

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
10 Burton Latimer	Mr Chris Akrill		206	Disagree	<p>The alternative growth options for Burton Latimer only serve to confuse the site allocations process. Whilst I generally agree with the sites that have been identified for development on the proposed options plan, I do not agree with the identification of sites to be dealt with through the emerging Joint Core Strategy on the alternative options plan. The boundaries of the strategic sites overlap areas identified on the proposed options as historically valuable or visually important open space or discounted housing sites. Consideration should also be given to the views across the fields to the north of Burton Latimer from the A6 looking towards the town. There is an important view of the Church and town setting, and this green space is a visually important area of open space that prevents Burton Latimer from coalescing with Kettering, Barton Seagrave and the future Kettering East extension. The adopted Local Plan defined this area as important open space, and the same should be applied now to the site allocations document. The timescales and</p>	<p>Noted. Future consultations on the Site Specific Proposals LDD will follow on from the consultation on the emerging Joint Core Strategy review so this confusion should not occur in the future. Impact on views will be considered in the site assessments for strategic sites to inform the emerging Joint Core Strategy review. The land north of Burton Latimer will be assessed as Historically and Visually Important Open Space.</p>

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10 Burton Latimer			519	No opinion	<p>process involved for the strategic site allocations is unclear and only serves to confuse the growth options being put forward by the Site Specific Proposals Document.</p> <p>Plan on p81. White space on map showing open space on map p.81: should all be green. Also map p.82</p>	<p>Areas designated as Open Space will be reviewed prior to the preparation of the next iteration of plan.</p>
10 Burton Latimer			1800	No opinion	<p>Reopen Burton Latimer and Isham rail station!</p>	<p>Noted.</p>
10 Burton Latimer	Mrs Daniela Adams		1009	Disagree	<p>I disagree with the development of site BL/042. Usage of this site for housing would put additional strain on a road which is already not coping with the volume and type of traffic. I have witnessed many incidents at the junction of Finedon Road and the High Street, and further housing to the south east of the town would exacerbate this. This proposed development site (together with site BL057) is also located at the end of the public transport X1 service loop. More people joining the bus at this stage of the journey to Kettering would mean wheelchair/buggy/trolley spaces would be used up before the bus gets through the high street in Burton Latimer leaving town</p>	<p>These issues have been considered through the Housing Allocations Background Paper and it is considered that they could be overcome. A full transport assessment and flood risk assessment would be required to support an application for development on the site.</p>

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10 Burton Latimer	Mrs Caryl Harrison		1256	Strongly disagree	<p>centre shoppers and residents further along the route stranded. The flooding concerns have not been fully addressed/satisfied. This currently open green site is regularly used by locals (including youth groups) for outdoor and "out and about" activities, in short another pocket park for this corner of town.</p> <p>Would it be great and visually nice to have open space around Burton Latimer? Why is there a need to try and join Burton up with Barton? Why can't they be two separate towns? Where are people going to walk to get away from busy life, to relax and enjoy the countryside we currently have? I totally agree with the previous comment that consideration should also be given to the views across the fields to the north of Burton Latimer from the A6 looking towards the town. There is an important view of the Church and town setting, and this green space is a visually important area of open space that prevents Burton Latimer from coalescing with Kettering, Barton Seagrave and the future Kettering East</p>	<p>This document does not propose any development north of Burton Latimer Hall. A site has been promoted but this will need to be considered through the emerging Joint Core Strategy.</p> <p>The land around Burton Latimer Hall has been identified as Historically and Visually Important Open Space to protect the setting of this important building.</p> <p>Adequate infrastructure would need to be provided to support additional development.</p>

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10 Burton Latimer	Mr & Mrs J Lawson		1426	Disagree	<p>extension. Why wrap any future planning scheme around Burton Hall. I thought this Hall was of historical importance? Any building in any of the fields near this Hall would visually ruin this lovely building and its importance. Burton is struggling currently at the moments with its infrastructure. The two primary schools are over subscribed, try and get an appointment at the doctors!!! The High Street is looking more and more like a ghost town. Soon it's going to be why visit Burton?</p> <p>10.0.12 The Council does not appear to invite comment on this proposal. Why is this? Pursuant to Option 51 the Council has designated four areas as falling within this category at Burton Latimer, one of which is area HVI/0156: Land to the south of Church Street. It is shown on the proposed options map on page 82 extending between the A6 and the garden of the Manor House. It includes a poplar plantation (in the ownership of the Representative), the 'new' cemetery, and garden areas and paddocks lying beside the public footpath</p>	<p>The purpose of HVI is not to prevent all development within these areas but to ensure that development does not lead to the harm or loss of open spaces which are historically and/ or visually important. Any proposals within a designated HVI space would need to be considered individually in relation to the characteristics of the open space and the details of the proposal.</p>

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					<p>that runs along the town edge. All of these areas are included in the Burton Latimer Conservation Area, and the need for them to be designated as HVI must be questioned. The Representative, as is known to the Council, has come forward with a landscape strategy for the poplar plantation land that delivers undisputed benefits in respect of the character and appearance of the Conservation Area. That strategy can be delivered via the development of one dwelling on the land, but contains covenants (that can be secured under a S106 Agreement with the Council) that the remainder (and major proportion) of the land will, in perpetuity, remain undeveloped. It is important therefore that the policy that is finally approved (assuming it remains applicable to this land) does not seek to establish a presumption against sustainable development in the area. It must be up to the Representative through his application to demonstrate that the proposed development is sustainable - namely that the environmental benefits that flow from the development outweigh</p>	

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					<p>any harm caused by built development. Any attempt to pre-empt that would be unreasonable and would be entirely inconsistent with the NPPF. A much more sensible options, however, would be to exclude altogether the Conservation Area land on the grounds that the HVI policy would add nothing to the protection that Conservation Area status provides. The criteria suggested (in Option 51) as being relevant to the designation of HVI are: a. Land that contributes positively to the setting, form or character of the settlement. b. Land that allows views into a settlement from approach roads or open countryside; views from the open countryside c. Land which provides the setting for listed buildings or conservation areas or contributes to the character and appearance of conservation areas. It is difficult to see how the conservation area status of the land does not already safeguard these interests. The Representer's landscape strategy, in any event, addresses all of them. There is some logic, perhaps, in the Council</p>	

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10 Burton Latimer	Mr George Sneddon	Clerk Burton Latimer Town Council	2125	Strongly Agree	<p>designating those parts of HVI/056 lying outside the Conservation Area, but it must be noted that the Council's duty in respect of conservation areas extends to their setting (so, even here, the HVI policy appears otiose). If the Council, nonetheless, continues with its proposal to include the Conservation Area land within HVI/056 designation, it is suggested that specific evidence must to be produced to demonstrate the extent to which the criteria are relevant and necessary in addition to Conservation Area safeguards thereby establishing the plan is justified; and effective. Importantly, and finally, it must be made quite clear that the designation does not carry with it any sort of presumption against sustainable development.</p>	
					<p>The Town Council wholeheartedly agrees with the adoption of the Site Specific Local Development Document as a matter of urgency. We see it as a way of protecting the town from being constantly bombarded by speculative developers with the</p>	<p>The principles put forward are noted and will be used to inform the preparation of the next iteration of the plan. Employment land suggested will be considered through the emerging Joint Core Strategy and a review of smaller sites with potential for</p>

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					<p>wrong kind of developments in the wrong places. Burton Latimer Town Council has always been supportive of development which adds to the range of housing, jobs, shopping and leisure facilities and relates well to the present town. However it is vital that consideration is given to the provision of infrastructure at the same time as development proposals are being considered. The Town Council looks forward to engaging in a constructive dialogue with Kettering Borough Council and other partners as to what is required or what aspirations we and they have, with the necessary CIL and s106 agreements and investment commitments being put in place. The Town Council puts forward the following principles as the framework for decisions: 1. Preservation of green open space in three areas: around Burton Latimer Hall in Kettering Road; in the Ise Valley, and for the views to the Parish Church from the A6 bypass on the Kettering side of the Higham Road junction. 2. All developments to relate well to and be supportive of the Town</p>	<p>allocation for employment around the smaller towns will also take place prior to preparation of the next iteration of the plan.</p>

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10 Burton Latimer	Mr George Sneddon	Clerk Burton Latimer Town Council	2127	Agree	<p>Centre, as agreed in the town's Urban Design Study. 3. The main area of housing and employment development to be in the Higham Road area. 4. A second area for employment development to be in the triangle between the A6 and A14 at Junction 10. 5. All infill development to be of a scale, design and density to complement existing buildings.</p> <p>10.0.4 Employment These sites that have been allocated and are over 5 hectares should be located on the North East of the A6 Burton Latimer bypass at Junction 10 and should be regulated in height so as not to be of an overbearing nature and be sympathetic to and not detract from the existing views of the open countryside. A secondary area would be located adjacent to the Higham Road junction with the A6. All industrial and employment sites should have strict green credentials and be of benefit to the local community.</p> <p>10.0.5 Town Centres The vitality and viability of the town centres must be protected and any future development should be sympathetic to the historical</p>	<p>Noted. Development principles will be prepared for strategic sites identified through the emerging Joint Core Strategy. Comments regarding town centre are addressed in the development criteria for proposals within the town centre boundary.</p>

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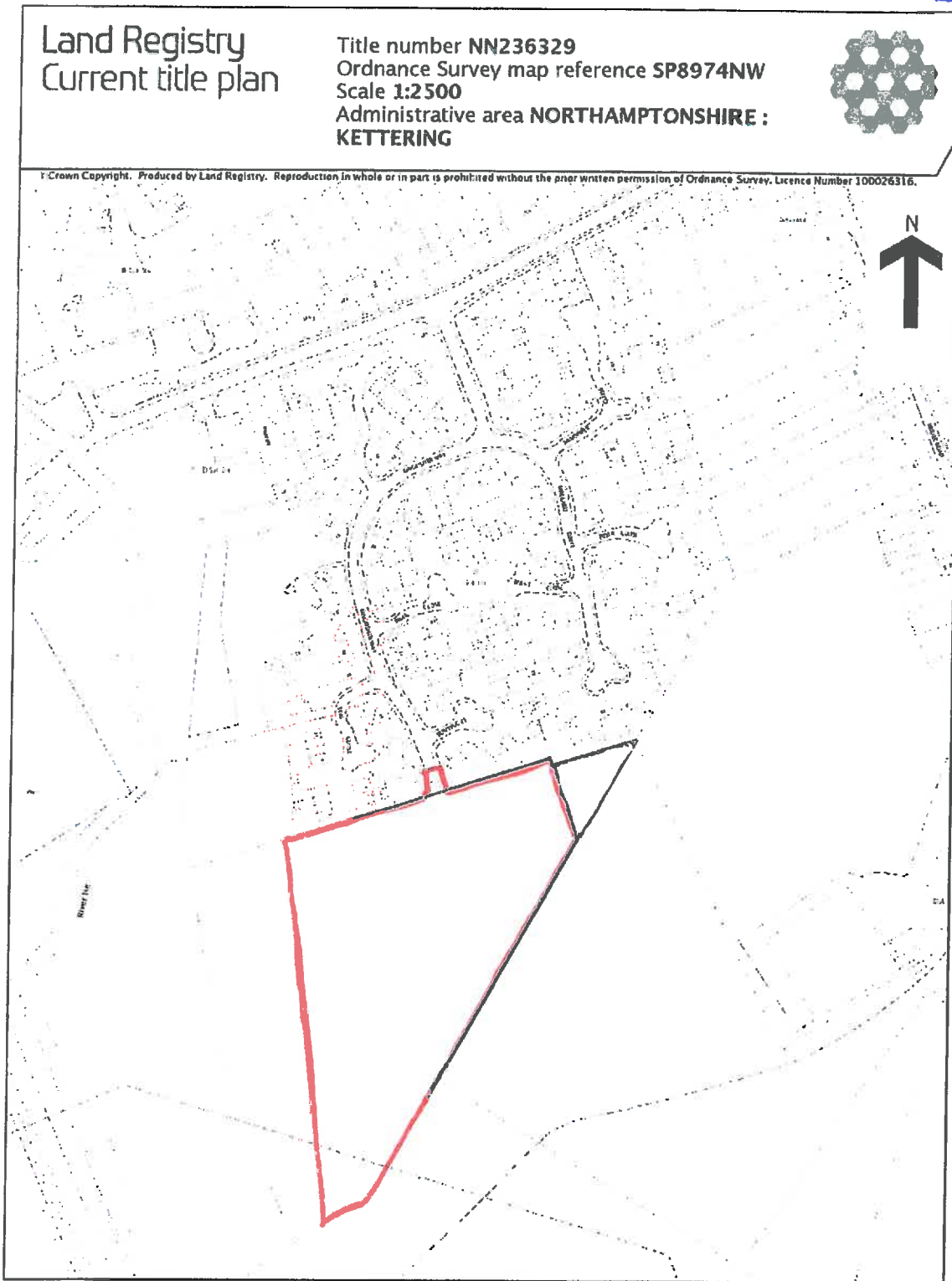
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					<p>nature and appearance of the town as a whole, should enhance the historical character of the town and should be designed to reflect that character. Small scale development of retail within the town centre should be supported and be complementary to that which is already established. Any further development of residential property should be above employment uses at first floor level. The conservation area must be maintained, with any redevelopment of sites within the conservation area being sympathetic to its surroundings. The KBC policy regarding shop fronts should be adopted and enforced when any redevelopment takes place. General Recommendations</p> <p>When considering development sites within the conservation area, the total yield of possible wind fall sites should be taken into consideration to protect the amenities of existing residents and to protect the built environment. Also when considering the A14 access arrangements to serve the East of Kettering development, protection of the historic part of</p>	

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10 Burton Latimer	Laura Major	Crime Prevention Manager Northamptonshire Police	1844	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.	Noted. Specific design principles will be prepared to reflect the principles of secured by design.
10 Burton Latimer	Mr Mark Flood	Director Insight Town Planning Ltd	2001	No opinion	See attachments. BL/051 should be allocated for housing development. Additional evidence provided including a Transport Assessment and Ecological Appraisal. Attachments available to view on consultation portal. See attachment B9.	Assessment of site will be reviewed prior to submission of the next iteration of the plan to take into account evidence provided.
10 Burton Latimer	Grace Homes Limited		1806	No opinion	Site reference BL/058 is partially controlled by my client and its inclusion as an allocation is supported. The land in question to represents a logical extension to	Support for BL/058 is noted.

