made for public art in both Sustainable Urban Extensions and **at** Rothwell and Desborough town centres to provide a sense of place and distinctiveness. These will form an integral part of the design of the development, provide gateways to development sites, seek to improve areas within the town centre or provide focal points ~~within the town~~ to encourage new users into the town centre. A strategy for public art will be prepared and submitted for approval with any subsequent planning application.

Maintenance contributions will be required to ensure the long-term maintenance of public spaces.

Desborough Town Centre

The Desborough Sustainable Urban Extension will make provision for improving access and connectivity into the northern and western edges of the town through the provision of a suitably located ~~railway~~ bridge over the railway line for pedestrians and cyclists. Public transport links will also be improved from the Sustainable Urban Extension to the eastern edge of the town.

Planning obligations will be used to improve the public realm within Desborough town centre especially around the Market Place in order to improve the quality, appearance and offer in this location. Also, investment will help to achieve attractive gateways into the town centre and the Sustainable Urban Extension, the introduction of public art within the streetscape and other ~~interesting~~ features such as lighting, signage, seating and refuse receptacles.

Rothwell Town Centre

Improvements to the public realm in Rothwell town centre are also required. Walking and cycling links into Rothwell town centre will also ~~be improved~~ **need improvement**.

Indicators

~~RDPI16.1: Improvements to the vitality and viability of the town centre public realm~~

~~RD16.2: Improvements to the public realm through the provision of public art at both towns~~

Targets

~~PD16.1: Number of public realm improvement schemes implemented by 2021, by town:~~

~~RD16.2: Number of public art works delivered by 2021, by town:~~

8 Infrastructure, Delivery and Monitoring

8.1 Growth Area

8.1.1 The North Northamptonshire Development Company (NNDC) has been created to drive, co-ordinate and manage the delivery of sustainable growth through the delivery of infrastructure and employment led growth across North Northamptonshire, and lead and drive the regeneration of communities and places. The company will be an integral part of plan implementation and securing infrastructure across North Northamptonshire.

Housing Trajectory - Delivering houses at *Rothwell North* and *Desborough North*

8.1.2 The new plan making system has an increased emphasis on demonstrating how the policies of the plan will be delivered, particularly housing. ~~Planning Policy Statement~~ **PPS12** requires that all plans involving housing include a housing trajectory. This attempts to estimate the start date for housing being delivered on the ground and the build rate per year to test how reasonable it is to rely on polices to deliver the identified housing requirement.

8.1.3 In preparing the housing trajectory for *Rothwell North* and *Desborough North*, the Council have had regard to a number of factors:

- The anticipated date of adoption of the Area Action Plan;
- The developers/ landowners stated intentions in the Rothwell submitted planning application; and
- A reasonable build rate for the development, agreed with the landowner / developer, based on current expectations of the housing market and the capacity and intensions of the house building industry.

8.1.4 However, all these assumptions must be heavily caveated that in the event of any changes, the housing trajectory will not reflect actual delivery. Many of these factors are beyond the control of the local planning authority or the development industry. The role of monitoring will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy.

	Short - Medium Term							Medium - Long Term					
	2009 - 10	2010 - 11	2011 - 12	2012 - 13	2013 - 14	2014 - 15	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Total
Rothwell North				40	80	80	90	90	90	80	80	70	700
Desborough North				40	80	80	90	90	90	80	80	70	700
													1,400

Table 8.1 - Housing Trajectory

Phasing

8.1.5 The guiding principle is that services, facilities and infrastructure will be provided at stages in the development process when the need for them is forecast to arise and will be

delivered according to a set of trigger points tied to numbers of dwellings completed or such other stage of the development as advised by service / facility / infrastructure providers. Development will fund in full the services, facilities and infrastructure required either by the development alone or by service, facility and infrastructure providers securing enhanced public investment as a result of the development.

Planning obligations and conditions

8.1.6 The ~~Area Action Plan~~ **AAP** includes policies requiring the provision of services, facilities, infrastructure and other uses, such as affordable housing, which will be delivered in full or in part by the developers of the Rothwell and Desborough ~~Urban Extensions~~ **SUEs**. Where the local planning authority is aware of planning obligation requirements they have been included in this Area Action Plan. Others may arise during the planning application process and will be fully justified by the Local Planning Authority.

8.1.7 The growth area will require funding for major infrastructure within North Northamptonshire as a whole which may be delivered through Growth Area Funding, Community Infrastructure Fund, Transport Infrastructure Fund, development tariffs or planning obligations.

8.1.8 Policy 6 of the CSS outlines the approach to infrastructure delivery and developer contributions in North Northamptonshire. Future contributions to development will be required in line with the contents of the North Northamptonshire Developer Contributions Supplementary Planning Document. On adoption this SPD will form the basis for planning obligation negotiations. **The starting point for S106 negotiations for development contributions will be the standard charges set out in the Developer Contributions SPD. To inform the development contributions and S106 negotiations, the infrastructure requirements have been assessed to ensure the sustainable delivery of the SUEs at Rothwell and Desborough as detailed within this plan.**

Policy RD 17

Phasing and Obligations

The outline planning permissions and legal agreements will include a schedule of services, facilities and infrastructure to be funded by the developer/landowner ~~of builders~~ at both Rothwell and Desborough Sustainable Urban Extension together with a timetable for their provision during the development. ~~of the urban quarter.~~

Planning obligations will be used to secure infrastructure, facilities and services required as outlined in this document and as well as those related and relevant to the development. These may be provided in the form of on or off site provision through developer contribution or direct provision.

