

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
9 Kettering & Barton Seagrave	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1169	No opinion	<p>Site specific design principles have been submitted and the following generic design principles should be considered for all preferred sites identified. Groundwater and contaminated land. Land affected by contamination may pose an unacceptable risk to human health, the environment, the built environment and economic activities, through its impacts on the users of the land, and on neighbouring users. Land contamination, or the possibility of it, is therefore a material planning consideration in taking decisions on individual planning applications. Proposed development on Brownfield Land should have regard to the quality of land, air and water by considering the potential environmental impacts arising. Where pollution issues are likely to arise, intending developers should hold pre-application discussions with the relevant pollution control authority and stakeholders with a legitimate interest. A preliminary risk assessment should be undertaken as the first stage in assessing this risk. All investigations should be carried out in accordance with CLR 11 'Model Procedures for the Management of Land Contamination'. Soakaways should not be used in ground that is contaminated. There should be no direct discharge to groundwater. All infiltration structures (permeable pavements, infiltration trenches, soakaways etc.) to be a shallow a depth as possible to simulate natural attenuation. The base of the infiltration structures to be at least 1m above the highest</p>	<p>Thank you for your comments on potential developments sites within Kettering and Barton Seagrave. These comments will be used to inform the next iteration of this plan, the Pre-submission Site Specific Local Development Document.</p>

Section 9: Kettering and Barton Seagrave

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					<p>seasonal water-table. Drainage systems should be constructed in accordance with CIRIA C609 and C697. The Environment Agency documents 'Guiding Principles for Land Contamination' are available at the following address: http://www.environment-agency.gov.uk/research/planning/121619.aspx</p> <p>The Environment Agency Water Infrastructure is actively promoting water infrastructure services planning to secure delivery of sustainable development. The National Planning Policy Framework requires a strategic approach to development and water infrastructure planning, in partnership with key delivery bodies (including the Environment Agency, local councils, and Anglian Water). We recommend early consultation with Anglian Water to determine whether there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water associated with the proposed developments within environmental limits of the receiving watercourse. This may impact on the housing figures and phasing of development.</p> <p>Groundwater resources management policies Developers proposing schemes that pose a risk to groundwater resources, quality or abstractions must provide an acceptable hydrogeological risk assessment (HRA) to us and the planning authority. Any activities that can adversely affect groundwater must be considered including physical disturbance of</p>	

Section 9: Kettering and Barton Seagrave

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					<p>the aquifer. If the HRA identifies unacceptable risks then the developer must provide appropriate mitigation. If this is not done or is not possible we will recommend that the planning permission is conditioned or object to the proposal. We will object to proposals where the obstruction of groundwater flow is likely to cause an unacceptable change in groundwater levels or flow, unless measures to mitigate any effects can be agreed. Making Space for Water Where development abuts a main river, the Environment Agency would wish for the byelaw distance of 9.0 metres to be left available so that we can undertake our duties. In addition, we encourage opportunities for making space for water and the creation of buffer zones for biodiversity and flood risk purposes. In instances where a main river is culverted through a town and a new development seeks to discharge into this culvert, we strongly recommend that the developer investigate possibilities into removing the culvert and reverting the watercourse back into an open channel. This would not just seek to substantially reduce flood risk, but also be a significant betterment from a conservation and biodiversity point of view. Flood Defence Consent Notwithstanding the planning permissions(s) that may be granted or extant on the site, any proposed works affecting ordinary watercourses, statutory main rivers, within the indicative floodplain or within the byelaw distance requires the prior written consent of the</p>	

Section 9: Kettering and Barton Seagrave

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					<p>Environment Agency under the relevant statutory legislation and current land drainage byelaws. It should not be assumed that such consent will automatically be forthcoming, and the applicant should consult with the Environment Agency at the earliest opportunity in order to determine and secure formal flood defence consent for the proposed works as appropriate. Opportunities for betterment Where possible, developers should seek to increase the access and easement corridor adjacent to the watercourse, both for flood risk and biodiversity purposes, as part of strategic measures to reduce flood risk. For development that lies within an area shown as more susceptible to surface water flooding, the following applies: The maps should not be used as a definitive guide as to where surface water flooding will occur, but can be used as an indicator of whether new development may be at risk of flooding due to runoff from the surrounding areas. They can provide a useful tool for the master planning of large sites, (determining a suitable site layout), and to identify where site specific flood risk assessments should give more detailed consideration to surface runoff risks. Maintenance For developers owning land adjoining a watercourse, there are certain rights and responsibilities that must be adhered to. More information about this can be found on our website, www.environment-agency.gov.uk. When development abuts a non-main river, plans must be put in place to</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
9 Kettering & Barton Seagrave	Mr Kevin Marchand	Chairman HARA	1419	Disagree	<p>ensure the maintenance of the channel is considered for the lifetime of the development. Soakaways We will object to the use of deep soakaways (including boreholes or other structures that bypass the soil layers) for surface water disposal unless the developer can show: there is no viable alternative; and that there is no direct discharge of pollutants to groundwater; and that risk assessment demonstrates an acceptable risk to groundwater; and that pollution control measures are in place. Water Cycle Study Flood risk. We encourage your Authority to follow the findings of this report when allocating sites. Strategic Flood Risk Assessment The SFRA contains detailed flood risk information and should be considered as part of the planning process.</p> <p>We would not want to remain silent over potential sites in the area. We would request that site may become vacant for whatever reason have criteria set for them to give certainly to the residents and potential developers alike. The owners have not been approached as this is hypothetical at present but that is what planning is for.</p>	<p>Thank you for your comments which have been duly noted. For criteria to be provided for specific sites these would need to be put forward for development and assessed in terms of their suitability. In relation to the Headlands Area it may be appropriate for some general principles to be prepared. This will be investigated prior to the preparation of the next iteration of the plan.</p>
9 Kettering & Barton	Laura Major	Crime Prevention Manager	1841	No opinion	In relation to Sections 9, 10, 11 and 12, a number of the questions posed refer to	Noted. Consideration will be given to the principles of

