

BOROUGH OF KETTERING

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Report Originator	Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All	30 September 2013	
Title	NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY - CONSULTATION ON STRATEGIC HOUSING AND EMPLOYMENT SITES		

1. PURPOSE OF REPORT

To inform Members of the North Northamptonshire Joint Planning Unit consultation on Strategic Housing and Employment Sites, and to agree the Councils response to the consultation.

2. BACKGROUND

- 2.1 On the 14 March 2012 the Joint Planning Committee agreed that the formal progress of the review of the Joint Core Strategy (JCS) must be paused pending the Secretary of State's decision on the Rushden Lakes planning application. In view of the delay to the review the Joint Planning Committee has agreed to carry out interim consultation. This interim consultation includes a consultation on Strategic Housing and Employment Sites.
- 2.2 The purpose of the consultation on Strategic Housing and Employment Sites is to seek views on:
- Whether the strategic housing and employment sites are the most appropriate or whether there are better alternatives
 - Draft policies and key principles for several strategic sites
 - The broad location and draft policy for a sustainable urban extension at Rushden East.
- 2.3 There are two elements to the consultation. The first is the Consultation on Strategic Housing and Employment Sites, attached at Appendix 1, which lists preferred sites for inclusion in the Joint Core Strategy and sets out draft policies and key principles for these sites. The second element is the '*Updated Draft Background Paper on Strategic Housing and Employment Sites*', attached at Appendix 2, which sets out the methodology used for assessing the sites and the assessment of each site.
- 2.4 The Joint Planning Unit previously consulted on strategic sites in 2012 in the 'Emerging Draft' version of the Joint Core Strategy, together with a Draft Background Paper on Strategic Housing and Employment Sites. The consultation resulted in the promotion of several new sites and provided

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comments on the assessment of sites. These comments have informed the '*Updated Draft Background Paper on Strategic Housing and Employment Sites*'.

- 2.5 A number of the strategic sites are already committed e.g. East Kettering. The consultation focuses on the sites or broad locations that are not yet committed. A list of preferred sites is shown in table 1 of the '*Consultation on Strategic Housing and Employment Sites*'. The sites in Kettering Borough are:

Site	Proposed use	Proposed status	Background paper page no.
Kettering Borough			
South Kettering (A14 jcn 9)	Employment	Allocation or broad location – to be determined	119
A14 jcn 10/ A6, Burton Latimer	Employment	allocation	96
Rothwell North	Mixed use sustainable urban extension	allocation	134
North Kettering	Employment	allocation	116

- 2.6 Draft policies and key principles are contained in the '*Consultation on Strategic Housing and Employment Sites*'. For Kettering Borough, draft policies and principles are included for A14 junction 10, Burton Latimer and Kettering North. Rothwell North is currently the subject of a planning application and the Joint Planning Committee has agreed that it is unnecessary to prepare policies for such sites to avoid confusion. A draft policy and key principles have not been prepared for Kettering South as the promoter is commissioning work to demonstrate an appropriate level of mitigation of the constraints identified in the update Background Paper is possible. A draft policy and key principles will need to be prepared when this work has been done.
- 2.7 The methodology for assessing sites is set out in the '*Updated Draft Background Paper on Strategic Housing and Employment Sites*'. The methodology included an initial sieve of a long list of sites to eliminate sites which; have significant constraints, conflict with the strategy for growth or which are unlikely to be deliverable. Sites which passed through the initial sieve were then assessed using the detailed assessment criteria set out in the Background Paper. These assessments were used to inform the list of preferred sites set out in table 1 of the '*Consultation on Strategic Housing and Employment Sites*'.
- 2.8 The '*Consultation on Strategic Housing and Employment Sites*' includes a number of questions for consultees to respond to. A proposed response to these questions for each site included in the '*Updated Draft Background Paper on Strategic Housing and Employment Sites*' is set out in section 3 below:

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3. Comments

Question a) Is the methodology for assessing strategic sites, explained in the updated background paper, appropriate?

KBC response: The Council supports the methodology for assessing sites, as set out in the background paper. However it is recommended that a conclusion is added to the individual site assessments to link the site assessments with the list of strategic sites included in the 'Consultation on Strategic Housing and Employment Sites August 2013'. This conclusion should set out how the positive and negative factors have been considered and whether the site is considered suitable for further consideration as an allocation in the JCS within the current plan period.

b) Are the traffic light scores for the sites in the updated Background Paper appropriate and is the information contained in the background paper up-to-date? Please provide details of any evidence you consider warrants an amended score or changes to the text.

And c) Having regard to the evidence in the updated Background Paper, are the strategic sites listed in table 1 the most appropriate housing and employment sites to deliver sustainable development across North Northamptonshire alongside the existing committed sites? If not, please explain the reasons for this and identify any alternative sites that should be included in the JCS?

Questions b and c are answered on a site by site basis below:

Site 2: A14 junction 10, Burton Latimer - Employment Site

This site has been included in the list of strategic housing and employment sites in table 1.

Kettering Borough Council supports the assessment of this site and the inclusion of this site in the strategic sites list in table 1.