Indicators

~~RDI17.1: Production of a phasing and delivery plan setting out details of infrastructure delivery and the phasing of housing development~~

Targets

RDI17.1: Commencement of housing development on each site by 2012

8.2 Monitoring

8.2.1 Monitoring provides the mechanism that indicates the effectiveness of the Plan in delivering its six objectives. Each of the objectives is to be delivered by a specific policy or combination of policies in the Plan. The monitoring framework includes relevant targets used to evaluate progress. A series of indicators has also been derived to monitor performance against each policy of the plan. By monitoring the plan a mechanism is provided whereby a review of policies can be triggered. The Plan will be monitored and reviewed on an annual basis as part of the Annual Monitoring Report. This is published towards the end of each calendar year and covers the previous financial year ending 31st March. Through careful monitoring of the selected, locally-specific, indicators effective assessment of which plan policies are and aren't delivering will be possible, flagging up where policy intervention may be required. Table 8.2, below, sets out the monitoring framework of indicators and targets which has been developed to monitor the polices in the AAP, in conjunction with the core indicators for the ongoing monitoring of the CSS.

8.2.2 As outlined in section 4.5 of this plan the monitoring indicators and targets are set so all housing, employment, infrastructure, services, facilities and planning obligations are delivered by the end of the plan period 2021. **Monitoring will be informed by the anticipated phasing plan** will accompany the submission version of this plan which outlines when of when infrastructure, services, facilities and planning obligations will be delivered alongside houses and/or employment.

8.2.3 Core Output Indicators (COI) are mandatory indicators for all Local Planning Authorities. **Local Indicators (RD)** relate to specific indicators which have been derived for the purposes of this AAP and relate to the individual policy numbers.

Indicators	Targets
POLICY 1: Development of the two towns / Urban extensions	
RDDT1: Delivery of Sustainable Urban Extensions	RDDT1: Delivery of a Sustainable Urban Extension at Rothwell and at Desborough, with associated infrastructure by 2021.
RDDT2: Number of shared services	RDDT2: A net gain in service provision
POLICY 2: Rothwell Sustainable Urban Extension	
RDR1: Delivery of the Sustainable Urban Extension	RDR1: Delivery of a Sustainable Urban Extension at Rothwell North, with associated infrastructure, by 2021.
RDR2: A6 access junction	RDR2: Delivery of a new access and junction off the A6 with a road through the site to provide access onto the B576.

POLICY 3: Desborough Sustainable Urban Extension	
RDD1: Delivery of the Sustainable Urban Extension	RDD1: Delivery of a Sustainable Urban Extension at Debsborough North, with associated infrastructure, by 2021.
RDD2: Railway line foot / cycle bridge	RDD2: Delivery of a pedestrian and cycle bridge over the railway line.
POLICY 4: Accessibility	
RDA1: Level of bus usage and community transport	RDA1: Increase in bus service provision
RDA2: Delivery of additional bus services	RDA2: Increase in community transport provision and use
RDA3: Provision of additional foot and cycle ways	RDA3: Length of foot and cycle routes and links provided
RDA4: Submission of a green travel plans and walking and cycling audits	RDA4: Compliance with the targets outlined in the travel plan and walking and cycling audit as submitted
Policy 5: Employment	
Total amount of additional employment floorspace – by type	4 hectares of B1 and B2 employment development by 2021 at Rothwell North.
POLICY 6: Retail	
RDRE1: Number of A1 units	RDRE1: Number of A1 units does not exceed three, with each individual unit to be no more than 200 metres square (gross internal)
RDRE2: Number of A5 units	RDRE2: Number of A5 units does not exceed two, with each individual unit to be no more than 200 metres square (gross internal)
RDRE3: Provision of a public house and/or nursery	No specific target. Proposal for a public house and / or nursery will be encouraged.
POLICY 7: New homes	
RDH1: Housing completions	RDH1: To deliver 700 dwellings at each SUE by 2021. The total housing completions and annual rate of completions for each SUE will be monitored through the Kettering Borough housing trajectory.
RDH2: Housing density	RDH2: At least 35 dwellings per hectare.
RDH3: Housing mix	RDH3: No specific target but each SUE should deliver, 1, 2, 3, 4 and 5 bedroom homes and an element of bungalows.
RDH4: Affordable housing delivery	RDH4: 30% affordable housing provision at each SUE; Type and tenure split in line with relevant Strategic