Section 9: Kettering and Barton Seagrave

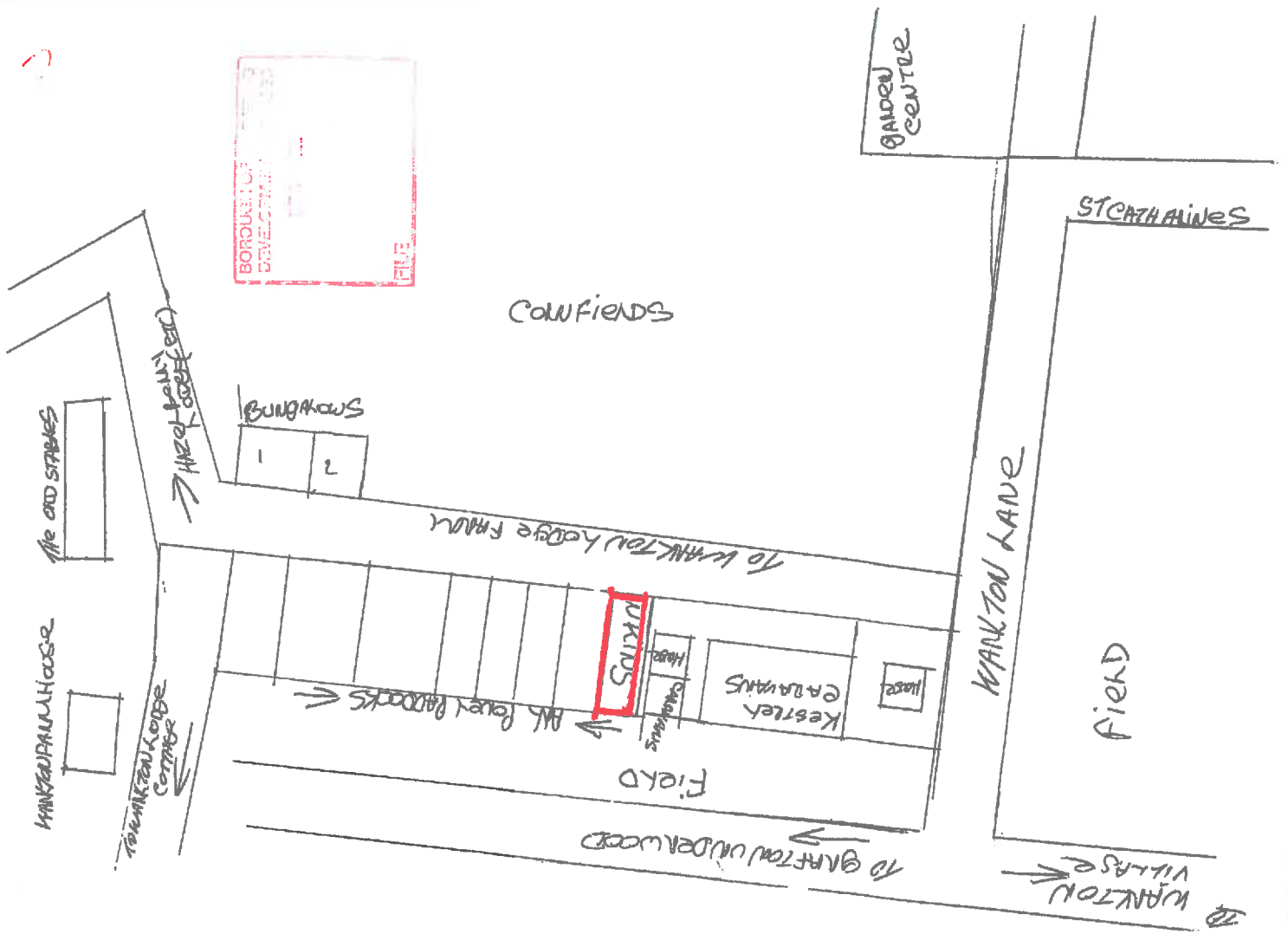
Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Seagrave		Northamptonshire Police			whether there are any 'specific design principles that should be applied to the identified sites'. Both the Force and NFRS would expect that any identified sites are built to the adherence of the principles of Designing out Crime in order to fulfil the requirements for full Secured by Design Accreditation, whilst also incorporating relevant community and fire safety measures. NFRS note that the Kettering Fire Station site (KE/007) is identified as a preferred option to meet future housing requirement. It should be noted that this is reliant on an alternative location for Kettering Fire Station being identified and subsequently developed.	designing out crime when developing specific design principles.
9 Kettering & Barton Seagrave	Mr Andrew Maddison	Northamptonshire Fire and Rescue Service	1873	No opinion	In relation to Sections 9, 10, 11 and 12, a number of the questions posed refer to whether there are any 'specific design principles that should be applied to the identified sites'. Both the Force and NFRS would expect that any identified sites are built to the adherence of the principles of Designing out Crime in order to fulfil the requirements for full Secured by Design Accreditation, whilst also incorporating relevant community and fire safety measures. NFRS note that the Kettering Fire Station site (KE/007) is identified as a preferred option to meet future housing requirement. It should be noted that this is reliant on an alternative location for Kettering Fire Station being identified and subsequently developed.	Noted. Consideration will be given to the principles of designing out crime when developing specific design principles.
9 Kettering	W King		1908	No	I am putting forward a suggestion for future	Thank you for your comment

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
& Barton Seagrave				opinion	development for housing on a paddock I own at Warkton Lane Kettering. The paddock is approx 2 acres, Kettering Council has approved change of use on the land next to mine for 400 Caravans and static caravans for people to live permanently. This land is quite near to future proposed land of Warkton Lane. If its not possible for housing could you please include it for one dwelling only, or change of use, to caravans? See attachment K5.	which has been duly noted. Prior to any allocation of the site for development it would need to be assessed according to the criteria set out in the Housing Allocations Background Paper. The site will be assessed prior to the preparation of the next iteration of the Site Specific Proposals LDD. However, as the site is physically detached from Kettering it is unlikely that it will be considered for development at this time. It may, in fact, only be suitable for consideration once the Kettering East development has taken place.
9 Kettering & Barton Seagrave	Mr Clark Mitchell		1983	Disagree	Could you ensure that the open green space located in section KE153 on the map on page 73 (Behind the primary school that is to close in December 2012) is protected to ensure that it remains an open space in any future developments. This piece of land is regularly used by football teams etc and the loss of it would be detrimental to the entire area. I disagree that the planned protected areas cover this section and would like it added to protection from future development of houses or business units and for it to remain an open green space for the use of the whole community.	Thank you for your comments which have been duly noted. The Site Specific Proposals Local Development Document does not currently allocate this site for any use other than open space. Sites allocated as open space are protected under Policy 13 (g) of the North Northamptonshire Core Spatial Strategy which states that development should 'not lead to the loss of open space or recreation facilities, unless a site of equivalent quality and accessibility can be provided, serviced and made available to

Section 9: Kettering and Barton Seagrave

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9 Kettering & Barton Seagrave	Joanne Russell Barton Willmore		1984	Disagree	File attached. Objection to the designation of HVI/053 as open space. Accompanied by a Landscape and Visual Interest Statement. File available to view on consultation portal.	the community prior to use of the existing site ceasing'. The designation of HVI/053 will be reviewed taking into account the evidence provided prior to the preparation of the next iteration of the Site Specific Proposals LDD.
Option 59 Preferred Option to meet Housing Requirement	Margaret Holman	Bishop Stortford School	495	Disagree	Comment on Option 59, Table 7, Site Reference KE/007 We do not believe that the current fire station is suitable for a site for residential development. There is already significant vehicular congestion on Headlands, which would be exacerbated if a further 18 residences were to be placed on the site. If Bishop Stortford were able to use some or all of this site for parking and/or pickup and drop off, the congestion issues could be alleviated (rather than worsened as would be the case with these proposals.)	Noted. The site provides a good opportunity for development in an established residential area. Any development would need to respect the character of the surrounding area and ensure that highways access and safety is not compromised by such proposals.
Option 59 Preferred Option to meet Housing Requirement	Mr & Mrs Richard & June Dunn		583	Disagree	a) To place our comments in context we are the owners of the property in Lonsdale Road, Kettering immediately adjacent to the current Fire Station site. Our Northern boundary is onto Lonsdale Road; our Eastern boundary is to Bishop Stortford Academy playing fields, whilst our Southern and Western boundaries are contiguous with the Fire Station yard. b) We are also members of the Headlands Area Residents Association (HARA) who will also be supplying comments. We support their comments, but because our property has closest proximity to the site in question, wish to supply our own as well. ii) a) Our first	Thank you for your comments. The site provides an opportunity for residential reuse of an existing brownfield site within the urban area. An approximate yield of 18 has been calculated for the site based on a density of 30 dwellings to the hectare. Given the strong character of surrounding development within the Headlands a lower density may be appropriate and can be considered through any future masterplanning of the site. If this