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10 Burton Latimer	Mr Andrew Maddison	Northamptonshire Fire and Rescue Service	1874	No opinion	<p>recent approved housing development and a planning application has also been submitted for the western part of B1J058. The development of the land in question can be readily accessed and is well located in terms of public transport and also to the centre of Burton Latimer. There are concerns over the fairness of the assessment of the housing sites and it is considered that focussing the majority of growth on the south-eastern edge of Burton Latimer has many advantages in terms of combining infrastructure and limiting any impacts of the development to a concentrated area, thereby protecting the wider area. These issues all favour the allocation of site BL/058.</p> <p>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 fulfill the requirements for full</p>	<p>Noted. Specific design principles will be prepared to reflect the principles of secured by design.</p>



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10 Burton Latimer	Mr Barry Waine	Christopher Cox Solicitors	1511	Disagree	<p>Secured by Design Accreditation, whilst also incorporating relevant community and fire safety measures.</p> <p>1. INTRODUCTION 1.1 This Report is in response to the Site Specific Proposals local Development document of March 2012 which sets out Site Specific Options prior to the production of a Local Plan to update the existing Local Plan. 2. ALLOCATION IN SITE SPECIFIC PROPOSALS LOCAL DEVELOPMENT DOCUMENT BL052 states as follows:- 2.1. BL Site 9 land to the rear of White Lodge Farm (only area without planning permission); 2.2 331 suggested dwellings (reduction in housing numbers is required on this Site); 2.3 "Accessibility to site is good. Site is located adjacent to the A6 so noise mitigation would be required. The site is located in a prominent position in Burton Latimer, sufficiently detached from the rest of Burton Latimer and dependent on other sites coming forward to provide linkages into Burton Latimer and</p>	<p>Noted. For clarification site BL/048a would require contributions towards education of a similar scale. The benefits of developing BL/058 and BL/052 comprehensively are noted and the sites will be reassessed prior to preparation of the next iteration of the plan.</p>

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					<p>neighbouring sites. The combination of the existing permitted sites, Site BL058 and this Site would result in a significant development on the edge of Burton Latimer. The Site has potential archaeological significance. Linkages through the Site could help to improve walking and cycling in this area. Development of this Site would result in the requirement for a new primary school in Burton Latimer, which could affect the viability of this Site. "</p> <p>2.4 This Site has to be seen in relation to the development of land to the west of the Site which gained planning permission under Planning Authority Reference KET/2007/0559 for 248 dwellings. Subsequent applications for reserved matters have been submitted the most significant being reference KET/2011/0030 again for 248 dwellings.</p> <p>2.5 A further site to be considered in relation to the development of this Site is the area denoted as BL058 in the Site Specific Proposals document.</p> <p>2.6 This Site is referred to as</p>	

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					<p>follows: BL058 Land around White Lodge Farm, Higham Road 176 suggested dwellings 2.7 Accessibility to this Site is good. Some noise mitigation may be required due to the Site's proximity to the A6. The Site is located in a prominent location and careful design is required to ensure that the Site integrates well into the urban area. The Site has potential archaeological significance. The Site is currently physically detached from Burton Latimer but if adjacent permission to the site comes forward, then this Site would have more potential. Development of this Site would result in the requirement for a new primary school in Burton Latimer which could affect the viability of this Site. 2.8 To the west of that Site planning permission was granted under reference KFT/2009/0493 for 14 dwellings on the 26 November 2009. This permission has not to date been taken up. 2.9 A further site to be considered in relation to development to the east of Burton</p>	

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					<p>Latimer is the site referred to under reference BL048a on land to the south of Higham Road. This is anticipated for some 200 dwellings and is noted as follows:-</p> <p>2.10. "reduced site BL043 accessibility to the Site is good. A stream runs along the north west boundary of the Site and could create a green infrastructure corridor to the wider open countryside. However, the Site has potential archaeological significance which requires further investigation. A small part of the Site adjacent to Higham Road and to the north of the Site has potential to bring forward a small amount of development and better connect development to the north of Higham Road and the Doctor's Surgery to the rest of the Town."</p> <p>2.11 No reference is made in relation to BL048a to the development resulting in the requirement for a new primary school for Burton Latimer. It is not known whether this is an error as 'the proposed development of that Site would create more units than BL058 and the same number of units as BL052. This is</p>	

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					<p>a point which needs further clarification.</p> <p>2.12. Attached to this Report at Figure 1 is the area which includes areas BL052 and BLO58 and could provide a comprehensive development of both areas of land giving an overall number of dwellings at 30 dwellings per hectare of 348.</p> <p>2.13. Figure 2 breaks down the areas into areas C & D which are specifically referred to as having potential for development in the Options Paper. Area A is an area with planning permission and includes both the 248 dwellings referred to above and 14 dwellings on land immediately around Whitelodge Farm.</p> <p>2.14. The area denoted as Area B is the area noted as BL052 but now excludes land to the north running up to a stream and also adjoining land to the north of Area B.</p> <p>Working at the same density that would appear to have been used in relation to Area D of 30 dwellings to the hectare, Area B would produce 210 dwellings instead of 331 dwellings and Area C 138 dwellings instead of 176</p>	

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					<p>dwellings. Area D at 30 dwellings to the hectares would bring in some 210 dwellings.</p> <p>3. NATIONAL PLANNING POLICY</p> <p>3.1 In March 2012 the Secretary of State for Communities and Local Government published The National Planning Framework document. This document replaces planning policy statements which would previously have been relevant in relation to the allocation of land around Burton Latimer and in particular Planning Policy Statement 1 "Delivering Sustainable Development", Planning Policy Statement 3 "Housing and Planning" Policy Statement 12 "Local Spatial Planning".</p> <p>3.2 In the ministerial forward to the National Planning Policy Framework "NPPF" the Right Honourable Greg Clark Minister for Planning sets out that "development that is sustainable should go ahead without delay - presumption in favour of sustainable development that is the basis for every plan and every decision. This Framework sets out clearly what could make</p>	

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					<p>a proposed plan or development unsustainable. In order to fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives".</p> <p>3.3. At Paragraph 14 of the NPPF there is a presumption in favour of sustainable development and for plan making that means</p> <p>3.3.1. Local Planning Authorities should positively seek opportunities to meet the development needs of the area;</p> <p>3.3.2. Local Plans should meet objectively assessed needs with sufficient flexibility to adapt a rapid change unless (i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or (ii) specific policies in this Framework indicate development should be restricted. The reference to restricted development relates to sites protected under The Birds and Habitats Directive and or designated sites of special</p>	

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					<p>scientific interest, land designated as greenbelt, local green space, an area of outstanding natural beauty, heritage coast or within a national park. None of these apply to the land around Burton Latimer.</p> <p>3.4 At paragraph 17 the NPPF notes that planning should be genuinely plan led in powering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future of the area. f he land the subject of this report has in turn been the subject of discussions with Burton Latimer Town Council and also a consultation with local people through the farmer's Saturday market.</p> <p>3.5 A further core planning principle is to manage patterns of growth to make the fullest possible use of public transport, walking and cycling and for a significant development in locations which are or can be made sustainable.</p> <p>3.6 At paragraph 69 the NPPF deals specifically with promoting healthy communities and an aspect of that is to provide safe and accessible developments</p>	

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					<p>containing clear and legible pedestrian routes, high quality public space which encourages the active communal use of public areas.</p> <p>3.7. For reasons that are set out in this Report, it is considered that the principles and advice as clearly set out in the National Planning Policy Framework document can be best met by securing a comprehensive development of land as denoted in figure 1 to this report and phased in accordance with figure 4.</p> <p>4. PROVIDING HOUSING IN SUITABLE LOCATIONS</p> <p>4.1 The Site Specific Proposals Local Development document Housing Allocation Background paper of February 2012 deals specifically with the policy provision as it is now at March 2012 and then set outs in terms the Spatial Framework far housing and accommodation allocations across the Borough as set out in Policy 1 of the Core Spatial Strategy which sees Burton Latimer, Desborough and Rothwell providing Secondary Focal Points.</p> <p>4.2 The Housing Allocation</p>	

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					<p>Background Paper then sets out details of an initial assessment and then a more detailed assessment under Stage 2 again by referring to criteria in relation to access ability, health, skills, community, liveability, biodiversity, landscape, cultural heritage, built environment, water conservation and management, soil and land, minerals, wealth creation, infrastructure, availability, and deliverability. 4.3 In the summary of Sites Assessment, Site BL052 was noted as having a yield of 577 dwellings. A detailed assessment had been undertaken and it was noted that part of the Site had been approved for 248 dwellings and that the remaining part was a potential allocation (potentially long term allocation). The adjoining land at BL058 was noted as having a yield of 176 dwellings subject to a detailed assessment and being categorised as a potential allocation. 4.4 In Appendix 1 a more detailed appraisal is given for sites BL052 and BLO58. 4.5 As many of the points are identical it is considered relevant</p>	

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					<p>to deal with them by combining the two sites and separating them where there is a difference.</p> <p>4.5.1. Accessibility. Accessibility to the Sites is considered to be good.</p> <p>4.5.2. Noise Mitigation. Noise Mitigation may be required due to both sites proximity to the A6.</p> <p>4.5.3. Prominent Location. BL058 is considered to be in a prominent location where careful design is required to ensure the Site integrates well into the urban area.</p> <p>4.5.4. Site BL052 was again noted as being in a prominent position but was then noted as being significantly detached from the rest of Burton Latimer and dependent on other sites coming forward to provide linkages into Burton Latimer and neighbouring sites. By combining Sites BL052 and BL058 there would clearly then be linkages between those two sites and direct linkages through to the land to the west where there is consent for 248 dwellings on the major site and 14 dwellings on land immediately at White Lodge Farm.</p> <p>4.5.5. Regard has to be had to the Appeal Decision of the 11</p>	

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					<p>August 2008 into the Appeal by R W Beaty Farms Limited and Bellway Homes Limited. In that Appeal Decision, the Inspector noted that the topography of the Site varies from east to west. He also noted that the site was next to the existing urban area and was not part of an environmentally important open space. No other reference was made in the Inspector's Decision to the Site and its surroundings and no objections were submitted by Kettering Borough Council to the Development of this Site based on environmental, site or location considerations.</p> <p>4.5.6. It is accepted that the land rises from Burton Latimer to White Lodge Farm and then rises further to include area BL058. However, the Site under reference BL052 is essentially a flat site between the A6 and the permitted area of land for 248 dwellings and Site BL058. It is considered that the development of BLO52 either with B1058 or separately will not cause any significant impact on the countryside to the east of Burton Latimer as the development of it would in fact be obscured by the</p>	

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					<p>development of 248 dwellings and site BL058.</p> <p>4.5.7. Archaeological Significance. It is noted that both sites BL052 and BLOS8 are referred to as having potential archaeological significance. Also it is should be noted that the Site BL048a is again referred to as having potential for archaeological significance. There is therefore no difference between those three sites on that point.</p> <p>4.5.8. Linkages. To improve walking and cycling. Linkages through the Site of BL052 are noted as helping to improve walking and cycling in the area. There is no such point made in relation solely to Site 0L058. The only access from EL058 would be via an existing footway alongside the Higham Road and via a public footpath leading northwards from White Lodge Farm along the eastern edge of the development of 248 dwellings. The development of BL052 would enable the provision of open space to the north of the Site and a public footpath link through to Wold Road to the north of the Site as</p>	

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					<p>well as access through land to the west to the centre of Burton Latimer (see Figure 3).</p> <p>4.5.9. New Primary School. Reference is made under BL052 and BL058 to the development resulting in the requirement for a new primary school if either site was to be developed. However, there is no such requirement in relation to BL048a. This is surprising as the number of dwellings proposed in BL048a is the same BL052 and greater than BL058.</p> <p>4.5.10. Clearly the linkages between BL052 and BL058 would provide a greater single mass of development thereby reducing other costs such as infrastructure and open space and providing a more viable site to contribute towards a new primary school. The Development of BL058 and BL048a in isolation and separately could lead to either or both of those sites being non-viable if the same considerations applied to BL048a as applied to BL058 and BL052.</p> <p>4.5.11. Housing Numbers. The housing numbers set out in the Site Specific Proposals Options Paper need questioning. Figure 2</p>	