	Housing Market / Needs Assessment (60% socially rented, 40% shared ownership at 2009 baseline):
POLICY 8: Water use	-
RDW1: Reduced mains water usage:	RDW1: 25% reduction in mains water use in comparison with conventional development. For residential units maximum internal consumption of potable water: <ul style="list-style-type: none"> • 105 l/p/d 2009-2015 • 80 l/p/d post 2016
RDW2: Number of rainwater harvesting or reuse schemes that include long term future maintenance arrangements funded by the developer:	RDW2: 100% of development schemes that incorporate rainwater harvesting or reuse schemes to include long term future maintenance and inspection schemes funded by the developer.
POLICY 9: Surface water management and	
RDW3: Watercourse quality	RDW3: Contribute towards draft <i>Anglian River Basin Management Plan</i> watercourse quality targets; Rivers Ise and Jordan - 'Good' ecological and overall status by 2027; Slade Brook - 'Good potential' ecological and overall status by 2027.
RDW4: Development and Flood Risk Assessments	RDW4: 100% of development proposals permitted to be accompanied by Flood Risk Assessments
RDW5: Number of SuDS schemes with long term future maintenance arrangements funded by the developer:	RDW5: 100% of development schemes that incorporate SuDS to include long term future maintenance and inspection schemes funded by the developer.
POLICY 10: Foul Drainage and Sewage	
RDW6: Wastewater infrastructure provision	RDW6: No specific target. Wastewater infrastructure provision should be phased according to the requirements of the <i>North Northamptonshire Water Cycle Strategy</i> and the water company and in accordance with any Section 106 agreements / 'Grampian' style conditions agreed at planning approval stage.
POLICY 11: Community facilities	
RDCF1: Extension to Desborough Leisure Centre	RDCF1: Provision of an extension to Desborough Leisure Centre by 2021
RDCF2: New community centre in Desborough	RDCF2: Provision of a community centre in Desborough by 2021
RDCF3: New community centre in Rothwell	RDCF3: Provision/improvement of a community centre in Rothwell by 2021

RDGF4: New Social Development Worker and Community Fund	RDGF4: Provision of a new Social Development Worker and Community Fund in both SUE's by 2021
RDGF5: Improvements to community safety including additional cameras and a safer communities team base.	RDGF5: Provision of additional cameras or improvement to existing cameras by 2021
POLICY 12: Green Infrastructure (GI)	
RDGI1: On-site open space provision:	RDGI1: On-site open space delivered at each SUE to exceed minimum standards as set in <i>Kettering Open Space SPD</i> .
RDGI2: Desborough junior football pitches:	RDGI2: Provision of two new junior football pitches adjacent to the proposed Grange Leisure Centre.
RDGI3: The Desborough Green Space:	RDGI3: Existing Desborough Green Space to be brought into active management and tangible improvements delivered; and Extension to Desborough Green Space to be delivered.
RDGI4: Rothwell Gullet buffer:	RDGI4: The delivery of a multi-functional green buffer between new development at Rothwell North and the Rothwell Gullet Nature Reserve.
RDGI5: Desborough cemetery:	RDGI5: Delivery of the extension to Desborough cemetery.
RDGI6: Provision of Green Infrastructure routes	RDGI6: Completion of the Green Infrastructure routes specified by 2021; 100% of development should provide easy access to foot and cycle paths.
POLICY 13: Biodiversity	
RDB1: Enhancements in biodiversity priority habitats and species:	RDB1: Contribute towards the targets in the <i>Northamptonshire Biodiversity Action Plan (BAP) 2nd Edition</i> for priority habitats and species, in particular the expansion targets for lowland mixed woodland; calcareous grassland and wetland habitats.
RDB2: Improved Local Biodiversity = proportion of Local Wildlife Sites where active conservation management is being achieved (NI 197).	RDB2: County-wide target of 30% of Local Wildlife Sites in active conservation management by 2012. Development at the SUEs should contribute towards meeting this target to 2012 and exceeding it post-2012; existing sites, relevant to the plan area, under management should remain so (Brampton Wood, Tailby Meadow, The Plens, Rothwell Gullet); and wider sites not currently under management should seek to be brought into active management, to potentially include the identified Potential Wildlife Sites and the Desborough Green Space.
RDB3: Biodiversity enhancements at	RDB3: Habitat survey to be initiated within one year of

the Desborough Green Space	development beginning at Desborough North. Habitat enhancements and linkages to be delivered.
POLICY 14: Schools	
RDS1: 2 ha of school land at Rothwell	RDS1: Provision of 2 ha of additional land adjacent to Montsaye Community College by 2021
RDS2: A new primary school at Desborough	RDS2: Provision of a new primary school at Desborough by 2021
POLICY 15: General Policy Principles	
RDSD1: Number of Applications approved that adhere to the criteria set out in policy 15	RDSD1: 100% of applications approved to meet all the criteria in policy 15
POLICY 16: Public Realm and Public Art / Desborough Town Centre / Rothwell Town Centre	
RDPR1: Improvements to the vitality and viability of the town centre public realm	PDPR1: Number of public realm improvement schemes implemented by 2021, by town.
RDPR2: Improvements to the public realm through the provision of public art at both towns	RDPR2: Number of public art works delivered by 2021, by town.
POLICY 17: Phasing and obligations	
RDPO1: Production of a phasing and delivery plan setting out details of infrastructure delivery and the phasing of housing development	RDPO1: Commencement of housing development on each site by 2012