Section 9: Kettering and Barton Seagrave

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					<p>comments take us back to the location of the Bishop Stopford Academy in relation to the Fire Station site. As is clear, the Fire Station is situated immediately between the junction with Lonsdale Road and the main entrance to the Academy, whilst sharing the Eastern boundary with their playing fields. b) Bishop Stopford Academy buildings have had to be extended considerably over the 35 years we have lived here as the town has grown. This seems to have been partly because of natural population growth, but also because the Academy has long been one of the most popular schools in the wider Kettering area. With the planned expansion of population for Kettering Borough it seems obvious that the Academy will need to increase the size of their intake to meet the demand. This will inevitably place pressure on them to add to their buildings. This could well force them to build on their current playing fields to the detriment of their physical education remit. c) The other alternative would be for the Academy to build on their existing Car Park which is already woefully inadequate. There is currently an overflow of parking from Sixth Formers etc attending the Academy which causes parking problems in Headlands itself, and the surrounding cul-de-sacs (including our own). This is in addition to the even more serious traffic congestion which occurs in the area every morning and afternoon in term-time when parents in large numbers drive down Headlands to drop off and collect their children</p>	<p>site is allocated for development a set of design principles will be included in the document to set out criteria to be applied to development proposals. These would seek to address issues such as character, access and form of development. Comments made will be taken onto account when preparing these design principles.</p>

Section 9: Kettering and Barton Seagrave

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					<p>attending the Academy (plus the buses on the same task). There is also evening traffic generated by their Sports Hall facilities. d) Our recommendation, therefore (and one which we believe is also shared by the Governors of the Academy) is that Bishop Stopford Academy should be given the principle option to acquire this site when the Fire Station eventually moves. This would immediately improve their situation, allow for any needed expansion, and (with proper planning) should not have a detrimental effect on the neighbourhood. iii] Turning now to our comments relevant to any decision to use land currently occupied by the Fire Station for residential housing. We note that the proposal is that this area of land should be designated as suitable for a total of 18 houses, on what we understand is about 1 hectare of land (although we cannot be sure of this). a) Our initial comment about this is that the density of housing as proposed seems to be far too high, given the nature of this area of Headlands. Not only would it seem out of character with the mixture of housing around it, but that number of houses immediately suggests at least double, if not treble the amount of car ownership involved - between 36 and 54 cars - plus other car movements generated from visitors and tradesman etc. Given the problem which we have already pointed out in Para ii] c) above from traffic and parking generated at Bishop Stopford Academy, this would exacerbate an existing problem. We would suggest, therefore, that</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>nearer half the number suggest (e.g. 9 or 10 houses) would be more appropriate. iv] Whether or not 18, or a lesser number of houses, were to be contemplated for this site, we would also make the following relevant comments: a) We consider that any road junction onto the site should be situated in Headlands itself. This is because Lonsdale Road is a short and narrow cul-de-sac, with dropped kerbs onto existing properties. A road junction on it would therefore create a traffic hazard (particularly given the number of cars from the Bishop Stopford Academy which already park on the Northern side of that road. b) Still on the question of vehicles, we would strongly recommend that any houses built on the prospective site should have parking facilities for at least 2 (and preferably 3) cars not just garages, which are often subsequently subsumed into living space. Whatever governments or councils may say or wish multiple car ownership is with us (as can be seen at other properties in the vicinity) and if out recommendation is not followed the local parking and congestion problems will get even worse. c) Returning to the residential nature of this area of Headlands. It is our view that if any houses are to be built on this site in the future, they should maintain the current ambience of their surroundings. In other words, as even with the Fire Station itself, they should be built of brick or a mixture of brick with some stone facings. There should preferably be a mixture of one and two storey</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 59 Preferred Option to meet Housing Requirement			590	No opinion	<p>buildings in different styles i.e. bungalows and detached, with perhaps some semi-detached, houses. The roofs (which should share a similar tiling and pitch to those in their neighbourhood) should not rise above the level of the existing flat roof of the Fire Station and / or adjacent house. d) Finally, the frontage onto Lonsdale Road and the Headlands should maintain the existing open-plan layout and the grassed area with trees outside the Fire Station. Provision should also be made for tree and shrub planting on the site to improve even further upon the existing landscape surroundings.</p> <p>The map does not show where all the Kettering East houses are going to be built?</p>	<p>The proposed settlement boundary includes the area of land approved for the Sustainable Urban Extension to the east of Kettering.</p>
Option 59 Preferred Option to meet Housing Requirement	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1714	Agree	<p>Option 59: Kettering and Barton Seagrave Preferred Option for housing As far as we are aware, none of these sites will affect any designated heritage assets or their setting.</p>	<p>Thank you for your comments which have been duly noted.</p>
Option 59 Preferred Option to meet Housing Requirement	Mr and Mrs Simons		1807	Disagree	<p>3ia) We live on Lonsdale Road Kettering opposite the current fire station site. b) We are members of the headlands area residents association (HARA) who are also submitting comments. We are in support of their comments but as we overlook this site we felt we would like to personally comment. ii) a) The fire station is situated immediately</p>	<p>Thank you for your comments. The site provides an opportunity for residential reuse of an existing Brownfield site within the urban area. An approximate yield of 18 has been calculated for the site based on a density of 30 dwellings to the hectare. Given</p>

Section 9: Kettering and Barton Seagrave

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					<p>between the junction with Lonsdale road and the main entrance to Bishop Stopford Academy. b) The Academy has extended over the years, recently the sixth form build going on now. With the planned expansion of population for Kettering Borough it does seem that the Academy will need to increase to meet the demand. This of course places pressure to add to their current buildings. It would be a great shame if they were to build on their current playing fields. Limiting their opportunities for physical education. c) They could of course decide to build on their existing car-park. There is not enough space at present even with their car park. There is already serious traffic congestion which occurred every morning and afternoon in term-time as parents try to get down Headlands to drop their children or collect from school. The police are aware of how serious the traffic congestion is and have been dealing personally with Kettering Town PCSO [omitted]. d) Given the above reasons we think that Bishop Stopford Academy should be given the principal option to acquire this site when the fire station eventually moves. This would be beneficial for the school and all its pupils. iii) 3 Should the land currently occupied by the fire station be designated for residential houses our views are: - a) Our first thoughts are the density of housing which we hear is around 18. This would also mean the traffic and parking of all these cars would exacerbate an already existing problem. Also this high</p>	<p>the strong character of surrounding development within the Headlands a lower density may be appropriate and can be considered through any future masterplanning of the site. If this site is allocated for development a set of design principles will be included in the document to set out criteria to be applied to development proposals. These would seek to address issues such as character, access and form of development. Comments made will be taken onto account when preparing these design principles.</p>

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 59 Preferred Option to meet Housing Requirement	Mr & Mrs J & A Truter		1951	No opinion	<p>density of housing seems far too high when you look this area of Headlands. iv) Should houses be contemplated we would like to make the following comments. a) Any road junctions onto the site would be better situated from Headlands itself. This is because Lonsdale Road is a narrow cul-de-sac and a road junction from here would certainly cause a traffic hazard especially as a numerous cars from Bishop Stopford Academy park on the Northern side of the road. b) Any house built on the proposed site; we would recommend that each house had parking facilities for at least 2 cars not just garages. If this was not to happen local parking and congestion problems will just get worse c) We would hope the houses would maintain the current ambience of the residential nature of this area of headlands. We would hope that the roofs should not rise above the level of the existing flat roofs of the fire station. It would be nice if there was a mixture of one and two storey buildings. d) It is important to maintain the current green landscaping to preserve current environment.</p> <p>As the owners of 2 Lonsdale Road we have a great concern with the development when the Fire Station site becomes vacant. We want to comment on the proposal of possible 18 houses in this site. Headlands is a lovely part of Kettering to live in but we all have a very big issue with the traffic and parking regarding the picking up and dropping of children at Bishop</p>	<p>Thank you for your comments. The site provides an opportunity for residential reuse of an existing Brownfield site within the urban area. An approximate yield of 18 has been calculated for the site based on a density of 30 dwellings to the hectare. Given</p>