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					<p>submitted with this document shows four sites, A, B, C and D together with details of dwellings at 30 dwellings per hectare as opposed to the dwellings considered likely to come forward under the Site Specific Options Paper. In Site B, this would lead to a reduction of 121 dwellings, for Site C a reduction of 38 dwellings and for Site D an increase of 10 dwellings. It is not known why the allocation of BL048a would appear to have been set out at a density below 30 dwellings per hectare.</p> <p>4.5.12. The comments therefore that by the combination of the existing permitted site plus BL058 and BL052 would lead to a significant development on the edge of Burton Latimer is questioned as combining Sites A and B would lead to a development of 348 dwellings as opposed to the Site Specific Options Paper suggested figure of 507.</p> <p>4.5.13. Competing Sites. It is considered that the proposal to have two separate small sites, one of a likely 176 dwellings and the further 200 dwellings by reference to the Options Paper</p>	

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					<p>does not make for a proper and comprehensive approach to an urban expansion of a town the site of Burton Latimer. By subdividing part of BL048 in an arbitrary fashion without reference to any physical features on the site, Site D is considered to be an isolated form of development outside the area contained by Higham Road and the A6.</p> <p>4.5.14. With regard to Site BL058, as a freestanding site it simply provides for an outward expansion in an easterly direction but does not as such integrate well with the Town. It has very limited linkages back through existing development and would rely on pedestrian access along the Higham Road and along a public footpath leading north from the site.</p> <p>4.5.15. Whilst it is considered that BL058 is not inappropriate, it is only considered appropriate if it forms part of a comprehensive development to include BL052. A collaboration agreement between the owners of the two areas of land can be obtained and initial discussions have already taken place with regard to such a</p>	

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					<p>collaboration agreement.</p> <p>4.5.16. The Site is therefore available for development and as an extension of the permission for 248 dwellings it could be developed in one of two ways. Figure 4 indicates the possibility of developing the Site by way an expansion of the permitted land to the west in relation to Area B and to have a single access to the Higham Road in relation to Area A. To achieve this, a Collaboration Agreement would only be necessary in relation to Area A. Or in the alternative the whole site could be developed as set out in Figure 1.</p> <p>4.5.17. Other Matters. Higham Road, once the A6, and now by-passed has a footpath on the northern side of the road through to the junction with the A6 by-pass together with street lighting.</p> <p>4.5.18. The A6 forms a physical barrier between the development and land to the east. Land to the east comprises agricultural land on which there have been a number of wind turbines and on which permission exists for a further number of wind turbines. These in turn form a significant feature in the landscape.</p>	

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>4.5.19. It is noted on the Burton Latimer alternative options, page 82 of the Site Specific Proposals LDD - options that land to the east of the A6 is noted as strategic employment site to be considered through the Joint Core Strategy.</p> <p>4.5.20. At page 8 of the Site Specific Proposals LDD - Options, paragraphs 2.08 and 2.09 set out as follows:</p> <p>"2.08. Kettering Borough Council is progressive in its approach to sustainable and low carbon energy development and is committed to helping meet targets for renewable energy provision. The Council also acknowledges the importance of providing energy security and maintaining continuity of supply in order to support and attract new businesses to the areas. The Borough Council sees an opportunity to embrace and prosper from the new low carbon economy.</p> <p>2.09 Land at Burton Wold Wind Farm currently provides a focus for the Borough's renewable energy production. The existing wind farm comprises 10 turbines, providing sufficient electricity for</p>	

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>the equivalent of 10, W homes. Separate proposals for additional wind turbines at Burton Wold have been approved, and are also under consideration. The Burton Wold site is well located and provides an opportunity for an intensification of renewable technologies and the provision of strategic facilities that could provide energy to support the existing and growing needs of the community".</p> <p>5. CONCLUSION</p> <p>5.1 It is considered that the suggested allocation of separate sites B1058 and B1048a does not allow for a comprehensive and strategic expansion of Burton Latimer. Kettering Borough Council has already set out sustainable urban extensions for Rothwell and Desborough through the existing Core Strategy Document. In so far as Burton Latimer is concerned there is currently no strategic urban expansion. The proposed settlement boundary simply takes into account sites which have planning permission either granted through the Local Planning Authority or on appeal. The Site is also well located with</p>	

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 61 Preferred Option to meet Housing Requirement	Mr Andrew Middleditch	Bletsoes	1406	Agree	<p>good linkages back to the centre of Burton Latimer through the existing development to the west and would enable a provision of a pedestrian link through to Wold Road to the north and allocation of land for open space purposes. See attachment B8.</p> <p>We act on behalf of Mr. W. Groomer, who is the owner of land at White Lodge Farm, Burton Latimer. We are writing to confirm Mr. Groomer's support in principle for the proposed allocation of Site BL/058 as a housing allocation. We attach herewith a plan showing edged in red that part of the site which is in Mr. Groomer's ownership. The area of land edged in blue, is already consented for residential development, and has been sold to Grace Homes. The area hatched in red is currently the subject of a planning application by Grace Homes for further residential development as an extension to the consented site at the front. Both these areas of land are within the proposed settlement boundary for Burton Latimer, and whilst the hatched area has yet to gain consent,</p>	<p>The Proposed Options Map does not identify sites with extant planning permission. There is no guarantee that any such permission will be implemented within the plan period and favourable sites where development has not commenced should therefore be identified as options. Support for site BL/058 noted.</p>