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
<p>1. Balanced Communities: To create cohesive communities which are mixed, integrated, balanced and inclusive with local facilities and thriving town centres and economies.</p>	<p>RD 1: Development of the two towns / Urban extensions</p> <p>RD 2: Rothwell Sustainable Urban Extension</p> <p>RD 3: Desborough Sustainable Urban Extension</p>	<p>RD2: Overall Targets for Rothwell North: the allocated SUE will deliver by 2021:</p> <ul style="list-style-type: none"> ● 700 new residential units: see RD7 ● 4 hectares of B1/B2 employment development: see RD5 ● a local shopping provision: see RD6 ● enhancements and provision of open space, biodiversity and green infrastructure: see RD12 and RD13 ● new and improved community facilities: see RD11 ● transport and infrastructure improvements: see RD 4 ● a separation buffer adjacent to the Rothwell Gullet: see RD12 <p>RD3: Overall Targets for Desborough North: the allocated SUE will deliver by 2021:</p> <ul style="list-style-type: none"> ● 700 new residential units: see RD7 ● a local shopping provision: see RD6 ● new and improved community facilities: see RD11 ● a new primary school: see RD14 ● transport and infrastructure improvements: see RD 4 ● provision of a pedestrian/ cycle crossing over the railway: see RD4 <p>Accessibility (transport and infrastructure improvements):</p>	<p>RD4a: Number of pedestrian and cycle linkages delivered</p> <p>RD4b: Number of secure storage spaces secured/ delivered</p> <p>RD4c: Number of bus services serving the SUEs</p> <p>RD4d: Delivery of a new roundabout and junction</p> <p>RD4e: Provision of a new pedestrian/ cycle link over the railway</p> <p>(RD5) COI BD1: Amount of floorspace developed for employment by type</p>	
	<p>RD 4: Accessibility</p> <p>RD 5: Employment</p> <p>RD 6: Retail</p>			

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
	<p>RD 7: New homes</p> <p>RD 11: Community facilities</p> <p>RD 14: Schools</p> <p>RD 15: General Policy Principles</p>	<p>RD4a: The delivery of pedestrian and cycle linkages within both of the SUEs and improve connectivity between the two towns, examples of which are shown on Figure 7.2 and in Table 7.5 in the plan by 2020/21. However, priority will be given to delivering route ref RD1 and RD2 as shown in Table 7.5.</p> <p>RD4b: Deliver secure cycle parking at all commercial developments and a minimum of one secure cycle storage space per residential unit.</p> <p>RD4c: Provision of bus services serving the SUE's</p> <p>RD4d: Rothwell North to deliver a new roundabout off the A6, a new junction off the B576 and a link road by 2015/16 or by the completion of the 350th residential unit, which ever is sooner</p> <p>RD4e: Desborough North to deliver a new pedestrian/cycle link over the railway line by the completion of the 200th residential unit</p> <p>Employment:</p> <p>RD5: Provision of 4 hectares of B1/B2 employment development at Rothwell North</p> <p>RD5: Provision of live/work units at both SUEs</p> <p>Retail:</p>	<p>RD5a: Number of live/work units secured/ delivered</p> <p>RD5b: Number of jobs created per employment sector</p> <p>(RD6) COI BD4: Amount of completed retail/ leisure development</p> <p>COI H1: Plan Period and Housing Targets</p> <p>COI H2b: Number of residential units completed</p> <p>COI H2d: Managed Housing Delivery Target</p> <p>RD7c: Housing Density</p>	<p>RD 4 Accessibility:</p> <p>COI BD1 Employment: If 2 ha of B1/B2 employment land at Rothwell North has not be delivered by 2015/16 or by the completion of the 350th residential unit, which ever is sooner, then the likely reasons for the delay will be identified and appropriate responses considered in view of the most up to date employment land requirements for the Borough.</p> <p>(RD7) COI H2b Residential: If actual housing delivery varies by more than 20% outside the anticipated trajectory, then reasons for this should be established</p>

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
		<p>RD6: The local shopping provision at each SUE will consist of no more than:</p> <ul style="list-style-type: none"> ● a combined total of 500m² of gross internal floorspace of A1 and A5 uses ● three individual units, and no more than two in A5 use ● 200m² for the gross internal floorspace of each unit <p>Residential:</p> <p>RD7a: Deliver 700 new residential units by 2021 at the Rothwell SUE in line with the anticipated housing trajectory</p> <p>RD7b: Deliver 700 new residential units by 2021 at the Desborough SUE in line with the anticipated housing trajectory</p> <p>RD7c: housing densities of between 35-55dph, with an overall minimum net density of 35dph across the developable area of each site and at both SUEs.</p> <p>RD7d: Provision of a wide range of house types at both SUEs</p> <p>RD7e: Provision of 30% affordable housing, to comprise sizes and types of dwellings as set out in up-to-date housing market and needs evidence at both SUEs</p> <p>Community Facilities:</p>	<p>RD7d: Housing types</p> <p>COI H5: Number of affordable housing units completed</p> <p>RD11: Number of new and improved community facilities and services secured and delivered</p> <p>RD14: Educational facilities</p>	<p>and appropriate responses considered. The delivery will also be monitored against the Borough's rolling 5 year housing and overall plan period targets.</p>