Section 9: Kettering and Barton Seagrave

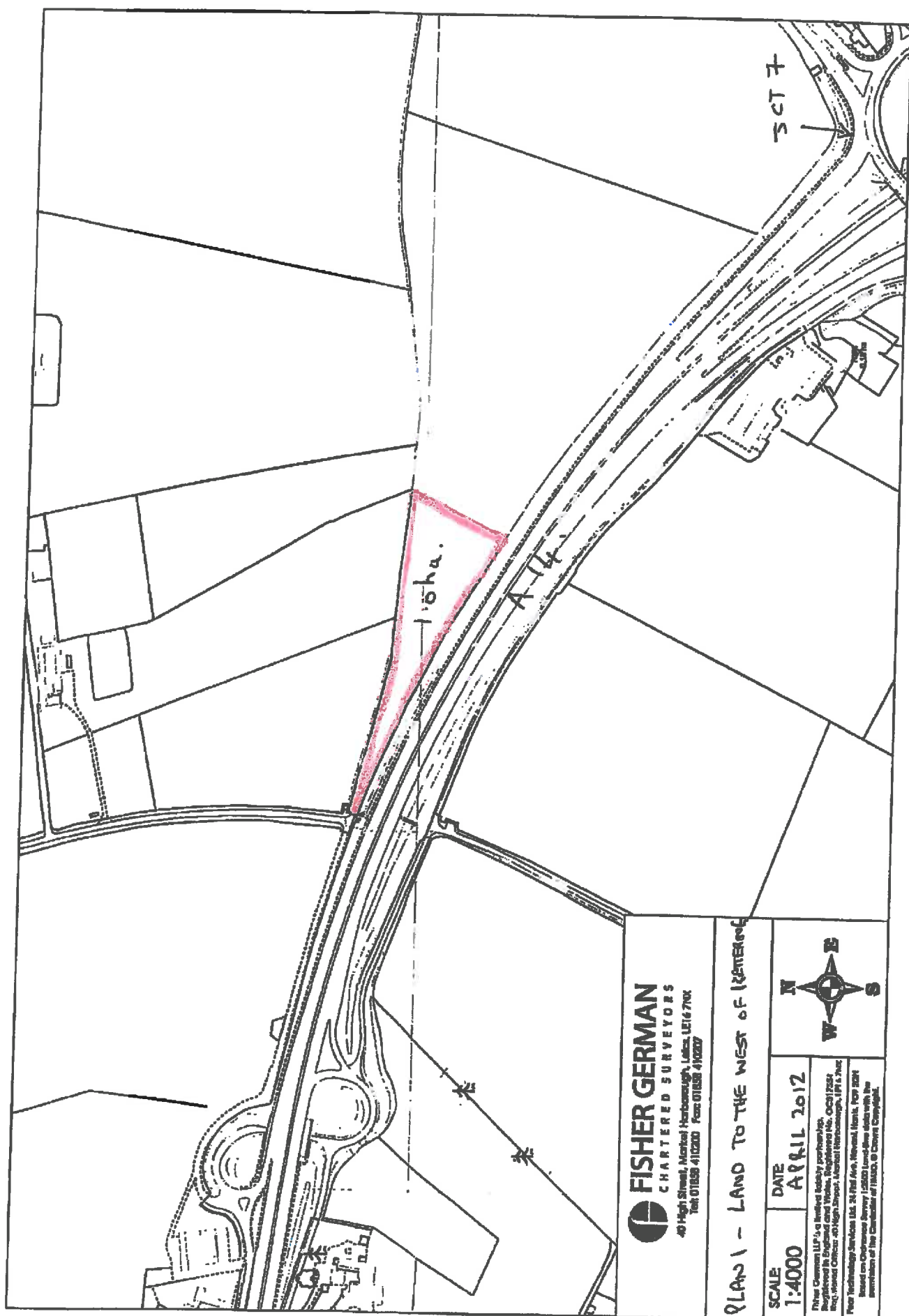
Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>Stopford school. As the school is on our doorstep we have daily frustrations getting in and out of Lonsdale Road into the Headlands. Lonsdale and most of the Headlands becomes a one-way road with a lot of road rage and aggression between drivers. Not a safe environment for the hundreds of children walking along the road or crossing the road. Adding any more traffic to this situation will make things even more chaotic. I have a child to pick up at junior school and cannot get into my own drive during these times. Not even taking into account when events are held at school after hours. If the proposal of 18 houses are to be accepted we are raising our concerns with how and what. We are questioning the height of the houses to stay in keeping with the Surrounding houses. The parking would be a problem if not enough provision were made for 2-3 cars per house. We suggest that garages should not be build for it can be converted into more living space, but parking spaces on the site. It should be in keeping with the mix of stone, brick and 40 degrees pitch tiled roof of this area. A mixture of bungalows, one and two storey buildings would match with the houses in Headlands. There should be landscaped gardens and fenced or closed plots. The entrance to these houses will have to be situated from the Headlands as at this moment we struggle to get into our own drive on Lonsdale road. There is also the problem of Bishop Stopford</p>	<p>the strong character of surrounding development within the Headlands a lower density may be appropriate and can be considered through any future masterplanning of the site. Development on the site should respect the special character of the surrounding area and be commensurate in scale and materials with existing properties. Comments made will be taken onto account when preparing these design principles.</p>

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 59 Preferred Option to meet Housing Requirement	Thorpe Malsor Church Charity	Thorpe Malsor Church Charity	1985	Disagree	<p>School needing more parking spaces that should be taken into account when decisions are made.</p> <p>In relation to housing and employment allocations - This land should be considered as part of any development proposals particularly in relation to land to the east site reference KE/017 for mixed use development. Area 1.0ha. See attached plan K1.</p>	<p>Thank you for your comment. This site falls within site KE/017. This a strategic site which will be considered through the Joint Core Strategy which allocates sites above a threshold of 500 dwellings for housing or 5 hectares for employment. The element of site KE/017 which you have identified on the attached plan is located in the open countryside and is outside the settlement boundary of Kettering Town. Accessibility to the site is poor and significant highways work would be required in order to create access to the site. Due to these constraints this site is unlikely to be considered for development in isolation. Furthermore, prior to any allocation of the site for development it would need to be assessed according to the criteria set out in the Housing Allocations Background Paper and Employment Allocations Background Paper. This will be done prior to preparation of the next iteration of the Site Specific</p>

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ref: 1786 &
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PLAN 1 - LAND TO THE WEST OF RENEWED

SCALE	DATE	
1:4000	APRIL 2012	
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Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 59 Preferred Option to meet Housing Requirement	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2102	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. We consider adequate surface water disposal as a priority. Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H; accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development. Attachment available to view on consultation portal.	Proposals LDD. Noted. Comments will be used to inform the next iteration of the Site Specific Proposals LDD.
Table 7	Mr Darren Hale		19	Strongly disagree	KE/011 is an area blighted by noise and poor air quality from A14 should not be allocated for housing without significant buffer of other uses such as retail, or B1	Noted. Any development on site KE/011 will have to consider issues of residential amenity and in particular noise associated with the A14.
Table 7		Planning Consultant Berrys	1226	Agree	Support allocation 156- site is available and development here would be supported	Noted.
Table 7	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1138	No opinion	We agree with the preferred sites identified for Kettering and Barton Seagrave and suggest the following specific design principles to be applied to the identified sites. KE/001 This preferred site is less than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework. The main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach	Thank you for your comments on potential developments sites within Kettering and Barton Seagrave. These comments will be used to inform the next iteration of this plan, the Pre-submission Site Specific Local Development Document.