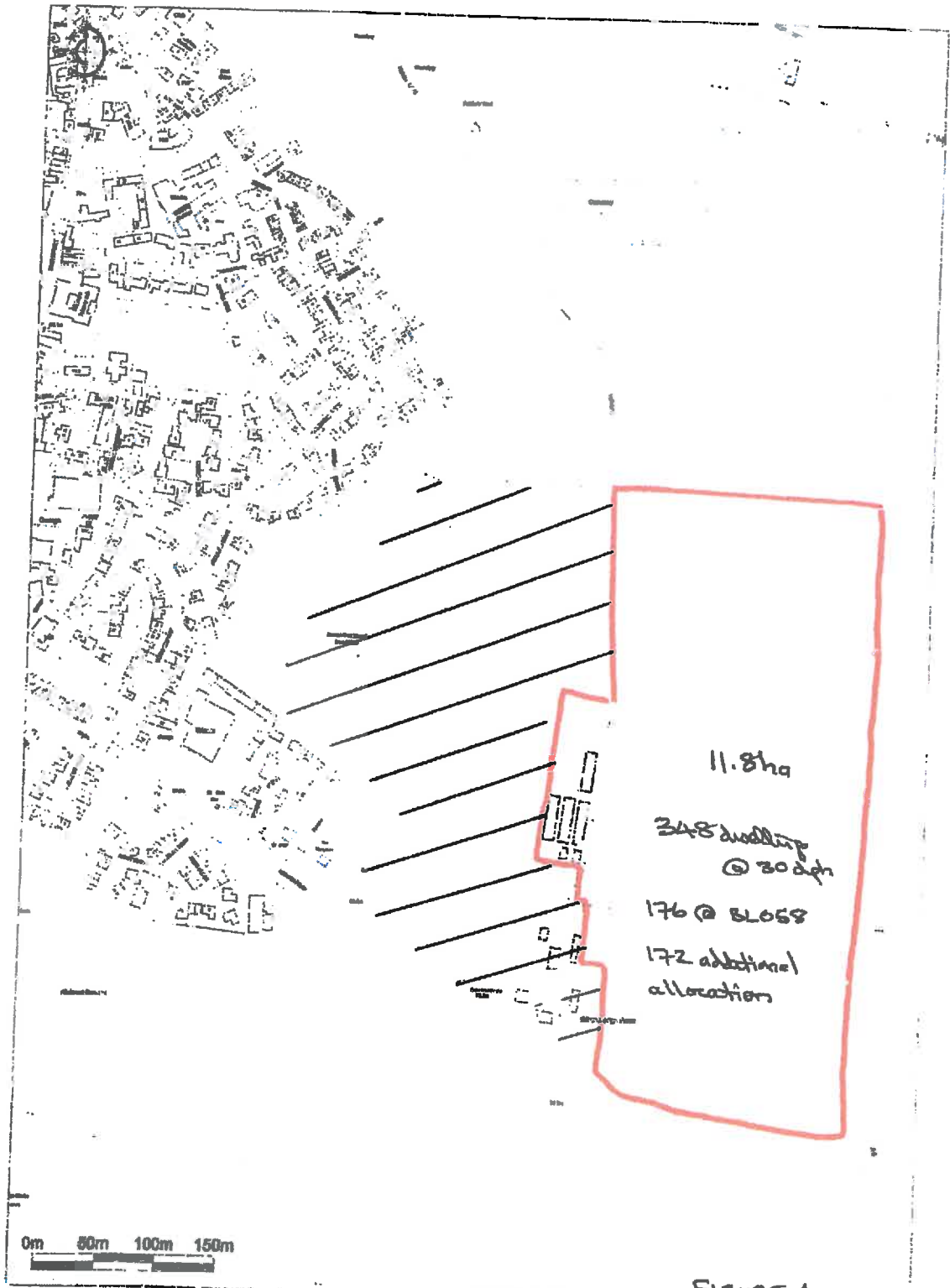


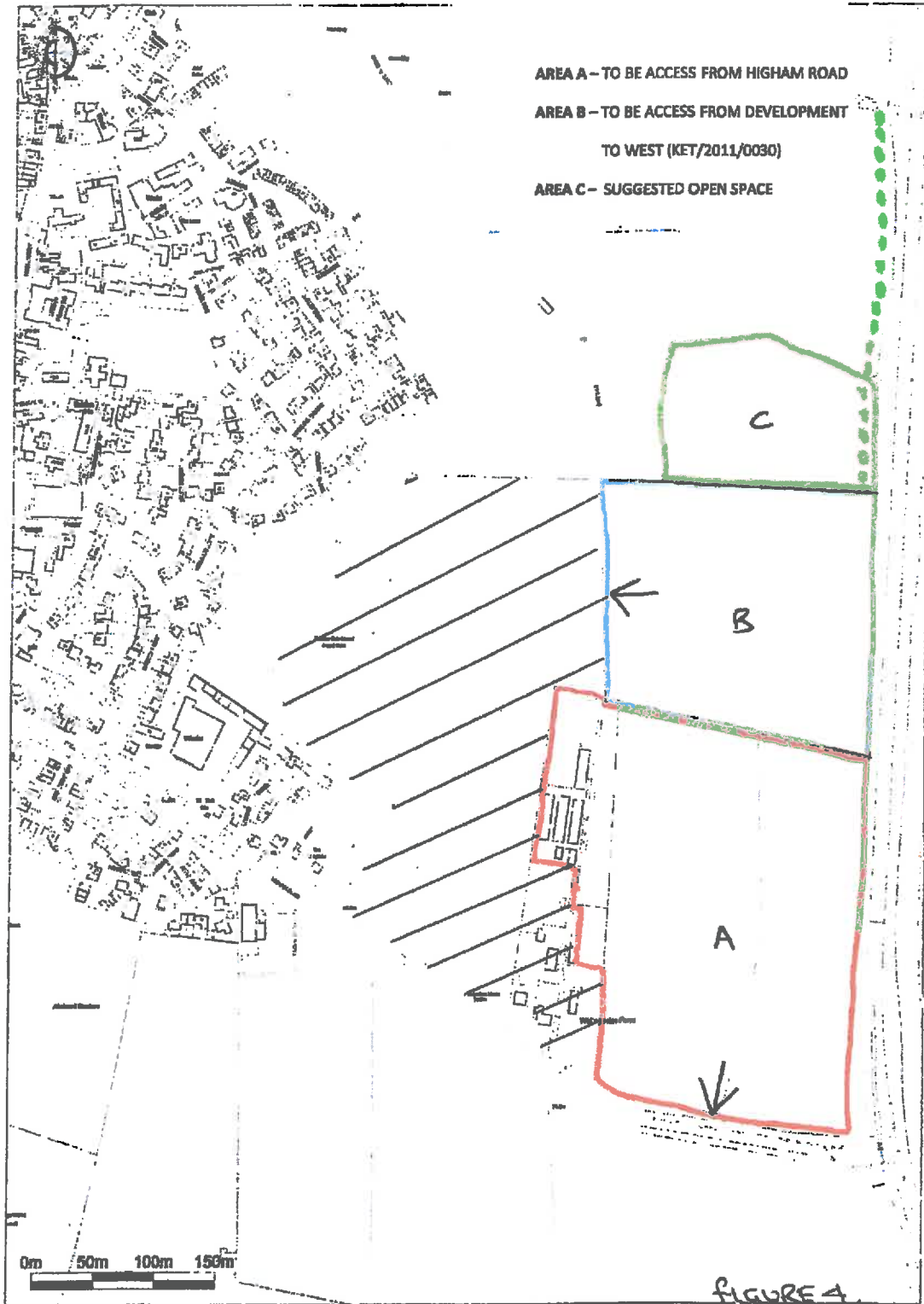


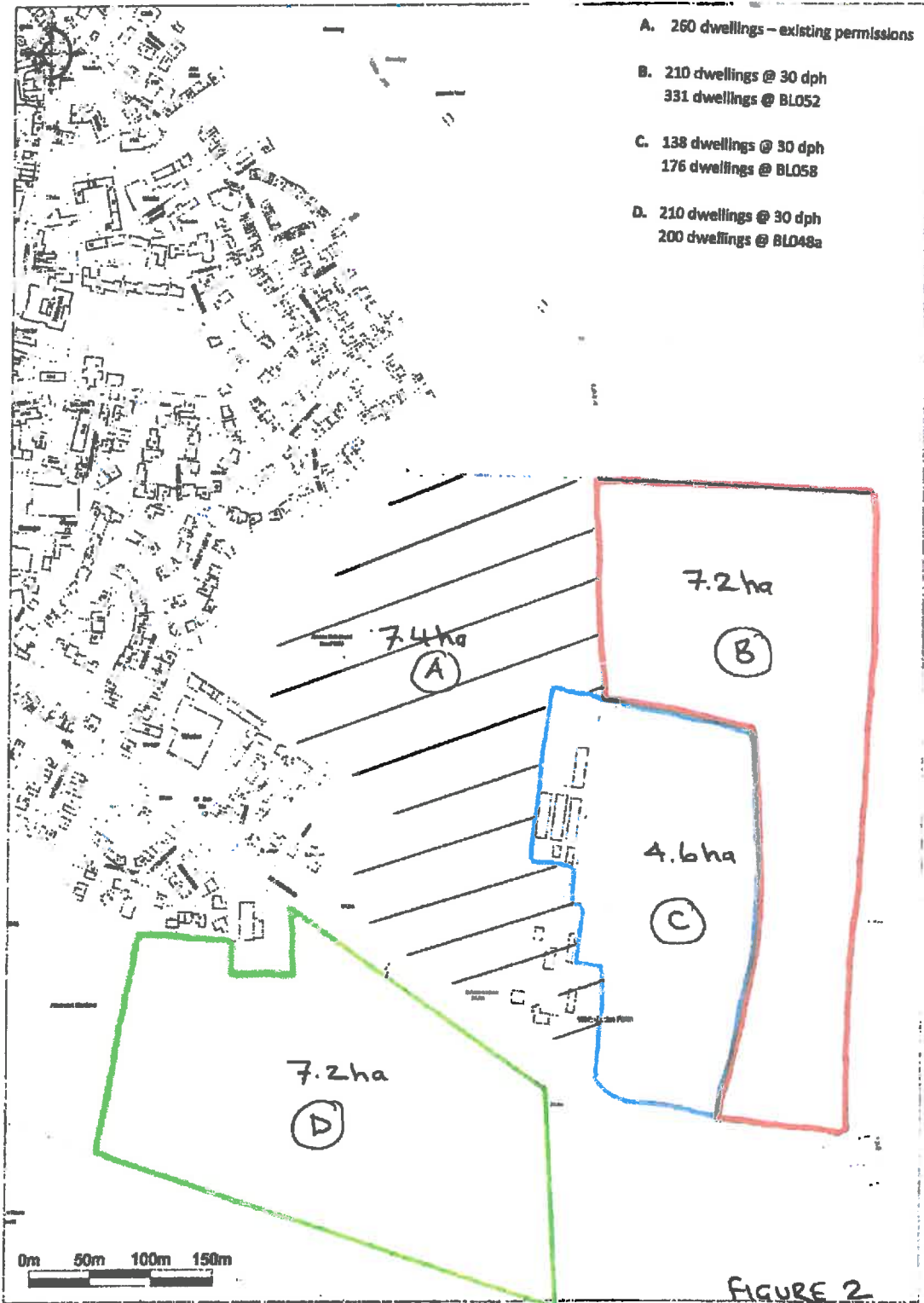
FIGURE 1

Promap

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-  OVERALL SITE
-  PERMITTED LAND





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-  BL/052
-  BL/058
-  BL/048a
-  PERMITTED LAND

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>could be regarded as a windfall site within the settlement boundary. The front part of the site edged in blue, should in any case be shown as an existing housing commitment, rather than an allocation. Beyond these two areas, Mr. Groome supports the allocation of the adjoining field, for residential development. The site is deliverable and can be brought forward for housing development within the Plan period. This parcel of land relates well to the existing built form of the settlement, and in particular both current and proposed development underway along Higham Road. The site can be readily accessed, and is well served by public transport. Furthermore, it is within walking and cycling distance to the town centre, and is therefore a sustainable choice as a development option. Site BL/058, will also relate well to site BL/048a, which is the subject of a separate representation submitted by this firm. The proposed option of identifying two housing allocations along Higham Road, recognises that this is an appropriate location for growth,</p>	

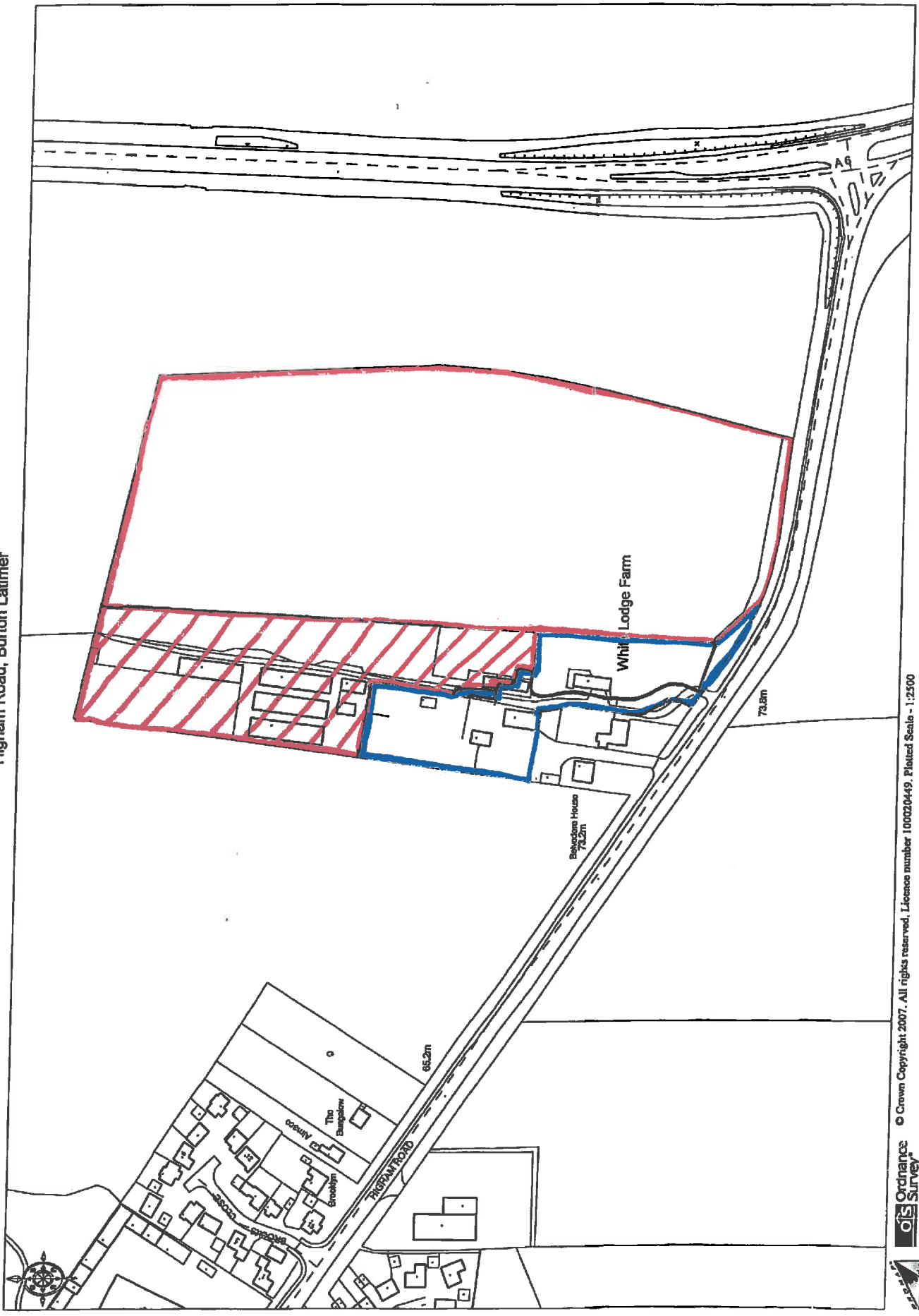
Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 61 Preferred Option to meet Housing Requirement	Mr Andrew Middleditch	Bletsoes	1407	Agree	<p>and offers the opportunity for significant advantage in terms of providing infrastructure and limiting impact of development on a wider area. We would therefore support the proposed allocation of Site BL/058 subject to recognition that parts of that site are already committed for development, parts are within the proposed settlement boundary. We would also ask the Council to recognise that the allocation also includes two existing residential properties in separate ownership, which may themselves remain unaltered by development. We trust that you will keep us informed as the Plan process progresses and we look forward to receiving further details in due course. See attachment B4.</p> <p>We act on behalf of Mrs. R. Boles and the Groome family, who are the joint owners of site BL/48a shown as a potential housing allocation in the Site Specific Proposals LDD Consultation Document. The two landowners are co-ordinated in their support for the proposed allocation of this site, and are committed towards its comprehensive and cohesive</p>	
						<p>Support for site BL/48a is noted - boundary of designation will be reviewed as the plan progresses so as to better reflect existing field boundaries and on-site constraints. Site BL/057 has been promoted as a potential site as part of the plan making process suggesting that the site may well become available within the plan period up to 2031.</p>

Ref: 1406

B4

Surrounding Land
Higham Road, Burton Latimer



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This map was created with Proman

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>development. The site is deliverable, and can be regarded as a suitable housing allocation in the context of the Council's requirement to provide a deliverable supply of housing in sustainable locations over the Plan period. On behalf of the landowners, we would support the overall proposed distribution of development for the Borough, and the recognition that the document gives to Burton Latimer as a settlement which can support further growth in a sustainable manner. Furthermore, we would generally support the overall choice of allocation sites for Burton Latimer, although we would question the choice of site BL/057, which is a garden centre, and has an existing, long established and viable use. We would question whether this site is necessarily deliverable within the Plan period, and feel that even if the site does come forward for development within the Plan period, then it could be treated as a windfall development within the existing and established built framework of the settlement. The proposed</p>	

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>allocation for site BL/048a does not follow any defined boundary, and could, be marginally extended to follow a more logical field boundary as shown on the attached plan. This would avoid the unnecessary severance of fields, leaving small, unmanageable parcels of land remaining. The additional capacity created by extending the boundary of the proposed allocation, would meet any shortfall arising from the failure to deliver site BL/057, because of its continuing, long established use. We do support the principle of locating new development along Higham Road, and site BL/048a relates well to the existing built form of the settlement, and is situated close to existing services and amenities. The site immediately adjoins the town's Medical Centre, and is within walking distance of the town centre and its associated facilities. This site represents a sustainable choice and one which will contribute greatly to the housing needs of the town over the Plan period. Furthermore it is free from constraint and is deliverable within the Plan period.</p>	