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
		<p>Rothwell North will deliver or contribute to the following:</p> <p>RD11a: a new community centre in Rothwell between the period of 2015/16 – 2020/21.</p> <p>RD11b: Improvements to the Rothwell Arts and Heritage Centre by 2020/21.</p> <p>RD11c: Improvements to the library at Rothwell by 2020/21.</p> <p>RD11d: Provision of Rothwell social development worker and community fund.</p> <p>Desborough North will deliver or contribute to the following:</p> <p>RD11e: an extension to Desborough Leisure Centre by 2015/16</p> <p>RD11f: provision of a new community centre in Desborough by 2020/21</p> <p>RD11g: Improvements to/ provision of a new library in Desborough by 2020/21.</p> <p>Both SUE developments will deliver or contribute to the following:</p> <p>RD11h: Improvement to community safety including:</p>		

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
<p>2. Accessibility: To maximise access for all which is convenient, safe and encourages people to walk, cycle and use public transport, rather than using cars.</p>	<p>RD 1: Development of the two towns / Urban extensions</p> <p>RD 2: Rothwell Sustainable Urban Extension</p>	<ul style="list-style-type: none"> • additional CCTV units at both Rothwell and Desborough • a base for the safer communities team at either Rothwell or Desborough <p>RD11i: Securing contributions to Borough wide community facilities</p> <p>Schools:</p> <p>RD 14a: Rothwell North will provide of an additional 2.13ha of land for educational purposes to the north of Montsaye Community College.</p> <p>RD 14b: Desborough North will deliver a new primary school at Desborough which will be opened in the September following the 300th occupation of residential units.</p>		
	<p>RD 1: Development of the two towns / Urban extensions</p> <p>RD 2: Rothwell Sustainable Urban Extension</p>	<p>Accessibility (transport and infrastructure improvements):</p> <p>RD4a: The delivery of pedestrian and cycle linkages within both of the SUEs and improve connectivity between the two towns, examples of which are shown on Figure 7.2 and in Table 7.5 in the plan by 2020/21. However, priority will be given to delivering route ref RD1 and RD2 as shown in Table 7.5.</p> <p>RD4b: Deliver secure cycle parking at all commercial developments and a minimum of one secure cycle storage space per residential unit.</p>	<p>RD4a: Number of pedestrian and cycle linkages delivered</p> <p>RD4b: Number of secure storage spaces secured/delivered</p> <p>RD4c: Number of bus serving the SUEs</p>	<p>RD 4 Accessibility</p>

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
	<p>RD 3: Desborough Sustainable Urban Extension</p>	<p>RD4c: Provision of bus services serving the SUE's</p> <p>RD4d: Rothwell North to deliver a new roundabout off the A6, a new junction off the B576 and a link road by 2015/16 or by the completion of the 350th residential unit, which ever is sooner</p>	<p>RD4d: Delivery of a new roundabout and junction</p>	
	<p>RD 4: Accessibility</p>	<p>RD4e: Desborough North to deliver a new pedestrian/ cycle link over the railway line by the completion of the 200th residential unit</p>	<p>RD4e: Provision of a new pedestrian/ cycle link over the railway</p>	
	<p>RD 6: Retail</p>	<p>Retail:</p>	<p>COI BD4: Amount of completed retail/ leisure development</p>	
	<p>RD 15: General Policy Principles</p>	<p>RD6: The local shopping provision at each SUE will consist of no more than:</p> <ul style="list-style-type: none"> ● a combined total of 500m2 of gross internal floorspace of A1 and A5 uses ● three individual units, and no more than two in A5 use ● 200m2 for the gross internal floorspace of each unit 		
<p>3. Environmental Assets: To minimise harm to the natural, historic and cultural environment and seek an overall net gain in biodiversity</p>	<p>RD 12: Green Infrastructure</p> <p>RD 13: Biodiversity</p> <p>RD 15: General</p>	<p>Green Infrastructure</p> <p>Desborough North will deliver:</p> <p>RD 12a: two new junior football pitches adjacent to the proposed Grange Leisure Centre by 2015/16.</p> <p>RD12b: Existing Desborough Green Space to be brought into active management and improvements delivered; and</p> <p>RD12c: an extension to Desborough Green Space: see RD</p>	<p>RD12: Number of green infrastructure projects outlined in RD12 secured and delivered</p> <p>RD13: Number of biodiversity projects outlined in RD13</p>	