Section 9: Kettering and Barton Seagrave

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					<p>to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plan produced. This preferred site lies less than 250 metres from a former landfill site. The proposed housing should not increase the risk of landfill gas intrusion, however future developers should be advised of the presence of the former site as they may wish to carry out their own risk assessment. KE/003 This preferred site is greater than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework. (NPPF) Paragraph 103 of the NPPF requires any planning application to be supported by a Flood Risk Assessment (FRA) as the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. Any FRA should focus on the management of surface water for the development as well as considering the other different types of flooding as detailed in the Technical Guide to the NPPF. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment should also be used to inform any site specific FRA. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage</p>	

Section 9: Kettering and Barton Seagrave

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					<p>system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties. The FRA must also demonstrate that post development run-off does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be provided. Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control. Run-off and</p>	

Section 9: Kettering and Barton Seagrave

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					<p>attenuation requirements should be provided in line with the requirements of the SFRA and Preliminary Rainfall Runoff Management for New Development Revision E. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed. The drainage scheme proposed should provide a sustainable drainage strategy to include Sustainable Drainage System (SuDS) elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SuDS Manual (C697). The hierarchy for surface water disposal encourages a SuDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SuDS could still be utilised to convey and store surface water run-off. Areas of open space on the site could be utilised and SuDS features such as swales and ponds may added to the amenity and ecologic value of the site. Any FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow,</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>please refer to Environment Agency and Defra document FD2320/TR2 'Food Risk Assessment Guidance for New Development Phase 2' Further consideration should be given to safe access and egress for emergency services when site is flooded. KE/007 This preferred site is less than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework. The main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plan produced. KE/011 Sequential Test This preferred site is greater than 1 hectare located in Flood Zone 1, 2 and 3 (low, medium and high probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework. (NPPF) For your Authority to take this site forward, it must be demonstrated in a clear and transparent manner that development at this site has passed/is likely to pass the Sequential and/or the Exception Test as stated in the Technical Guide to the NPPF. In areas at risk of flooding preference should</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>be given to locating new development in Flood Zone 1. Only if there are no reasonable sites available in Flood Zone 1 then the vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then 3, where a sequential approach should be used. The aim of the Sequential Test, is to steer new development to areas at the lowest probability of flooding (see PPS25 paragraphs 16, 17 and D1 - D8) and, therefore, in the first instance your Authority should be satisfied that the Sequential Test has been applied to justify development at a location and to allow the Exception Test to be considered. Flood Risk Assessment Paragraph 103 of the NPPF requires any planning application to be supported Flood Risk Assessment (FRA) when development is greater than one hectare and located in Flood Zones 1, 2 and 3. Any FRA should consider and quantify the different types of flooding as well as addressing the surface water drainage for the development. As part of the site falls within Flood Zones 2 and 3, the remainder of the site lies within Flood Zone 1, Any FRA must consider and quantify the different types of flooding to demonstrate that flood risk is not increased by the proposed development and where possible, reduced. Furthermore, the FRA must consider the vulnerability of those that could occupy and use the development, taking account of the sequential and exception tests and the vulnerability classifications (see the</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>Technical Guide to the NPPF), including arrangements for safe access and egress. In addition, it needs to consider the residual risk of flooding and demonstrate whether the building and its occupants are safe for the lifetime of the development. For revised climate change figures, refer to the Technical Guide to the NPPF. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment (SFRA) should also be used to inform any site specific FRA and the risk of flooding from the upstream reservoirs should be addressed. Please note that the SFRA indicates that part of the site lies within Flood Zone 3b 'functional floodplain' and in accordance with Table 3 of the Technical Guide to the NPPF, only development, appropriate to the vulnerability, should be located within Flood Zone 3b. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties. The FRA must also demonstrate that post development run-off does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be provided. Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control. Run-off and attenuation requirements should be provided in line with the requirements of the SFRA and Preliminary Rainfall Runoff Management for New Development Revision E. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed. The drainage scheme proposed should provide a sustainable drainage strategy to</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>include Sustainable Drainage Systems (SuDS) elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SuDS Manual (C697). The hierarchy for surface water disposal encourages a SuDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SuDS could still be utilised to convey and store surface water run-off. Areas of open space on the site could be utilised and SuDS features such as swales and ponds may added to the amenity and ecologic value of the site. The FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 'Flood Risk Assessment Guidance for New Development Phase 2'. Further consideration should be given to safe access and egress for emergency services when site is flooded. KE151 - KE152 - KE153 - KE156 These preferred site are less than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Table 7		Planning Consultant Berrys	1280	Disagree	<p>Framework. The main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plan produced.</p> <p>Site 006 should be reconsidered as a housing or alternative allocation. Although highlighted as protected open space in the TCAAP, this is a significantly large town centre site that could be redeveloped and yet still retain a substantial element of open space. This in turn will help with the town centre regeneration objectives and provide the opportunity to provide a high quality sports facility elsewhere in the town, again improving the image and vitality of Kettering. Alternative uses could include residential, or be linked to the Station Quarter regeneration objectives of the TCAAP.</p>	Site 006 falls within the adopted Kettering Town Centre Area Action Plan area and as such will not be considered within the Site Specific LDD.
Table 7	Mr Daniel Hewett	Planning Consultant Peterborough Diocesan Board of Finance	1117	Strongly Agree	<p>Site KE/011 West of Kettering is supported as a housing allocation. A report has been submitted to Julia Baish at Kettering Borough Council which contains further information on the site and sets out the level of technical information which will be prepared in advance of the publication of the Submission document. A case is also made for increasing</p>	Noted. An approximate yield for all housing sites has been detailed within the options document, based on 35 dwellings to the hectare, to provide an indication of the quantum of development that may be provided on each site. Yield will

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 60 Discounted Options	A Y Brodie		1817	Disagree	<p>the approximate yield of the site to around 450 dwellings.</p> <p>Site Specific Proposals Local Development Document - Options Paper Barton Road, Barton Seagrave We act on behalf of the owners of the land shown edged red on the attached plan. We note that the site has been shown as a potential allocation for residential development and write in order to confirm that all of our clients support the application of this land for housing development. The land is readily available and our clients are currently involved in negotiations with a developer, regarding the future promotion of this site. The site has the benefit of road frontage onto Barton Road which has been assessed as suitable for the provision of an access to the serve the development of the land. The land is free from any other constraints which might inhibit the development of the land. We note that the Options Paper suggest that the land should be deleted as a proposed allocation for housing development on landscape grounds. However, we believe that this recommendation may be based on the mistaken understanding that the site falls within a conservation area. The land edged red on the enclosed plan does not form part of a conservation area and as such, should not be considered as a site to be protected from development. Furthermore, in the view of our clients, this site does not have any intrinsic historical or landscape value and as such, can</p>	<p>be reviewed to take into account information submitted.</p> <p>This site (KE/032) will be reviewed prior to preparation of the next iteration of the Site Specific Proposals LDD to take into account additional information provided.</p>

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 60 Discounted Options	Mr Mark Flood	Director Insight Town Planning Ltd	1991	Disagree	<p>be regarded as being entirely suitable for allocation as a housing site. We would reiterate on behalf of the landowners that they would support the allocation of this land for housing development and would stress that the site is both available and suitable for the early delivery of housing development. We are sending this letter by fax, since our internet access has gone down this afternoon. I have spent 10 minutes sitting on a call centre line trying to check the appropriate fax number for the Planning Department. In the absence of any reply, we have faxed this representation to the number given on the letter circulated in order to make people aware of the consultation on this Options Paper. If we manage to regain internet access, we will also send the letter and plan by email. We would be grateful if you could please acknowledge receipt of this representation. [Attached plan of site HV/053 (K2)]</p> <p>File attached. Objection to site KE/154 being identified as a discounted option. File available to view on consultation portal.</p>	<p>Assessment of site KE/154 will be reviewed prior to preparation of the next iteration of the Site Specific Proposals LDD to take into account the information provided.</p> <p>Thank you for your comment which has been noted. All sites put forward for housing development have been assessed according to a set of criteria outlined in the Housing</p>
Table 8		Planning Consultant Berrys	1279	Disagree	<p>Disagree with discounted option 033. This site should be reconsidered as a housing allocation. Development would continue the existing building line without removing significant open space from the park. There is the potential for the development to raise</p>	