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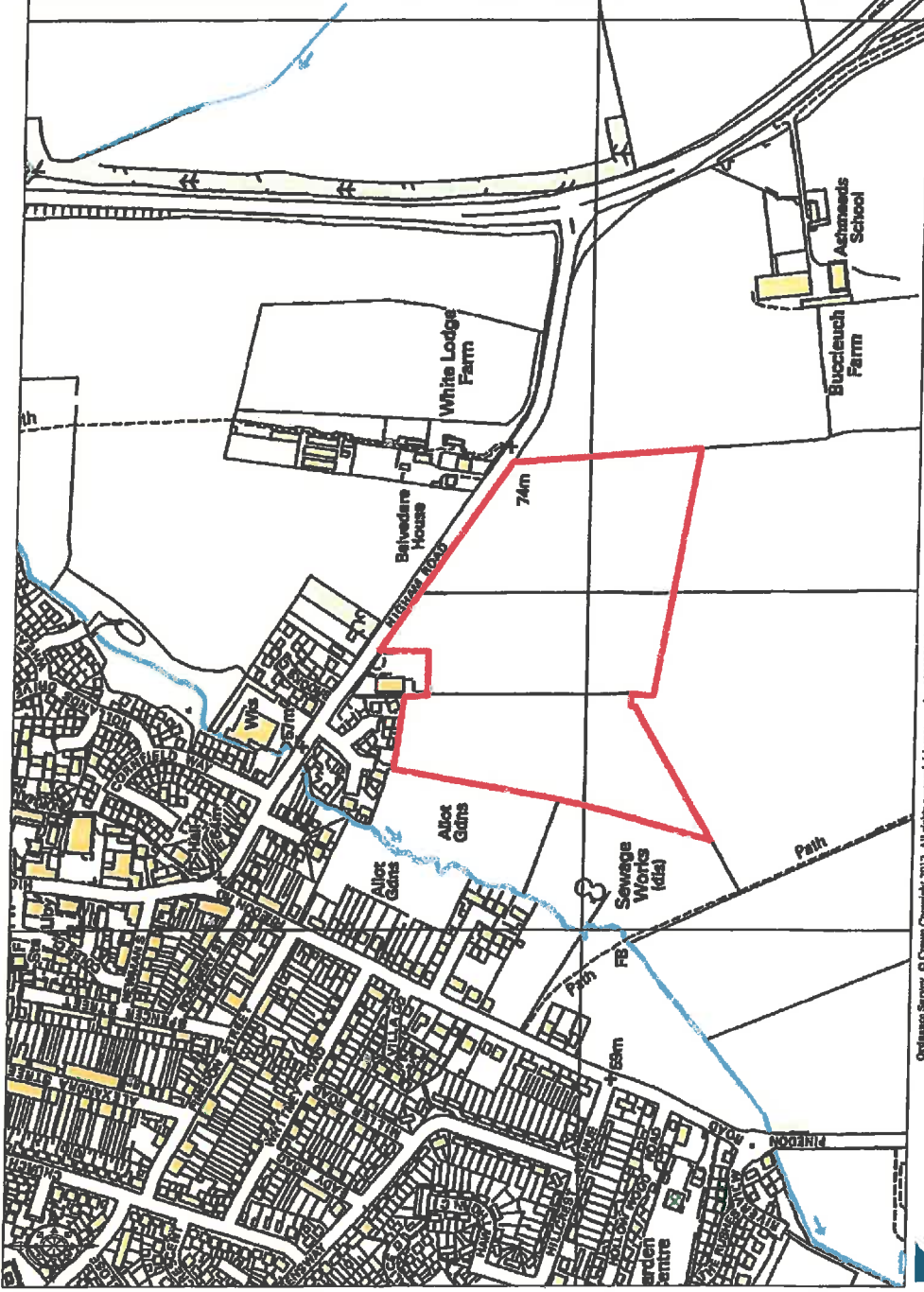
Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 61 Preferred Option to meet Housing Requirement	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1716	Disagree	<p>We trust you will register our support for the proposed allocation subject to the proposed alteration to the site boundary, and we look forward to receiving further details from you as the Plan process progresses. See attachment B5.</p> <p>Option 61: Burton Latimer Preferred Option for housing BL/044 Land to the West of Kettering Road - This site lies partly within the conservation area and includes 2 Grade II listed buildings. It also lies within the setting of Burton Latimer Hall (Grade I). If the listed farm buildings are redundant, then any development proposals will need to ensure that the development of this site will minimise the impact on the significance of these listed buildings and the conservation area, including their setting. Professional conservation advice should be sought to develop the design principles for this site addressing matters including: - the protection and enhancement of the significance of the designated heritage assets, including their setting; - the retention and conversion of any</p>	<p>The existence of listed buildings and conservation area designations do not represent an overriding barrier to development. Any detailed proposals would need to consider impacts in these regards and avoid detriment in accordance with Part 12 of the NPPF. Detailed design criteria for sites BL/044 and BL/047 will be considered in the next iteration of the plan.</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>other buildings that contribute to the character of the conservation area; - access; - the scale, mass, height, materials etc of new development and any conversions. You may also wish to consider whether housing is the most appropriate use for the farm outbuildings, in line with the proposed Option 8 on Re-use and Redevelopment of Rural Buildings and Farm Diversification, as other uses may retain more of their significance. A development brief might be appropriate for this site, although it may not be required if the development criteria are rigorous enough. BL/047 Land to north of Church Street - As indicated in our letter of 16 May 2011, this site lies within the conservation area and includes 3 Grade II listed buildings. If the farm buildings are redundant, then any development proposals will need to ensure that the development of this site will minimise the impact on the significance of these listed buildings and the conservation area, including their setting. Professional conservation advice should be sought to develop the design principles for this site</p>	

Ref: 1407

BS



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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>addressing matters including: - the protection and enhancement of the significance of the designated heritage assets, including their setting; - the retention and conversion of any other buildings that contribute to the character of the conservation area; - the retention and conversion of any other buildings that contribute to the character of the conservation area; - access; - the scale, mass, height, materials etc of new development and any conversions. You may also wish to consider whether housing is the most appropriate use for the farm outbuildings and barn, in line with the proposed Option 8 on Re-use and Redevelopment of Rural Buildings and Farm Diversification, as other uses may retain more of their significance. A development brief might be appropriate for this site, although it may not be required if the development criteria are rigorous enough. Sustainability Appraisal</p> <p>In view of the issues raised above regarding these two sites, we do not agree that the impact on historic environment of developing these sites can be considered to be neutral.</p>	

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 61 Preferred Option to meet Housing Requirement	Mr George Sneddon	Clerk Burton Latimer Town Council	2126	Agree	<p>Housing Following extensive consultation the areas that have been identified and agreed are listed below. The Town Council is confident that if suitable proposals come forward for these areas to be developed, they will be supported in principle by both the Town Council and the residents of Burton Latimer. - BL Site 11. Land Adjacent to the Bungalow - BL/038 - Yield 14 BL Site 20. Site to the rear of 23 Regent Road - BL/039 - Yield 9 - Land to the West of Kettering Road (but low density because of access problems) - BL/044 - Yield 40? - Land to the North of Church Street (low density) - BL/047 - Yield 15? - Land to the south east of Burton Latimer - BL/048a - Yield 200 - Land around White Lodge Farm, Higham Road - BL/052/58 - Yield 176 As you are aware the Town Council has conducted an independent consultation with residents on the 17th May 2012 and the responses have been taken into consideration when completing this report. As a result the following will be opposed by BLTC for the reasons given below: - Finedon Road - BL/042</p>	<p>All sites have been assessed in accordance with the criteria contained within the Housing Allocations Background Paper. Sites which scored most favourably will be progressed however preferences are noted and will help to inform the next iteration of the plan. Any detailed proposals would need to mitigate their impacts on local infrastructure through physical improvements or financial contributions towards improvements. This could be secured as Developer Obligations under S106 of the Town and Country Planning Act 1990. NCC have been consulted on proposals and have identified the need for new school facilities to provide for additional development. They will continue to be consulted as the proposals develop.</p>

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>'Yield 35' Land to the south east of Burton Latimer - BL/048 'Yield 200' Bosworth Nurseries and Garden Centre BL/057 'Yield 84' Land between Cranford Road and the A6 - BL/045 'Yield 150' BL Site 14. South West Burton Latimer BL/153a 'Yield 147' BL/042, BL/048 for reasons of flooding and access. They are used extensively by residents as an area for dog walkers. BL/045, BL/049 and BL/153a are an intrusion into open countryside; and are all outside of the settlement boundary. Furthermore, BL/053a is an intrusion into the Ise Valley. BL/057 is opposed for the reason that at present it is a thriving business and a significant employer in Burton Latimer. With the proposed development in Higham Road likely to go ahead, consideration should be given for junction improvements to the A6 to include a roundabout. Comments from the Town Council regarding concern over the connectivity of the sewers and water drainage are well documented and BLTC asks that these take priority when considering any future planning</p>	

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 61 Preferred Option to meet Housing Requirement	Grace Homes Limited		1460	Agree	<p>application. The Town Council requests that the discounted sites listed below should remain free from any development: BL/153a, BL/043 and BL/050: these areas are considered to be both visually and historically important sites. The Town Council suggests two options, BL/059 or 048a and part of BL/048, to be reserved for the long term development of a new primary school. The chosen option would be considered in the short term for the provision of an indoor sports hall to be linked later with the primary school.</p> <p>LAND NORTH OF HIGHAM ROAD, BURTON LATIMER - SITE BL/058 I write with reference to the Site Specific Proposals LDD Consultation process and wish to respond on behalf of my client Grace Homes Limited. I set out my comments in respect of the relevant issues as follows. 10. Burton Latimer Site reference B4058 is partially controlled by my client and its inclusion as an allocation is supported. The land in question represents a logical extension to recent approved housing development and a planning</p>	Support for BL/058 is noted.

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 61 Preferred Option to meet Housing Requirement	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2104		<p>application has also been submitted for the western part of BY058. The development of the land in question can be readily accessed and is well located in terms of public transport and also to the centre of Burton Latimer. There are concerns over the fairness of the assessment of the housing sites and it is considered that focussing the majority of growth on the south-eastern edge of Burton Latimer has many advantages in terms of combining infrastructure and limiting any impacts of the development to a concentrated area, thereby protecting the wider area. These issues all favour the allocation of site BL/058. I trust that the above comments will be taken into account in the next stage of the process and should be grateful to be informed of the next stage of the LDD.</p> <p>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</p>	<p>Any development proposals would need to accord with current Building Regulations. Assessments will be used to inform the next iteration of the plan.</p>

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Table 10	Mr Chris Akrill		205	Agree	<p>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.</p> <p>Mainly agree with the sites identified, although puzzled by the inclusion of Bosworth Nurseries as a development site, which seems unlikely to come forward within a reasonable period of time, potentially placing pressure to make further ad hoc housing decisions on green field sites.</p>	<p>Bosworth Nurseries and Garden Centre (BL/057) were identified through the SHLAA process and scored favourably using the criteria in the Housing Allocations Background Paper. There is no reason to believe that the site will not come forward within the plan period which extends to 2031.</p>
Table 10		Planning Consultant Berrys	1268	Agree	<p>Agree with allocation 047. Site is deliverable and development would be supported here.</p>	<p>Noted.</p>
Table 10	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1142	No opinion	<p>We agree with the preferred sites identified for Burton Latimer and suggest the following specific design principles to be applied to the identified sites. BL/038 - BL/039 - BL/047 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</p>	<p>All preferred sites have been tested against criteria set out in the Housing Allocations Background Paper including potential risk of flooding. It is considered that the preferred sites can accommodate residential development subject to appropriate siting and design which would be determined at application stage in light of detailed Flood Risk</p>

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>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. BL/042 - BL/057 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 identified by the Environment Agency flood map and 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</p>	<p>Assessments, Sequential and Exception Testing where required by Part 10 of the NPPF and associated Technical Guidance.</p>

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>risk of flooding preference should be given to locating new development in Flood Zone 1. Only if there are no reasonable sites available in Flood Zone 1 then the vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then 3, where a sequential approach should be used. The aim of the Sequential Test, is to steer new development to areas at the lowest probability of flooding (see PPS25 paragraphs 16, 17 and D1 - D8) and, therefore, in the first instance your Authority should be satisfied that the Sequential Test has been applied to justify development at a location and to allow the Exception Test to be considered. 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</p>	

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>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 Technical Guide to the NPPF), including arrangements for safe access and egress. 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</p>	

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>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</p>	

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>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 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</p>	

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>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. BL/044 & BL/048a & BL/058 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</p>	

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>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</p>	

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Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>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 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</p>	

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>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.</p>	
Table 10	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	749	No opinion	<p>Please refer to comments previously submitted by the NCC Highways Development Control team in relation to the specific sites. At a more strategic level, the cumulative impact of smaller</p>	<p>Financial contributions or physical works can be secured to mitigate the impacts of development through S106 of the Town and Country Planning Act 1990 or a CIL scheme where in</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Table 10		Taylor Wimpey East Midlands	708	Agree	<p>sites such as these will need to be considered to ensure that the sites mitigate their impact on the network. Where sites in close proximity are of relatively significant size such as BL/048a and BL/058, diversion of public transport services may still not be warranted, however opportunities to masterplan the sites together could strengthen the case for the bus routes serving the area, making the sites more sustainable in public transport terms.</p> <p>Burton Latimer: Do you agree with the preferred sites identified? Taylor Wimpey has interests in the land to the east of Finedon Road (Site Reference BL/042) which has been identified as one of the sites included in the Council's Preferred Options to meet the housing requirement (Option 61 / Table 10). The allocation of this site is therefore supported. In so doing and having regard to the site specific issues raised in the 'Background Paper: Housing Allocations', the following comments are made: - Site is moderately accessible: The highway consultants,</p>	<p>accordance with the CIL Regulations. Benefits of masterplanning the sites together are noted.</p>
						<p>Support for site BL/042 is noted and the detailed site assessments help to demonstrate that the site is available and deliverable. It is noted that the accompanying layout drawing indicates that up to 50 dwellings could be accommodated and the yield will therefore be reviewed in the pre-submission document.</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>Waterman Boreham, have been considering access to the site. As a result they have advised that an access can be constructed in accordance with the highway authority's requirements. The proposed arrangements are currently the subject of discussions with the County Council. When further details are available, they will be shared with the Borough Council. - The Flood Zone: The drainage engineers at Waterman Boreham have undertaken detailed modelling as part of the preparation of the Flood Risk Assessment for the site. This has identified the boundaries of those parts of the site within Flood Zones 1, 2, 3a and 3b, as shown on the accompanying plan. Waterman Boreham have been consulting with the EA who, whilst not discounting the findings, is requiring that some further modelling is undertaken to verify the areas of both the re-profiled flood plain and the compensation storage. This is now being carried out and once the EA has signed it off, it will be possible for the FRA to be finalised. At this stage, further information will be</p>	

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>submitted to the Council confirming the ability of the site to deliver the housing proposed. The extent of the Flood Zone has been taken into account in the illustrative layout which accompanies this submission. - The stream and green corridor is included within the illustrative layout as public amenity space, accessible to residents. - The public footpath which runs along the northern boundary of the site links into the site's Green Infrastructure, described above, as shown on the illustrative layout plan. - Site's potential archaeological significance: Taylor Wimpey has instructed CgMs to undertake an archaeological appraisal which will include on-site geophysical investigations. Early indications are that there are no areas of archaeological interest within the site. CgMs's findings will inform the layout of the development and will be made available in due course. The need for a primary school and the impact on viability: Taylor Wimpey fully accepts that where a need for additional primary school places arises from a proposed development, they</p>	

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>should be funded by the development in accordance with the NPPF and the CIL Regulations. Such contributions are allowed for when assessing the financial viability of any development proposal. However, the statement in the Housing Allocations Background Paper implies that the contribution required in this instance could be proportionately greater than the need arising from the development. If this is the case, then Taylor Wimpey would strongly object because it implies that recent development in Burton Latimer has not made the contributions to new education provision which it should have done. - The approximate yield: Taylor Wimpey objects to the capacity of the site as indicated in Table 10; i.e. 35 dwellings because it is not considered that having regard to local circumstances, it makes the most efficient use of the site. In order to test this matter further, a layout of the site is being prepared. Early indications are that the site could accommodate up to 50 dwellings. (49 no. are shown on the illustrative plan). It is</p>	

B1

← NORTH



SCHEMATIC

PT34	- 2
PT36	- 2
PT41	- 6
PT55	- 12
PT41	- 3
PT42	- 5
PT48	- 6
PT21	- 7
PT32	- 8

1800L * 49 PLOTS / 51,756.0
 NEXT AREA - 3-20 ACRES / 16,887/A.