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
	<p>Policy Principles</p>	<p>13b</p> <p>RD12d: an extension to Desborough cemetery</p> <p>Rothwell North will deliver:</p> <p>RD12e: The delivery of a multi-functional green buffer between new development at Rothwell North and the Rothwell Gullet Nature Reserve</p> <p>Both SUE developments will:</p> <p>RD12f: deliver the Green Infrastructure corridors/routes identified in tables 7.4 and 7.5 of the plan by 2020/21.</p> <p>RD12g: contribute to the wider GI enhancements</p> <p>Biodiversity</p> <p>RD13a: Net gain in biodiversity and contribute towards the targets in the Northamptonshire Biodiversity Action Plan (BAP) 2nd Edition</p> <p>RD13b: By 2021 Desborough North will have delivered an extended and enhance Desborough Green Space through:</p> <ul style="list-style-type: none"> ● the provision of pedestrian routes and signage ● entrance enhancements 	<p>secured and delivered</p>	

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
<p>4. Quality of Development: To secure high quality development that is well integrated with the existing towns</p>	<p>RD 15: General Policy Principles</p> <p>RD 16: Public Realm and Public Art / Desborough Town Centre / Rothwell Town Centre</p>	<ul style="list-style-type: none"> ● improved boundary treatments ● -information boards ● dog waste bins ● provide an extension as outlined on the proposals map ● create wildlife corridor connection to Local Wildlife Site: The Plens, West Lodge Quarry and Eleven Acre Spinney <p>RD13c: Within 12 months of development beginning at Desborough North a habitat survey will be undertaken by the developers.</p>		
		<p>RD 15: Incorporate high quality sustainable design and environmental sustainability into all development</p> <p>RD16a: Deliver public realm improvements at the SUE sites, main entrance/route ways into and out of the development and within Rothwell and Desborough town centres</p> <p>RD16b: Deliver public art projects</p>	<p>RD16a: Number of public improvements within Rothwell and Desborough Town Centres</p> <p>RD16b: Number of additional public art installations secured/ delivered</p> <p>RD15: Number of non-residential developments built with a BREEAM rating of at least 'very good'</p> <p>COI H6: Building for life</p>	

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
<p>5. Safeguarding People and Resources: To encourage environmentally friendly forms of development</p>	<p>RD 8: Water use</p> <p>RD 9: Surface water management and Flooding</p> <p>RD 10: Foul Drainage and Sewage</p> <p>RD 15: General Policy Principles</p>	<p>Water use</p> <p>RD8a: Delivery and phasing of the key strategic upgrades to the water supply infrastructure as identified in the North Northamptonshire Water Cycle Strategy and outlined in table 7.1 of the plan.</p> <p>RD8b: 25% reduction in mains water use in comparison with conventional development. For residential units maximum internal consumption of potable water: 105 l/p/d 2009-2015 and 80 l/p/d post 2016</p> <p>RD8c: All developments will incorporate water conservation measures</p> <p>Surface water management and Flooding</p> <p>RD9a: Both SUEs will contribute towards the Anglian River Basin Management Plan watercourse quality targets; Rivers Ise and Jordan - 'Good' ecological and overall status by 2027; Slade Brook - 'Good potential' ecological and overall status by 2027.</p> <p>RD9b: The incorporation of SuDS within every development scheme</p>	<p>Assessment on completed housing units</p> <p>RD 8a: Number of water supply infrastructure upgrades secured/ delivered</p> <p>RD8b:</p> <p>RD8c: Number of schemes incorporating water conservation measure</p> <p>RD9a: Water Quality</p> <p>RD9b: Number of SUD schemes secured/ delivered</p> <p>RD 10a: Number of wastewater capacity improvements secured/ delivered</p>	<p>RD 8: If the delivery of the key strategic upgrades to the water supply infrastructure do not comply with the phasing outlined in this plan, then the likely reasons for the delay will be identified, and the implications of this will be analysed in relation to the actual annualised completions for both SUEs. Appropriate responses will be considered in partnership with The Environment Agency and Statutory Undertakers.</p> <p>RD 10: If the delivery of the network capacity improvements to the Broadholme Wastewater Treatment Works do not comply with the phasing outlined in this plan, then the likely reasons for the delay will be identified, and the implications of this will be analysed in relation to the actual annual housing</p>