Ref: 1817

K2

H.M.LAND REGISTRY

TITLE NUMBER
NN60962

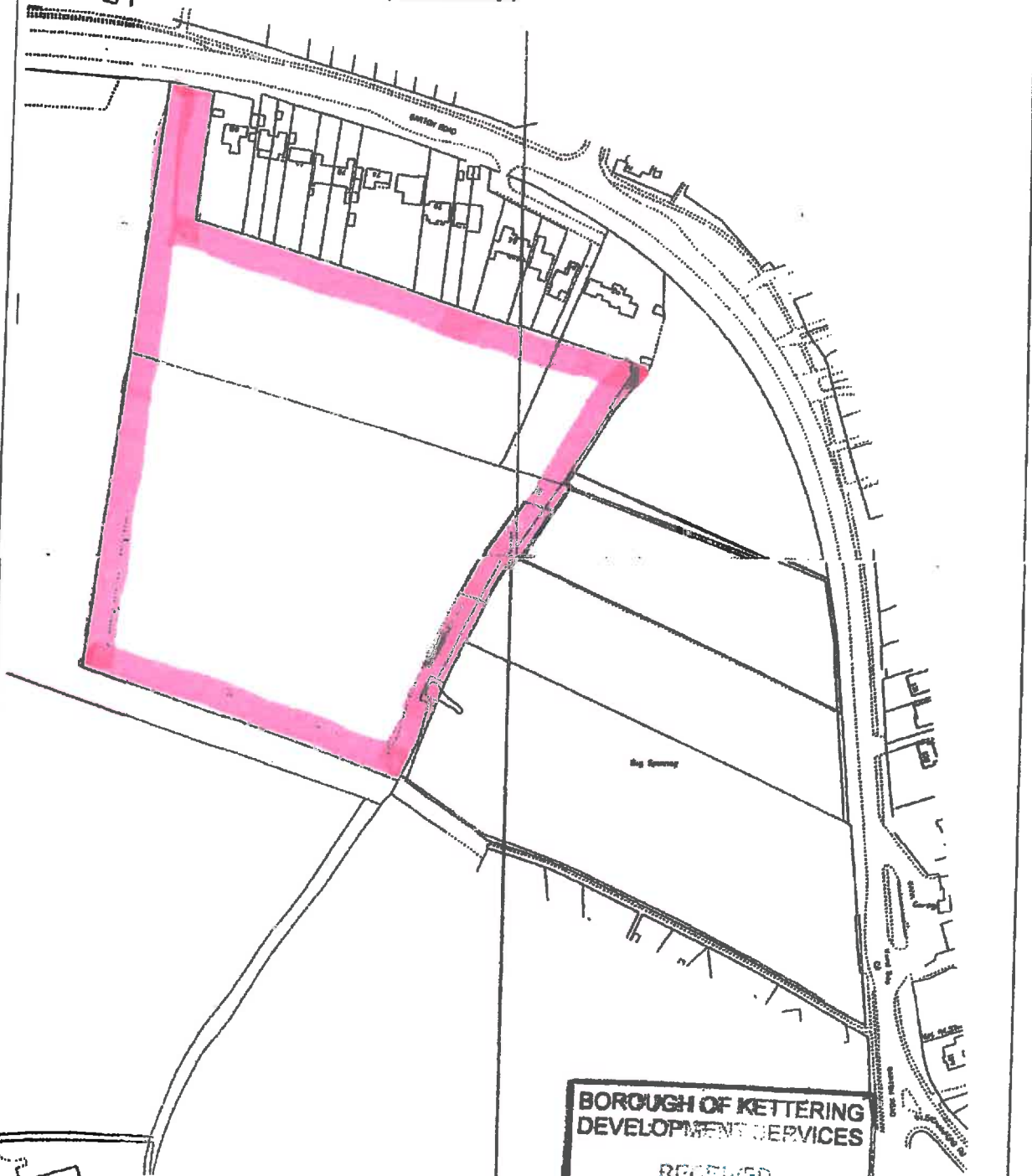
ORDNANCE SURVEY
PLAN REFERENCE SP8976

SECTION G

SCALE
1:1250

ADMINISTRATIVE AREA Northamptonshire ; Kettering

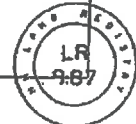
This title plan shows the general position of the boundaries. It does not show the exact line of the boundaries. Measurements extracted from the plan may not match measurements taken on the ground. For more information see Land Registry Public Guide 7 - Title Plans. This official copy shows the state of the title plan on 1 March 2012. It may be subject to alterations or corrections under section 62 of the Land Registration Act 2002. This copy is subject to the same errors as the original based on 1 March 2012. © Crown copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 020022726. This title is dealt with by the Leicestershire Land Registry.



**BOROUGH OF KETTERING
DEVELOPMENT SERVICES**

RECEIVED
24 APR 2012

FILE



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Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 1 Preferred Option to meet Employment Requirement	Thorpe Malsor Church Charity	Thorpe Malsor Church Charity	1986	Disagree	<p>In relation to housing and employment allocations - This land should be considered as part of any development proposals particularly in relation to land to the east site reference KE/017 for mixed use development. Area 1.0ha. See attached plan K1.</p>	<p>Allocations Background Paper. This Paper identified site KE/033 as unsuitable for development as it would result in the loss of open space which is part of Wicksteed Park. As this site forms part of a large and important open space it, therefore, could not be re-provided elsewhere. The impact of the loss of this space was deemed to be unacceptable and as such it was considered that other site options were more acceptable.</p>
					<p>contributions to support the park.</p>	<p>Thank you for your comment. This site falls within site KE/017. This a strategic site which will be considered through the Joint Core Strategy which allocates sites above a threshold of 500 dwellings for housing or 5 hectares for employment. The element of site KE/017 which you have identified on the attached plan is located in the open countryside and is outside the settlement boundary of Kettering Town. Accessibility to the site is poor and significant highways work would be required in order to create access to the site. Due to these constraints this site is unlikely to be considered for</p>

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 1 Preferred Option to meet Employment Requirement	Mr Alan Smith	Planning & Biodiversity Officer The Wildlife Trust for Northamptonshire	2072	Disagree	K2 is next to the Nene Valley Nature Improvement Area (NIA).	development in isolation. Furthermore, prior to any allocation of the site for development it would need to be assessed according to the criteria set out in the Housing Allocations Background Paper and Employment Allocations Background Paper. This will be done prior to preparation of the next iteration of the Site Specific Proposals LDD.
Option 1 Preferred Option to meet Employment Requirement	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2103	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. We consider adequate surface water disposal as a priority. Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H; accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development. Attachment available to view on consultation portal.	Thank you for your comment which has been duly noted. Impact on the NIA will be considered prior to preparation of the next iteration of the Site Specific Proposals LDD.
Table 9	Mr Darren Hale		20	Strongly Agree	Good links with major routes and transport	Comments will be used to inform the next iteration of the Site Specific Proposals LDD.
Table 9	Mr Ben	Team Leader -	1139	No	This preferred site is greater than 1 hectare	Noted.
						Thank you for your comments on