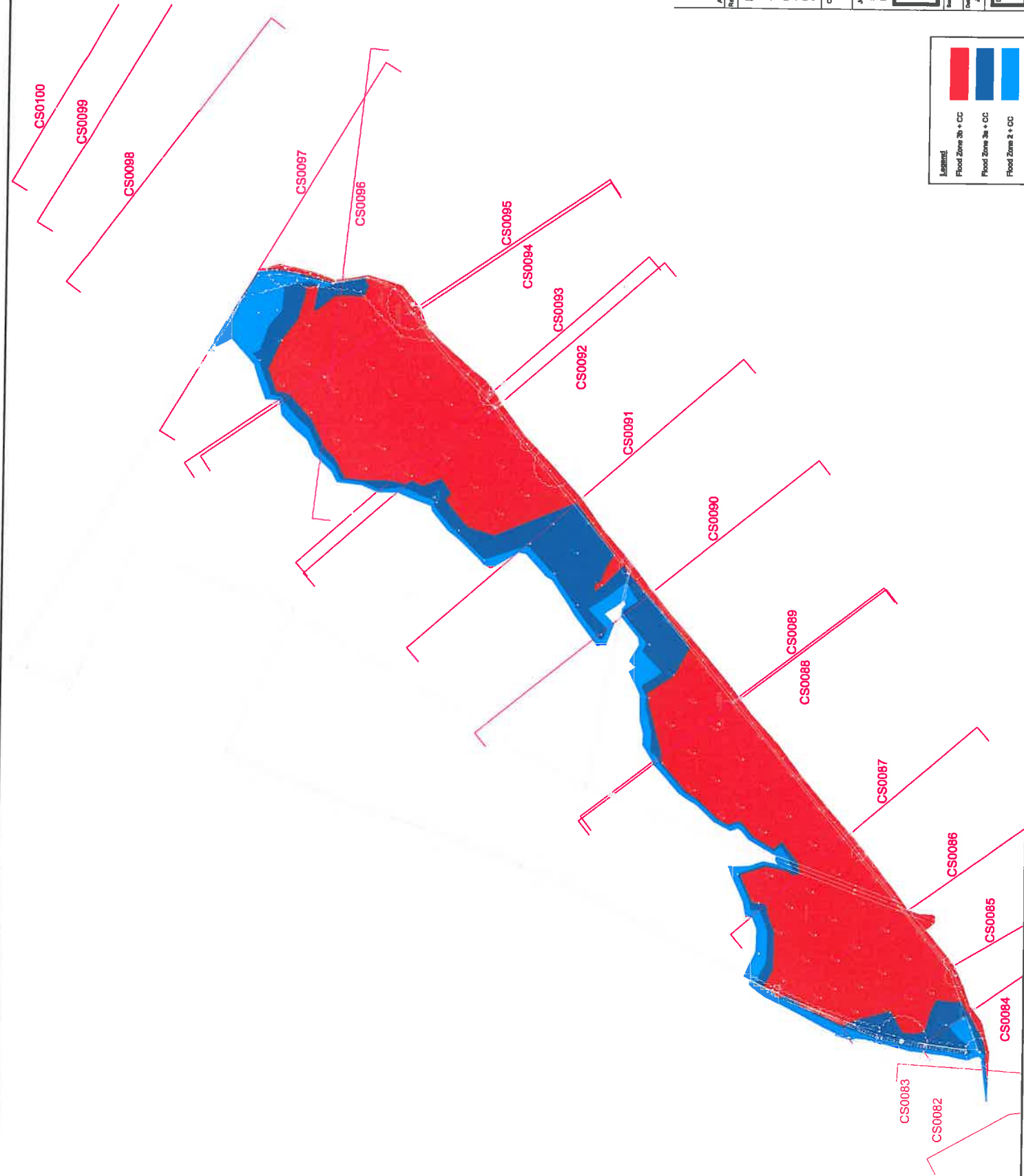
FINEDON ROAD, BURTON LATIMER.

Taylor Wimpey Ernst Midlands - April '12 - scale 1:500.

ref. 108

B2

1001.100



Legend	
Flood Zone 2b + CC	[Red Box]
Flood Zone 2a + CC	[Blue Box]
Flood Zone 2 + CC	[Light Blue Box]

Rev	Date	Description
A	25.08.11	Minor Amendments to Layout

Bingham & Hill Associates
 Castle
 1001 The
 Adversary
 North W17 2HW
 Tel: 01832 488200
 Fax: 01832 488201
 email: info@bhamhill.com

Client: Westminster Group

Job Title: Land Off Finsdon Road
 Burton Lefford

Drawing Title: Site Specific Flood Map
 Year 2115 (Climate Change)

Scale: 1:500 @ A1

Date: July 2011
 Drawn by: RSM

Drawing No.: 2545.01
 Rev: A



Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Table 10	Mr Marco Novaga		1154	Strongly disagree	<p>therefore requested that the indicative capacity is amended accordingly. Are there any specific design principles that should be applied to the identified sites? Taylor Wimpey prides itself on its ability to design and construct development which is sympathetic to its surroundings whilst providing new homes which meet people's needs and aspirations. In formulating any planning application for the residential development of the site, it will have full regard to the design principles which facilitate the provision of an attractive and sustainable development. In these circumstances, it would neither be necessary nor appropriate to stipulate specific design principles within the LDD. See attachment B1 and B2.</p>	
					<p>All preferred sites have been tested against criteria set out in the Housing Allocations Background Paper. This assessment took into account flood risk, capacity of the road network and need for additional infrastructure such as schools. It is considered that the preferred sites can accommodate</p>	

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>flooding issues/recognised flood plain, recognised in previous applications and will be made more critical with run off from Cranford road and Higham Hill developments. Home owners who purchase any potential properties on this site will have difficulty in obtaining and maintaining home insurance. Recognised existing severe traffic and HGV problems in Finedon Road. Recent construction in Burton Latimer has disproportionately focused heavily on Greenfield sites, rather than Brownfield sites. Lack of primary school places to meet expected increased demand. Should option be approved, development of site should be limited to 30 houses and be in character with existing street scene of dormer bungalows (as was recognised/stipulated and condition made to recent approval in Finedon Road ref:- KET/2009/0587</p>	<p>residential development subject to detailed assessments at the planning applications stage. Any impacts on local infrastructure could be mitigated by the developer through obligations secured via S106 of the Town and Country Planning Act 1990 or a CIL scheme where in accordance with the CIL Regulations. Comments relating to the design of development are noted. If the site is allocated it will be accompanied by a set of design principles which will ensure development reflects the character of the surrounding area.</p>
Table 10	Mr Marco Novaga		1179	Strongly disagree	<p>Land at Finedon Road "BL-042" - should not be developed. Recognised frequent severe flooding water meadow. Flooding concerns will be made worse/will</p>	<p>All preferred sites have been tested against criteria set out in the Housing Allocations Background Paper. This assessment took into account</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Table 10	Mr Marco Novaga		1180	Strongly disagree	<p>increase by run off from new Cranford Road and Higham Hill developments. Any home owners purchasing properties will have problems obtaining and maintaining home insurance. Open attractive Greenfield site utilised heavily by walkers and dog walkers as an informal local amenity space.</p> <p>Recognised/reported already existing severe traffic problems in Finedon road, including HGV traffic. Lack of primary school capacity/already over subscribed. If still minded to recommend development allocation of this site, any housing should be limited to 30 dwellings. If still minded to recommend development, housing should be in character with existing street scene of dormer bungalows as per recent condition attached to development KET/2009/0587.</p>	<p>flood risk, capacity of the road network and need for additional infrastructure such as schools. It is considered that the preferred sites can accommodate residential development subject to detailed assessment at the planning applications stage. Any impacts on local infrastructure could be mitigated by the developer through obligations secured via S106 of the Town and Country Planning Act 1990 or a CIL scheme where in accordance with the CIL Regulations.</p> <p>Comments relating to the design of development are noted. If the site is allocated it will be accompanied by a set of design principles which will ensure development reflects the character of the surrounding area.</p>
					<p>east of Finedon Road (Site Reference BL/042) Should not be allocated for development due to:- Attractive Greenfield site set in open country side, as recognised in previous failed applications Heavily utilised informal local amenity space</p>	<p>All preferred sites have been tested against criteria set out in the Housing Allocations Background Paper. This assessment took into account flood risk, capacity of the road network and need for additional infrastructure such as schools.</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 62 Discounted Options	Miss Emily Hale	Planning Manager David Wilson Homes	1401	Disagree	<p>used for dog walking and general green space amenity. Severe flooding issues/recognised flood plain, recognised in previous applications and will be made more critical with run off from Cranford road and Higham Hill developments. Home owners who purchase any potential properties on this site will have difficulty in obtaining and maintaining home insurance. Recognised existing severe traffic and HGV problems in Finedon Road. Recent construction in Burton Latimer has disproportionately focused heavily on Greenfield sites, rather than Brownfield sites. Lack of primary school places to meet expected increased demand. Should option be approved, development of site should be limited to 30 houses and be in character with existing street scene of dormer bungalows (as was recognised/stipulated and condition made to recent approval in Finedon Road ref:- KET/2009/0587</p> <p>1.1 This submission is made by David Wilson Homes, South Midlands (DWHSM), in relation to</p>	<p>It is considered that the preferred sites can accommodate residential developments subject to detailed assessments at the planning applications stage. Any impacts on local infrastructure could be mitigated by the developer through obligations secured via S106 of the Town and Country Planning Act 1990 or a CIL scheme where in accordance with the CIL Regulations.</p> <p>Comments relating to the design of development are noted. If the site is allocated it will be accompanied by a set of design principles which will ensure development reflects the character of the surrounding area.</p>
						<p>Site BL/053a scored poorly against the criteria set out in the Housing Allocations Background</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>the site reference BL/053a, also referred to as BL Site 14, South West of Burton Latimer in the Site Specific Proposals Options Paper. 1.2 The current owner of this site is unknown, DWHSM have attempted to obtain information from Kettering Borough Council, the North Northamptonshire Joint Planning Unit and the Land Registry to establish the owners of the site, however this has proved unsuccessful. 1.3 However, the reason for submitting representations to this consultation is because DWHSM own the land which provides access into the site. This access is included within the residential curtilage of no. 159a Queensway, Burton Latimer. The land owner by DWHSM is shown on the plan attached at Appendix 1, as the area hatched in red. It is therefore proposed that this plot would deliver the required site access to enable to site to be considered as being suitable for any residential development to come forward in the future at BL/053a. 1.4 Under Table 11, Option 62, the site has been included as a 'discounted option'</p>	<p>Paper with significant constraints to delivery identified. It is noted that existing land owners could be approached by potential developers with a view to securing access however this could take some time and no certainty exists that access can be achieved. Sites identified in Option 61 score more favourably and provide sufficient housing land to meet the plan requirements.</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>to which we object to. The site also appears on the plan titled 'Burton Latimer - Alternative Options' as a 'discounted housing option', again it should be noted that DWHSM object to this reference on the grounds of this site being deliverable in the short to medium term. 1.5 It is considered by the Borough Council that this site is only deliverable if the site access constraints can be overcome. The issue over the access into the site is set out as the only constraint to delivery in the Council's Housing Allocations Background Paper (February 2012), which informs the Site Specific Proposals 2012 consultation paper. It is stated within this document, in the table at Appendix 2 that; 1.6 - small element on the north east of the site off Queensway may be acceptable for development; however there are issues gaining access to this part of the site as this would need to be across the curtilage of 159a Queensway or would require the acquisition and demolition of an existing property. 1.7 It is proposed by DWHSM that to enable this site to come</p>	