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
<p>6. Infrastructure and Services: To secure new or improved infrastructure and facilities.</p>	<p>RD 8: Water use</p> <p>RD 10: Foul Drainage and Sewage</p> <p>RD 11: Community facilities</p> <p>RD 14: Schools</p> <p>RD 15: General Policy Principles</p>	<p>Foul Drainage and Sewage</p> <p>RD10: Increase in the network capacity of Broadholme Wastewater Treatment Works</p> <p>RD 15: Incorporate high quality sustainable design and environmental sustainability into all development</p>	<p>RD15: Number of non-residential developments built with a BREEAM rating of at least 'very good'</p> <p>COI H6: Building for life Assessment on completed housing units</p>	<p>completions for both the SUEs and the Borough as a whole. Appropriate responses will be considered in partnership with The Environment Agency and Statutory Undertakers.</p>
<p>RD 8: Infrastructure and Services: To secure new or improved infrastructure and facilities.</p>	<p>RD 8: Water use</p> <p>RD 8a: Delivery and phasing of the key strategic upgrades to the water supply infrastructure as identified in the North Northamptonshire Water Cycle Strategy and outlined in table 7.1 of the plan.</p> <p>RD 8b: 25% reduction in mains water use in comparison with conventional development. For residential units maximum internal consumption of potable water: 105 l/p/d 2009-2015 and 80 l/p/d post 2016</p> <p>RD 8c: All developments will incorporate water conservation measures</p> <p>RD 14: Schools</p> <p>RD 15: General Policy Principles</p>	<p>Water use</p> <p>RD 8a: Delivery and phasing of the key strategic upgrades to the water supply infrastructure as identified in the North Northamptonshire Water Cycle Strategy and outlined in table 7.1 of the plan.</p> <p>RD 8b: 25% reduction in mains water use in comparison with conventional development. For residential units maximum internal consumption of potable water: 105 l/p/d 2009-2015 and 80 l/p/d post 2016</p> <p>RD 8c: All developments will incorporate water conservation measures</p> <p>Foul Drainage and Sewage</p> <p>RD10: Increase in the network capacity of Broadholme Wastewater Treatment Works</p>	<p>RD 8: Number of water supply infrastructure upgrades secured/ delivered</p> <p>RD 10a: Number of wastewater capacity improvements secured/ delivered</p> <p>RD 11: Number of new and improved community facilities and services secured and delivered</p> <p>RD 14: Educational facilities</p>	<p>RD 8: If the delivery of the key strategic upgrades to the water supply infrastructure do not comply with the phasing outlined in this plan, then the likely reasons for the delay will be identified, and the implications of this will be analysed in relation to the actual annualised completions for both SUEs. Appropriate responses will be considered in partnership with The Environment Agency and Statutory Undertakers.</p> <p>RD 10: If the delivery of the network capacity improvements to the</p>

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
		<p>Community Facilities:</p> <p>Rothwell North will deliver or contribute to the following:</p> <p>RD11a: a new community centre in Rothwell between the period of 2015/16 – 2020/21.</p> <p>RD11b: Improvements to the Rothwell Arts and Heritage Centre by 2020/21.</p> <p>RD11c: Improvements to the library at Rothwell by 2020/21.</p> <p>RD11d: Provision of Rothwell social development worker</p>		<p>Broadholme Wastewater Treatment Works do not comply with the phasing outlined in this plan, then the likely reasons for the delay will be identified, and the implications of this will be analysed in relation to the actual annual housing completions for both the SUEs and the Borough as a whole. Appropriate responses will be considered in partnership with The Environment Agency and</p>

DPD Objective	DPD Policies related to that objective	Associated Targets	Indicators	Triggers
		<p>and community fund.</p> <p>Desborough North will deliver or contribute to the following:</p> <p>RD11e: an extension to Desborough Leisure Centre by 2015/16</p> <p>RD11f: provision of a new community centre in Desborough by 2020/21</p> <p>RD11g: Improvements to/ provision of a new library in Desborough by 2020/21.</p> <p>Both SUE developments will deliver or contribute to the following:</p> <p>RD11h: Improvement to community safety including</p> <ul style="list-style-type: none"> - additional CCTV units at both Rothwell and Desborough - a base for the safer communities team at either Rothwell or Desborough <p>RD11i: Securing contributions to Borough wide community facilities</p>		<p>Statutory Undertakers.</p>

Table 8.2 Monitoring Framework

9 Glossary

Term	Definition
Affordable Housing	Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision’.
Biodiversity	Biodiversity is simply the ‘variety of life’ and includes plants and animals, as well as the habitats and natural processes that support them.
Brownfield	Brownfield land or ‘Previously Developed Land’ is land that is, or was, occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed-surface infrastructure. The definition covers the area surrounding the main building and used in connection with it. Planning Policy Statement 3 Annex B (Housing) has a detailed definition.
Development Plan Documents	This is a Local Development Document that has been subject to an independent public examination and is therefore a statutory planning document.
East Midlands Regional Plan	This document sets out proposals for the sustainable development of the Region’s economy, infrastructure, housing and other land uses. The Milton Keynes and South Midlands Sub-Regional Strategy now forms the Northamptonshire element of the East Midlands Regional Plan.
Green Infrastructure	<p>A term used to describe and plan for a network of multi-functional green space, which includes recreational and sports facilities, parks, pathways and routes, natural and historic sites and water spaces, as well as accessible countryside. These green spaces can serve many uses including landscape enhancement, linkages, nature conservation, water management, food production, recreation, leisure and tourism and provision for healthy lifestyles.</p> <p>Green Infrastructure (GI) is defined as a network of connected multi-functional greenspaces. GI includes recreational and sports facilities, parks, allotments, cemeteries, children’s play space, nature reserves, pathways cycleways and other recreational routes, natural and historic sites and water spaces, as well as accessible countryside.</p> <p>GI can provide recreation and leisure opportunities; deliver environmental and biodiversity benefits; improve physical health and wellbeing; promote a sense of community; establish and/or reinforce a sense of place; be integrated with flood risk management; attract</p>