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
	Thornely	Planning Liaison Environment Agency		opinion	<p>located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework. (NPPF) Paragraph 103 of the NPPF requires any planning application to be supported by a Flood Risk Assessment (FRA) as the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. Any FRA should focus on the management of surface water for the development as well as considering the other different types of flooding as detailed in the Technical Guide to the NPPF. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment should also be used to inform any site specific FRA. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties. The FRA must also demonstrate that post development run-off does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1</p>	<p>potential developments sites within Kettering and Barton Seagrave. These comments will be used to inform the next iteration of this plan, the Pre-submission Site Specific Local Development Document.</p>

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be provided. Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control. Run-off and attenuation requirements should be provided in line with the requirements of the SFRA and Preliminary Rainfall Runoff Management for New Development Revision E. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed. The drainage scheme proposed should provide a sustainable drainage strategy to include Sustainable Drainage System (SuDS) elements with attenuation, storage and</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>treatment capacities incorporated as detailed in the CIRIA SuDS Manual (C697). The hierarchy for surface water disposal encourages a SuDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SuDS could still be utilised to convey and store surface water run-off. Areas of open space on the site could be utilised and SuDS features such as swales and ponds may added to the amenity and ecologic value of the site. Any FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 'Flood Risk Assessment Guidance for New Development Phase 2'. Further consideration should be given to safe access and egress for emergency services when site is flooded. This preferred site lies less than 250 metres from a former landfill site. The proposed development should not increase the risk of landfill gas intrusion, however future developers should be advised of the presence of the former site as they may wish to carry out their own risk assessment.</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 31	Principal Planner Esme Hearne	Principal Planner Northamptonshire County Council	748	No opinion	Please refer to comments previously submitted by the NCC Highways Development Control team in relation to the specific sites.	Noted.
Question 31	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1140	No opinion	This preferred site is greater than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework. (NPPF) Paragraph 103 of the NPPF requires any planning application to be supported by a Flood Risk Assessment (FRA) as the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. Any FRA should focus on the management of surface water for the development as well as considering the other different types of flooding as detailed in the Technical Guide to the NPPF. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment should also be used to inform any site specific FRA. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties. The FRA must also demonstrate that post development run-off	Thank you for your comments on potential developments sites within Kettering and Barton Seagrave. These comments will be used to inform the next iteration of this plan, the Pre-submission Site Specific Local Development Document.

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be provided. Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control. Run-off and attenuation requirements should be provided in line with the requirements of the SFRA and Preliminary Rainfall Runoff Management for New Development Revision E. The maintenance and/or adoption proposals for</p>	

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed. The drainage scheme proposed should provide a sustainable drainage strategy to include Sustainable Drainage System (SuDS) elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SuDS Manual (C697). The hierarchy for surface water disposal encourages a SuDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SuDS could still be utilised to convey and store surface water run-off. Areas of open space on the site could be utilised and SuDS features such as swales and ponds may added to the amenity and ecologic value of the site. Any FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 'Flood Risk Assessment Guidance for New Development Phase 2'. Further consideration should be given to safe access and egress for</p>	

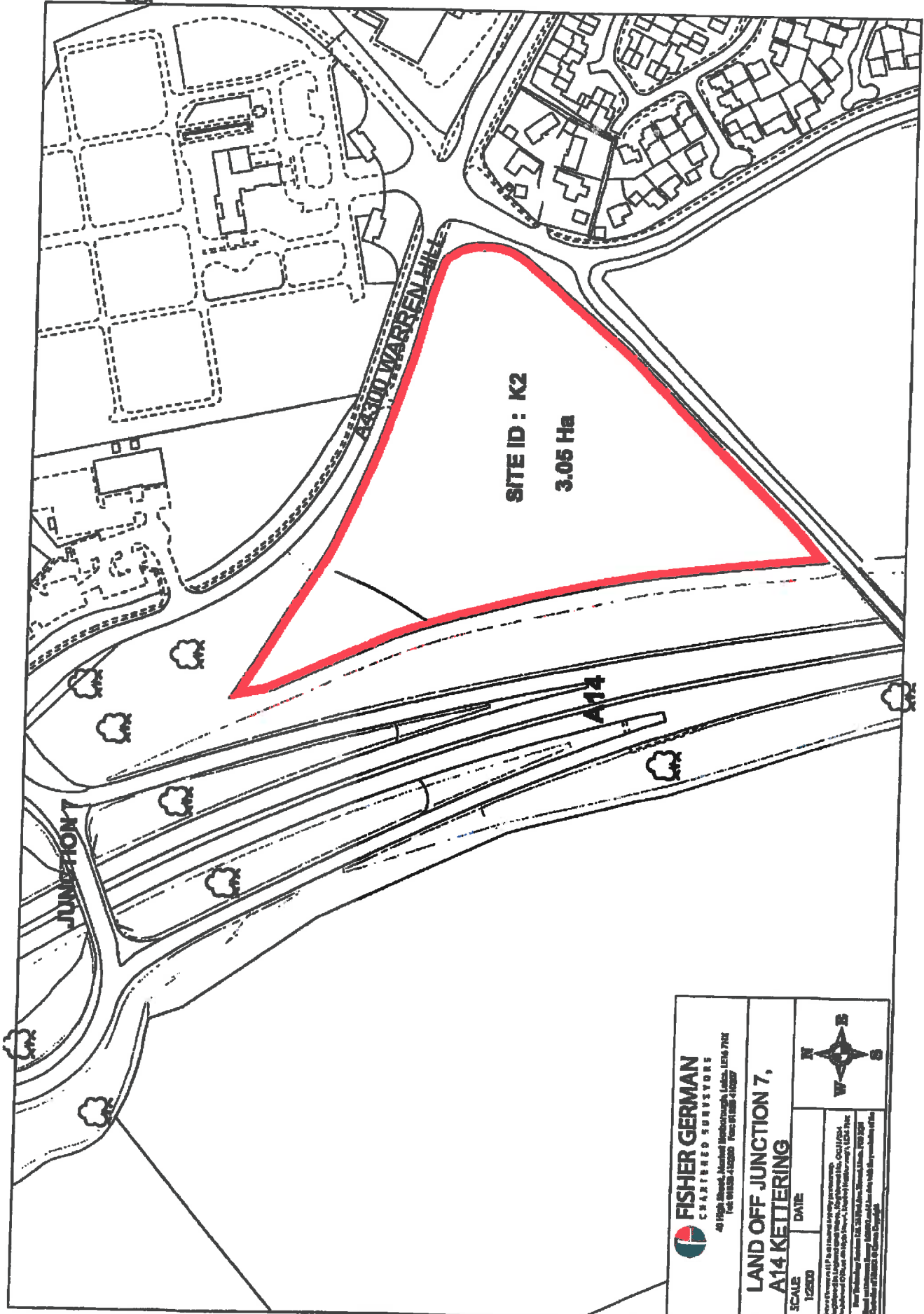
Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 31	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1715	Agree	<p>emergency services when site is flooded. This preferred site lies less than 250 metres from a former landfill site. The proposed development should not increase the risk of landfill gas intrusion, however future developers should be advised of the presence of the former site as they may wish to carry out their own risk assessment.</p> <p>Question 31: Kettering Preferred employment option (Option 1) As far as we are aware, this site will not affect designated heritage assets or their setting.</p>	Noted.
Question 31	Mr Gary Duthie	Clerk Broughton Parish Council	2064	No opinion	No comment	Noted
Question 31	Thorpe Malsor Estate	Thorpe Malsor Estate	1952	Strongly Agree	We fully support this site reference K2 for employment use and believe it is very well located strategic site to provide employment with the short term in accordance with the assessment carried out in the Employment Allocations Background Paper. Area 3.05ha. See attachment K3.	Noted.
Question 32	Mr Steve Chester		294	Strongly disagree		Noted.
Question 32		Buccleuch Property	1196	Strongly disagree	Buccleuch Property does not support the settlement boundary as proposed. The attached plans show two sites, at Weekley Hall Farm and land to the east of Longfellow Drive, which it is considered should be included in the settlement boundary, the	Thank you for your comments. The Background Paper on Settlement Boundaries identified a set of principles which were applied when drawing all settlement boundaries to ensure



Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>justification for which is set out below: Land to the east of Longfellow Drive This area of hard standing was included within a site (planning application ref: KE/98/0262), which was developed for 63 dwellings known as land adjacent to Weekly Wood. The site adjoins two existing properties and falls inside the wooded boundary of Weekly Wood, as the aerial photograph clearly highlights. Logically, therefore, the settlement boundary should follow the natural tree line of Weekly Wood, and not be drawn to exclude this area of land. This amendment is further justified by reference to Principle 1 of the Settlement Boundary background report, which states that boundaries will follow defined hedgerows. As stated above, the boundary of Weekly Wood is clearly defined and this piece of land falls outside of the wooded area. It is considered the exclusion of the area of land highlighted on the plan is illogical and that instead it should be included within the settlement boundary as indicated on the plan above. Weekly Hall Farm The dwellings at Weekly Hall Farm are not included within the settlement boundary as currently proposed. It is considered that their exclusion is not justified because: - Kettering Business Park to the north west, which is a currently under construction, will abut the western boundary of the dwellings at Weekly Hall Farm. - An employment allocation at Weekly Wood is being sought through the emerging Core Spatial Strategy Review and, subject to the allocation of this site, the</p>	<p>all boundaries in the Borough were drawn consistently. The land to the east of Longfellow Drive was excluded from the settlement boundary following the application of these principles. The site is undeveloped and therefore was excluded from the boundary as per principle 1 which requires boundaries to be drawn tightly around the built up framework. While the site adjoins two existing properties the site itself does not form the curtilage of a dwelling and therefore relates more to the countryside than to the settlement. Therefore the site was excluded from the settlement boundary as per principle 2 and 3. With regard to exclusion of the dwellings at Weekly Hall Farm this will be reviewed prior to the next iteration of the plan the SSP LDD Pre-Submission.</p>

K3

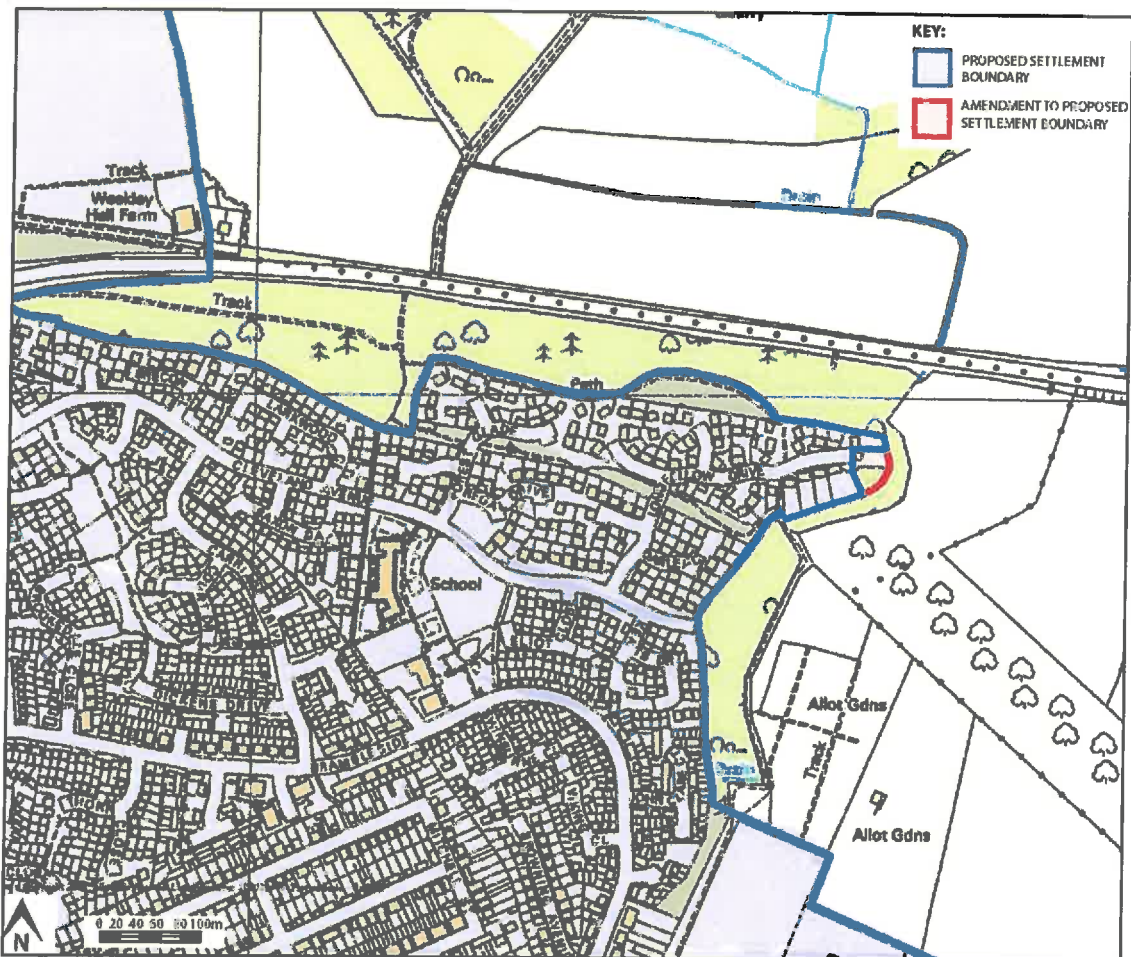


ref: 17122

 FISHER GERMAN CHARTERED SURVEYORS 40 High Street, Market Harborough, Leics. LE16 7HE Tel: 01858 410000 Fax: 01858 410007		
LAND OFF JUNCTION 7, A14 KETTERING		
SCALE	DATE	
1:2500		
<small> Prepared on behalf of the client by the firm of chartered surveyors, Fisher German, 40 High Street, Market Harborough, Leics. LE16 7HE. Registered in England No. 02411964. Registered Office: 40 High Street, Market Harborough, Leics. LE16 7HE. </small>		
<small> Date of this plan: 12/03/2007. This plan is a copy of the original plan. It is not to be used for any other purpose. It is not to be relied upon for any legal purpose. It is not to be used for any other purpose. It is not to be relied upon for any legal purpose. </small>		

Section 9: Kettering and Barton Seagrave

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 32	Mr Gary Duthie	Clerk Broughton Parish Council	2065	No opinion	settlement boundary will be extended eastwards. These developments will potentially result in the dwellings at Weekley Hall Farm becoming an isolated pocket of development, excluded from, but totally surrounded by land within the settlement boundary. To avoid this situation the settlement boundary should be extended eastwards to include the dwellings at Weekley Hall Farm, as shown on the plan below. (Attachment K4) Attachment available on consultation portal. No comment	Noted.



It is considered the exclusion of the area of land highlighted on the plan is illogical and that instead it should be included within the settlement boundary as indicated on the plan above.

Weekley Hall Farm

The dwellings at Weekly Hall Farm are not included within the settlement boundary as currently proposed. It is considered that their exclusion is not justified because:

- Kettering Business Park to the north west, which is a currently under construction, will abut the western boundary of the dwellings at Weekley Hall Farm.
- An employment allocation at Weekley Wood is being sought through the emerging Core Spatial Strategy Review and, subject to the allocation of this site, the settlement boundary will be extended eastwards.