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>forward for residential development purposes, the access into the site would need to be available. DWHSM are willing to work with the land owner to provide access to the site at this location, being the owner of the access at 159a Queensway. 1.8 Site reference BL/053a is shown to be included on the Alternative Options Plan of the Site Specific Proposals consultation document (page 83) as being within a larger, strategic site to be considered through the North Northamptonshire Joint Core Strategy. This site falls beyond the larger area of the strategic site which is mostly identified as 'Proposed Historically and Visually Important Open Space', as shown on the Proposed Options Plan at page 82 of the consultation document. 1.9 DWHSM would comment that land to the south west of Burton Latimer is a logical direction of growth in the longer term, and we are broadly in support of this allocation. However, DWHSM propose that the site identified as BL053a should not be interdependent on other</p>	

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>neighbouring sites. Any restraints to development which neighbouring sites might experience should not preclude development at BL/053a. This site is a smaller parcel within the strategic allocation, and therefore it is far more deliverable in the short to medium term and could deliver a good size residential development to assist Kettering Borough Council in meeting with their housing land supply targets. 1.10 In accordance with the recently published NPPF, there is of course a presumption in favour of sustainable development. Burton Latimer is a highly sustainable location as identified in the North Northamptonshire Core Strategy, it is a favoured location for development due to its service provision and proximity to larger settlements (i.e. Kettering), and is therefore capable of accommodating additional residential development. Kettering Borough Council should positively seek opportunities to meet with their development needs, and in particular consider residential development at BL/053a as a favourable and sustainable</p>	

APPENDIX 1



Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 62 Discounted Options	Mr Michael Ludlam	Burton Latimer Library	1488	Disagree	<p>option. See attachment B3.</p> <p>I represent the Burton Latimer Baptist Church and we have just become aware of your planning proposals for Burton Latimer. Our Church owns a piece of land which is accessed from Wheatfield Drive, and the proposals map on your website shows an area marked BL/052 which includes our piece of land. Part of our land is shaded green, and marked down as open space, and the rest of it is unshaded and shown simply as land without planning permission. We have no immediate plans for this land and I do not know what 'open space' means in Council speak but we are concerned that we may be affected by your proposals, and find our hands tied in the future regarding use of this land. For your information this land has for a long time been rented by us to Beattys farms as agricultural land. I enclose a Land Registry map and also a print out from your website to show clearly which is our land. Would you please inform me how your proposals would affect us if carried out, and what action we</p>	<p>This land was identified as Open Space in the PPG17 Open Space Needs Assessment carried out on behalf of the Council in 2007. This assessment is now somewhat out of date and is being reviewed in order to inform the next iteration of the plan. Open Space can be designated for a number of reasons relating to public amenity and would be protected from development. If the site is not open space the designation will be removed.</p>

Section 10: Burton Latimer

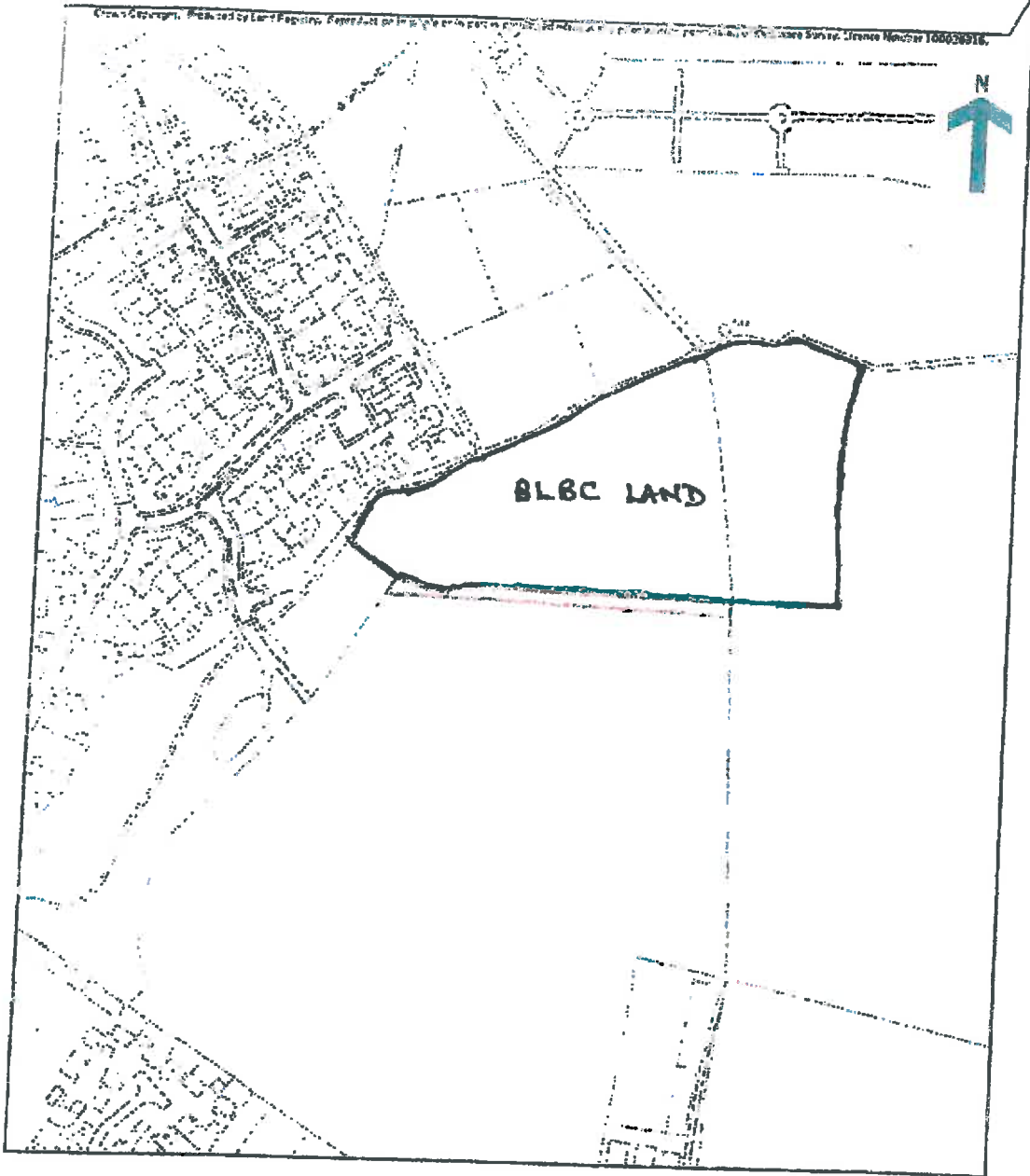
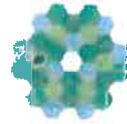
Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Option 62 Discounted Options	Mr Alan Smith	Planning & Biodiversity Officer The Wildlife Trust for Northamptonshire	2087	Agree	<p>can take if necessary to prevent the proposal re this land, from going ahead. See attachment B6.</p> <p>From looking at the GIS / PC-based map layers provided to The Wildlife Trust by KBC, there are issues with the following sites : BL/053 - adjacent to LWS K625. BL/037 - adjacent PWS K1195. The main issues / opportunities around the topic of Local Wildlife Sites (LWS) would be the following matters: BL14/BL153 - adjacent to / overlaps with the Hog Holes LWS (K625) therefore, offers an opportunity for restoration. A. BL14/BL153a - adjacent to / overlaps with the Burton Latimer Meadows (K742) this is a decent wet grassland LWS there is a likely potential bird interest?</p>	<p>Any proposals would need to assess potential ecological impacts and incorporate appropriate mitigation and enhancement measures in accordance with Part 11 of the NPPF. The sites identified have been discounted for development at this stage.</p>
Table 11	0	Planning Consultant Berrys	1267	Disagree	<p>Site 050 should be reconsidered as a potential housing allocation as the access concerns can be explored to ascertain if a solution can be found. Any development in Burton Latimer will accept the potential need for additional primary school places and they should be funded by the development in accordance with the NPPF and CIL regulations.</p>	<p>Site BL/050 scored poorly against the criteria set out in the Housing Allocations Background Paper with significant constraints to delivery identified. No evidence has been provided which would alter the assessment of the site. Sites identified in Option 61 score more favourably and provide sufficient housing land to meet the plan requirements.</p>

Ref: 1488

B6

Land Registry
Current title plan

Title number NN265568
Ordnance Survey map reference SP9074NW
Scale 1:2500
Administrative area NORTHAMPTONSHIRE :
KETTERING

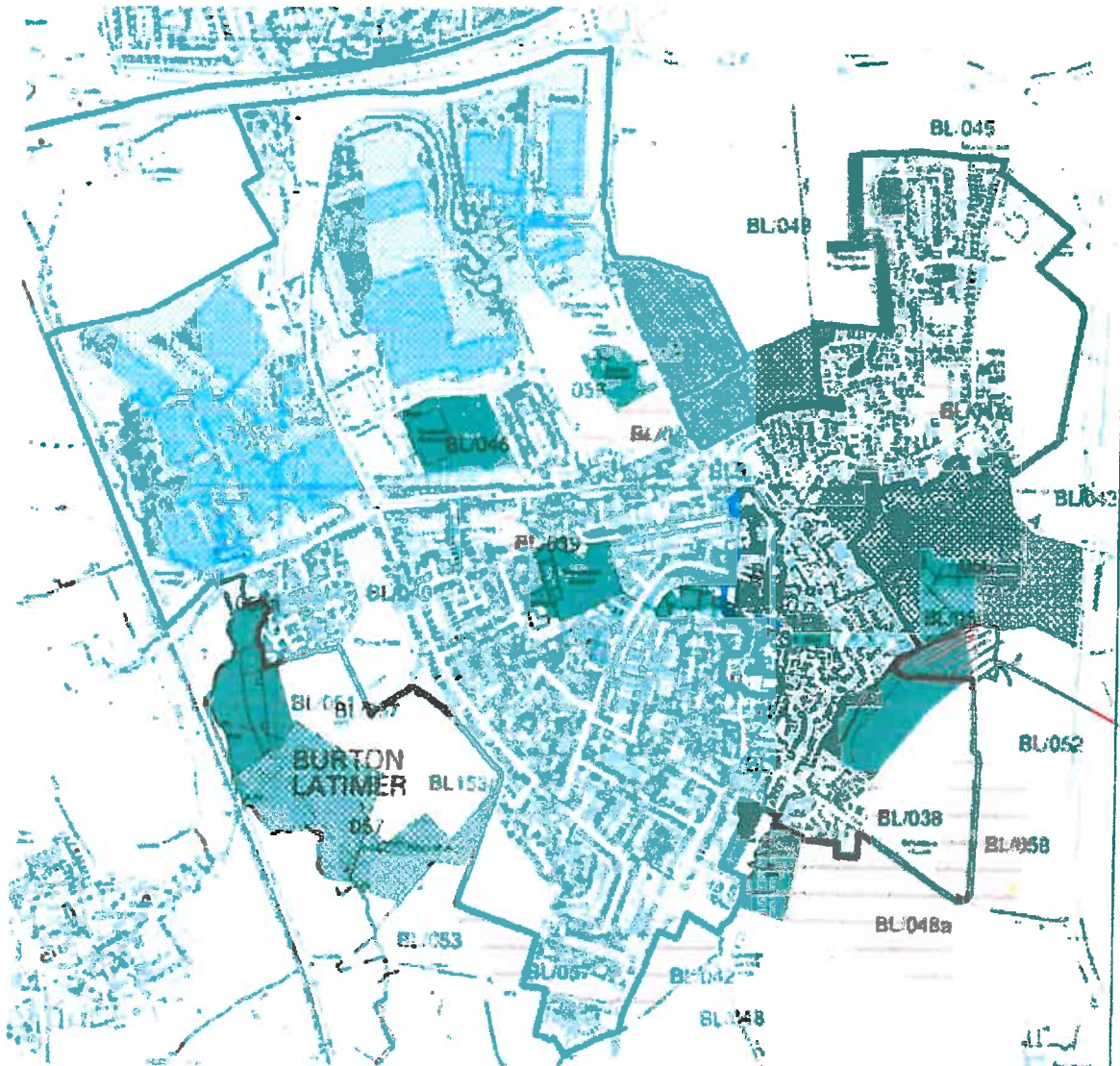


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B/LAT
BAPTIST
CHURCH
LAND

Key

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

BOROUGH OF KETTERING
DEVELOPMENT SERVICES

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23 APR 2012

FILE

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Table 11		Planning Consultant Berrys	1276	Disagree	<p>The site is available and development would be supported here.</p> <p>Site 045 should be reconsidered as a housing allocation. The site can be accessed from both Woodland Drive and the Cranford Road; therefore this should not be listed as a major constraint to development. Noise mitigation measures can reflect those that have been implemented on the residential development to the right of Cranford Road. GI links can be designed into a scheme; however the site lies adjacent to open countryside in which more established GI links will already exist around the current residential areas. Any potential archaeological significance will be identified through an archaeological appraisal, the 'potential' for this should not dismiss the allocation. Any development in Burton Latimer will accept the potential need for additional primary school places and they should be funded by the development in accordance with the NPPF and CIL regulations.</p> <p>Site 043 should be re-considered as a housing allocation. Any</p>	<p>Site BL/045 scored poorly against the criteria set out in the Housing Allocations Background Paper with significant constraints to delivery identified. No evidence has been provided which would alter the assessment of the site. Sites identified in Option 61 score more favourably and provide sufficient housing land to meet the plan requirements.</p>
Table 11		Planning Consultant Berrys	1277	Disagree		<p>Site BL/043 scored poorly against the criteria set out in the Housing</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Table 11	Mr Michael Ludlam	Burton Latimer Library	2021	Disagree	<p>significant trees and hedgerows can be retained as part of the design of a scheme. This should not be reason to dismiss the allocation. Noise mitigation measures can be put in place and will reflect those of adjacent planning permissions for residential development. Any development in Burton Latimer will accept the potential need for additional primary school places and they should be funded by the development in accordance with the NPPF and CIL regulations.</p> <p>Re my previous comment re. land owned by Burton Latimer Baptist Church, and marked in green as a part of land designated for 'open space'(BL/52), most of that land designated as open space is already under development. The only parts of that land not under development are the pocket park and the small piece of land owned by BL Baptist Church. That seems to blow out of the water the idea of using designating as 'open space' our small piece of land.</p>	<p>Allocations Background Paper with significant constraints to delivery identified. No evidence has been provided which would alter the assessment of the site. Sites identified in Option 61 score more favourably and provide sufficient housing land to meet the plan requirements.</p> <p>This land was identified as Open Space in the PPG17 Open Space Needs Assessment carried out on behalf of the Council in 2007. This assessment is now somewhat out of date and is being reviewed in order to inform the next iteration of the plan. Open Space can be designated for a number of reasons relating to public amenity and would be protected from development.</p>
Question 34	Mr M M Ferguson	Ferguson Broadbent	1490	Disagree	<p>I wish to draw your attention to a small site at the bottom of Church Lane, Burton Latimer, which I</p>	<p>The site suggested is somewhat removed from the existing built form of the settlement and within</p>