Term	Definition
	investors and workers and; rehabilitate landscapes and habitats damaged by agricultural change.
Greenfield	Greenfield land (or a defined site) usually farmland, that has not previously been developed.
Joint Planning Unit	The Planning Unit established by Corby, Kettering, Wellingborough and East Northamptonshire Councils, together with Northamptonshire County Council. The Joint Planning Unit comprises of planning officers drawn from the above authorities and is co-ordinating the preparation of a Local Development Framework for North Northamptonshire.
LEAP's	Local Equipped Areas For Play
Lifetime Homes	Standard Design criteria which ensure that homes are designed flexibly enough to meet the needs of most households with the minimum of adaptation - are increasingly being adopted in the building of new homes.
Local Development Document	This is the generic name for a document that forms part of the Local Development Framework. It can either be a Development Plan Document or a Supplementary Planning Document.
Local Development Framework	This is a series of documents and maps that sets out planning policy for the area it covers. The documents and maps will include a Core Strategy and proposals maps, along with other Development Plan Documents and also Supplementary Planning Documents. The North Northamptonshire Local Development Framework will cover the whole of the local authority areas of Corby, East Northamptonshire, Kettering and Wellingborough.
Local Development Scheme	This sets out the programme for the preparation of the Local Development Documents that together will comprise the Local Development Scheme. The Local Development Scheme has to be submitted to and approved by the Secretary of State
Milton Keynes South Midlands Sub-Regional Strategy	One of four growth areas in the wider South East promoted by the Government through its Sustainable Communities Plan (2003) which seeks to increase housing supply; address issues concerning skills and the labour market; tackle deprivation and tackle transport and other infrastructure issues. The Milton Keynes and South Midlands Sub-Regional Strategy now forms formed the Northamptonshire element of the Regional Spatial Strategy for the East Midlands Regional Plan.
NEAP's	Neighbourhood Equipped Areas for Play
North Northamptonshire Core Spatial Strategy (CSS)	The part of the Local Development Framework that sets out the overarching strategy for the area, together with the policies and key proposals to implement the strategy.

Term	Definition
North Northamptonshire Development Company	North Northants Development Company (NNDC) seeks to drive, co-ordinate and manage the delivery of sustainable growth across North Northamptonshire through the procurement of infrastructure and the regeneration of communities.
Planning Policy Statement	Issued by central Government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Public Realm	Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.
Regional Spatial Strategy for the East Midlands (RSS 8)	This document sets out proposals for the sustainable development of the Region's economy, infrastructure, housing and other land uses. The Milton Keynes and South Midlands Sub-Regional Strategy now forms the Northamptonshire element of the Regional Spatial Strategy for the East Midlands.
Renewable Energy	The term used to cover energy flows that occur naturally and repeatedly in the environment e.g. from the sun, wind, oceans and the fall of water. Plant material is an important source of renewable energy and combustible or digestible industrial, agricultural and domestic waste materials are also normally categorised as renewable sources.
Strategic Housing Market Assessment	<p>SHMAs are a way of assessing housing markets and housing need, initiated by the Government in November 2006. There are a number of required core outputs from an SHMA, which include:</p> <ul style="list-style-type: none"> ● Estimates of current dwellings in terms of size, type, condition, tenure, ● Analysis of past and current housing market trends, and key drivers underpinning the housing market, ● Estimate of current number of households in housing need, ● Estimate of future households requiring market and affordable housing, ● Estimate of the sizes of housing required, ● Estimate of household groups who have particular housing requirements, for example gypsies and travellers.
Supplementary Planning Documents	These are documents that give policy guidance to supplement policies and proposals in Development Plan Documents.
Sustainability Appraisal	This document is a formal assessment and will ensure that the draft planning policies contribute to the achievement of sustainable development and that the social, economic and environmental impact of these policies has been fully assessed.
Sustainable Development/ Sustainability	Sustainable development is: "development that meets the needs of the present without compromising the ability Development/ Sustainability

Term	Definition
	of future generations to meet their own needs” (Brundtland Commission Report, 1987.)
Sustainable Urban Extension (SUE)	A Sustainable Urban Extension (SUE) Involves the planned expansion of a city or town and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities. (www.planningportal.gov.uk)

10 Policies to be Replaced

10.0.1 Table 10.1 below, contains a schedule of saved Kettering Borough Local Plan (1995) policies to be replaced by policies in the adopted Rothwell and Desborough Urban Extension AAP.

Kettering Borough Local Plan Policy no.	Local Plan Policy Name	Replacement Policy in AAP
D5	Desborough: Affordable Housing	7 (New Homes)
D12	Desborough: Back Lane	4 (Accessibility) and 16 (Public Realm and Public Art)
R6	Rothwell: Affordable Housing	7 (New Homes)

Table 10.1 Local Plan policies to be replaced

11 Proposals Maps