Section 10: Burton Latimer

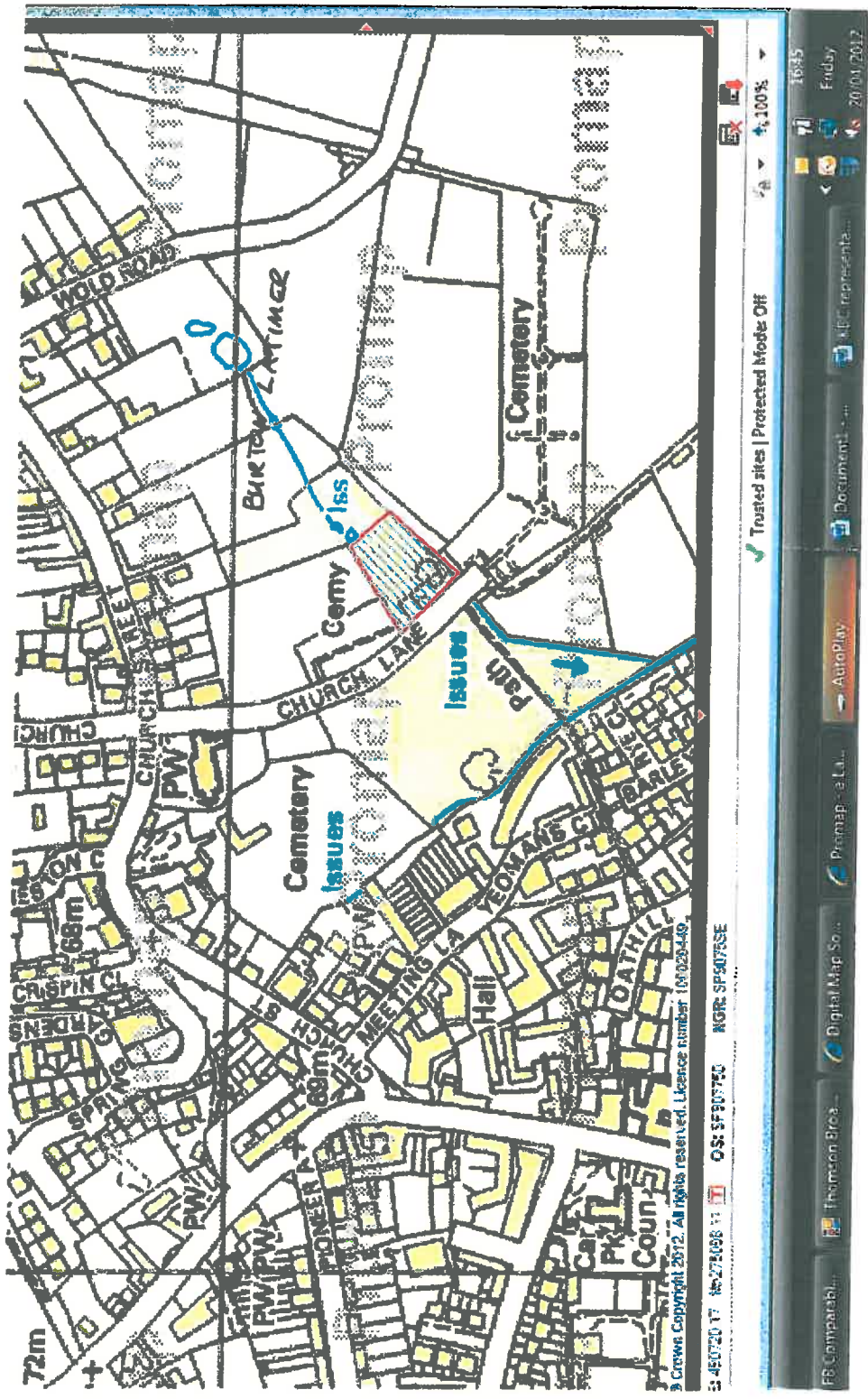
Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>have highlighted on the attached plan. The reason for drawing your attention to this site, is in my opinion one of planning gain to the area and highways in the vicinity. The site has been used for many years by a variety of £B11£ type commercial users. There is currently a coal yard/depot, landscape gardener, equestrian interests, general storage and joiner's shop on the site. All of these users create a great deal of traffic particularly at peak times of the day. The area is run down in appearance and prone to vandalism. My opinion would be that if the site was re-used for one or two small dwellings, the area would be instantly improved both in terms of appearance and reduced traffic flow. It would we hope be less of a haven for vandals. Certainly our opinion on improved or reduced traffic flowing down Church Lane is shared by Mr Hall of Northamptonshire County Council's Highway Department. I would be grateful to receive an acknowledgement of this representation, with any comments that you might have. See attachment B7.</p>	<p>an area proposed as Historically and Visually Important Open Space. The site will however be assessed against the criteria set out in the Housing Allocations Background Paper in order to determine whether it should be included in the next iteration of the plan.</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 34	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1717	Agree	Question 34: Opportunities for redevelopment in the town centre, Burton Latimer BL1 Environmental improvements to the area would be welcomed if they enhanced the setting of the Grade II War Memorial. The development criteria should refer to this matter.	Noted. The criteria for development within Burton Latimer Town Centre is set out in Paragraph 10.0.9 and suggests a reference to enhancing the historic character of the town. The need for environmental improvements to enhance the setting of the War Memorial will be considered as the proposals are developed.
Question 35	Godfrey Bigley		522	No opinion	Whilst I am not concerned by additional houses being built within the town I am concerned if the road infrastructure can cope in particular the Higham Road/A6 junction is extremely busy at peak times and would benefit from a roundabout. If it can be provided for the Cranford Rd/A6 junction I see no reason for not doing the same for the Higham Rd junction. The parking at the junction for Higham Road/Finedon Road need addressing or HVG/whites made to enter via the A509/Finedon Station Road. Parking/damage to verge in Higham Road needs addressing.	Noted. Concerns relate to existing issues with the highway network and are not areas that can be dealt with through schemes for environmental improvements. Any new development would need to mitigate its impacts on the highway network and other local infrastructure through physical improvements or developer obligations secured via S106 of the Town and Country Planning Act 1990.
Question 35	Principal Transport Planner	Principal Transport Planner	751	No opinion	NCC supports in principle environmental improvements to improve the public realm of town	Noted. Kettering Borough Council would consult with the Highway Authority on any environmental

Ref: 1490

B7



**BOROUGH OF KETTERING
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Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
	Esme Hearne	Northamptonshire County Council			centres such as Burton Latimer as schemes such as this improve the town centre for pedestrians and cyclists, encourage investment in the town and are important as part of a long term strategy. Environmental improvements need to be carefully designed and NCC is committed to working together with partners to identify appropriate schemes and balance difficult issues and tensions associated with them such as the impact of removal of on-street parking. As Highway Authority, NCC has responsibility for maintaining the highway. Therefore the materials palette used for any public realm works need to be from a palette of materials agreed with NCC which takes into consideration the ongoing cost of reinstatement and maintenance.	improvements affecting the public highway.
Question 35	Charles Routh Natural England		1977	No opinion	We note that 'environmental improvements' appear to be focussed on modifying roads, parking and pavements. Whilst Natural England has no local knowledge of the settlements concerned, we advise that the opportunity for using natural	Noted. Environmental improvements could include the introduction of trees and landscaping to the public realm and this will be considered as detailed proposals are formulated.

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 35	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2099	Agree	<p>features such as tree planting should be considered. Urban tree planting has a range of social, economic and environmental benefits.</p> <p>In response to question 35, we recommend identified environmental improvement should include improved surface water management measures such as retrofitting sustainable drainage systems (SuDS) for existing development.</p>	Any detailed scheme of environmental improvement would need to incorporate appropriate drainage to be determined at the design stage.
Question 36	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1718	Agree	<p>Question 36: Burton Latimer Town Centre development criteria We welcome the inclusion of the first criteria regarding the enhancement of historic character.</p>	Noted.
Question 37	Mr Chris Akrill		203	Disagree	<p>The boundary should be expanded to include the BL4 site and the businesses opposite on the west side of the High Street. This will help to encourage the redevelopment of BL4 for more active town centre uses.</p>	<p>The site does not currently accommodate a main town centre use however including it within the town centre boundary could help to encourage redevelopment involving main town centre uses without the need for sequential testing. A potential revision to the boundary will be considered in the next iteration of the plan.</p>
Question 37	Mr Chris Akrill		204	Disagree	<p>The town centre boundary should be expanded to include the BL4 site to encourage its</p>	<p>The site does not currently accommodate a main town centre use however including it</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 38		Planning Consultant Berrys	1278	Disagree	<p>redevelopment. The boundary should also include the businesses on the High Street, to the south of the Library.</p> <p>Disagree with the inclusion of Visually and Historically Important Open Space outside of the development boundary on site 058, this land is protected by open countryside designations. Unless the land is historically proven to be important the designation should be removed. 'Visual' importance is subjective and open to challenge, and in this instance unnecessary in light of the open countryside protection.</p>	<p>within the town centre boundary could help to encourage redevelopment involving main town centre uses without the need for sequential testing. A potential revision to the boundary will be considered in the next iteration of the plan.</p> <p>This site was identified in the recent Burton Latimer Conservation Area Appraisal (November 2009) which involved a thorough analysis of the town's historic merit including those open spaces which contribute to the character of the settlement. It is important that these areas are protected both within and on the edge of settlements.</p>
Question 38	Mr & Mrs J Lawson		1424	Disagree	<p>No (please see our previous comments on Option 6)</p> <p>Substantial 'tightening' of the previous settlement boundary has been made in this Site Specific Proposals Local Development Document. The rationale for each specific change is itemised in Section 4 of the 'Background Paper: Settlement Boundaries'. This Representative's specific interest is in Area 4 at</p>	<p>The settlement boundaries must be determined consistently in accordance with the Settlement Boundaries Background Paper. Future development sites should be identified within the plan making process and not brought forward on an ad-hoc basis. Sufficient sites for residential development have been considered and identified through the Housing Allocations</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
					<p>Burton Latimer, where the two reasons (relevant criteria) for drawing the boundary in from its former alignment on the A6 is given as: - The boundary will be drawn tightly around the existing built up framework and where possible will follow defined features such as walls, hedgerows, and roads, and Boundaries will exclude playing fields, or open space at the edge of settlements it is evident that the aim of the policy here, as elsewhere, is entirely negative. The blanket extension of countryside policy currently proposed is conspicuously inappropriate in the light of the NPPF for the reasons already set out above. The settlement boundary should not be so obviously restrictive and should not deny the opportunity of enabling delivery of sustainable development in accordance with the Policies of the NPPF. The existing settlement boundary (along the A6) marks a clear (if not unarguable) distinction between open countryside and the open land that immediately surrounds the town; it has the advantage of consistency with</p>	<p>Background Paper within which, the site adjacent to the A6 scores poorly.</p>

Section 10: Burton Latimer

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 39	Mr George Sneddon	Clerk Burton Latimer Town Council	2128	Agree	<p>extant policy; and, by not excluding land that could sustainably be developed, is consistent with NPPF. It should therefore be retained. If there are parcels of land within this boundary which, for specific and demonstrable reasons, should be left open/undeveloped, these should be the subject of a policy such as that proposed under Option 51 (but see comments on 10.0.12 below), or alternatively protected for its contribution to the character and appearance of the Conservation Area.</p> <p>Allotments There is an identified need for retention and further provision which must be considered when allocating sites for future development, possibly as an extension of the existing allotments above the flood plain.</p>	Existing allotments are protected by policy. New allotments provision will be considered in accordance with the Open Space Supplementary Planning Document.