The Council proposes the following conclusion for this site within the 'Background Paper on Strategic Housing and Employment Sites'.

The site has low to medium landscape and environmental impacts, is close to the truck road network and could be viable without intervention. The site provides the opportunity for a high quality gateway site to Kettering. The main constraints are relating to accessibility to services and facilities, connectivity to the existing urban area, cost of access and highways capacity. If the site is progressed then these constraints would need to be overcome. Development of the site will also result in the loss of best and most versatile agriculture land.

It is considered that the positive impacts of this site outweigh the negative impacts, the majority of which could be overcome with mitigation measures. It

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is therefore recommended that this site is progressed for consideration as a strategic site through the Joint Core Strategy.

d) Do the key principles and draft policy address all of the key issues associated with the relevant strategic site? If not, please indicate why amendments are necessary and the form of wording that would satisfy your concerns.

The key principles and draft policy adequately addresses the key issues associates with the site and the Council support the inclusion of these key principles and policy requirements in the Joint Core Strategy, to ensure that the development provides a high quality employment site which does not have an unacceptable impact on the surrounding area.

Site 4: Land to South-East of Burton Latimer - Housing

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the '*Background Paper on Strategic Housing and Employment Sites*'.

The site is in an area of high landscape sensitivity and medium biodiversity sensitivity. Development would have a significant impact on the rural character of the area. In addition highway capacity is problematic. Development would result in a scale of development which conflicts with the growth strategy. The site has good access to services and access to the site is good. There is also potential to integrate the site with the existing urban form and enhance biodiversity. The site in its entirety would challenge infrastructure capacity within the area.

The negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 5: Burton Latimer North - Housing

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the '*Background Paper on Strategic Housing and Employment Sites*'.

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The site is in an area of high heritage sensitivity and would impact on Grade 1 Listed Burton Latimer Hall. The site would result in further coalescence between Burton Latimer and Barton Seagrave and would result in a scale of development which conflicts with the growth strategy. Integration of the site with surrounding development would also be limited due to existing cul-de-sacs. The site is close to the Burton Latimer town centre and would provide good access to services and extensive access infrastructure is not required. Development could allow the creation of a new green infrastructure corridor link to the north of Burton Latimer.

The negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 6: Burton Latimer Site 14, South West Burton Latimer - Housing

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the '*Background Paper on Strategic Housing and Employment Sites*'.

The site is in an area of high landscape sensitivity and medium biodiversity sensitivity and is located in the Nene Valley Nature Improvement Area. Development would result in coalescence between Isham and Burton Latimer. A significant part of the site is within flood zone 3. Significant issues exist with access to the site and capacity of the surrounding road network.

The negative impacts of development significantly outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 83: Land East of Higham Road, Burton Latimer - Employment

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the '*Background Paper on Strategic Housing and Employment Sites*'.

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The site has good access to the road network and extensive access infrastructure is not required. However, this site is detached from Burton Latimer and the A6 provides a barrier to connectivity.

The site is not considered suitable for development within the plan period due to detachment from Burton Latimer and issues with connectivity. However, the site should be re-considered in the future if development at Higham Road results in the site becoming better related to the urban area.

Site 33: Desborough West - Housing

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the exclusion of this site from the list of housing and employment sites in table 1. The following comments are made in relation to the assessment of the site:

Proximity to services: site is within walking distance of employment at the Eveden factories.

The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

Access from Harrington Road and Arthingworth Road is problematic, capacity of the highway network is constrained and connectivity with the rest of the town would require improvements. The site is in an area of medium landscape and biodiversity sensitivity. The scale of development is significant and the site was considered through the Rothwell and Desborough Urban Extension AAP, but Desborough North was identified as the preferred site for development.

The negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 34: Land at Humfrey's Lodge, Desborough - Housing

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council has the following comments to make:

This site may be affected by the electrification of the railway line. Network rail should be consulted to determine the impact this would have on the assessment of this site.

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The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

The site straddles the railway making connectivity within the site challenging; there may also be an issue with noise. Development would result in a scale of development which conflicts with the emphasis for directing development towards the growth towns. The site has poor access infrastructure. Development is in an area of low landscape, heritage and biodiversity.

The negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 84: Stoke Road (north-east of Harborough Rd), Desborough - Employment

This site has not been included in the list of strategic housing and employment sites in table 1.

Desborough Town Council favours this site as they consider further B1 and B2 employment land is needed to meet the needs of a growing population and to allow existing industries to expand.

The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

The site is adjacent to existing employment and would be compatible with neighbouring uses. The main constraint to development is uncertainty of availability and attractiveness to the market.

This site has relatively few constraints; however there are a number of areas where the assessment is not complete.

The Council recommends that impact on biodiversity, visual impact and heritage are assessed and that following completion of the assessment there is merit in exploring further whether this site should be considered as a potential site through the Joint Core Strategy, alternatively a smaller portion of the site could be considered through the Kettering Borough Site Specific Proposals LDD.

Site 42: Kettering North (Weekley Wood development area) - Employment

This site has been included in the list of strategic housing and employment sites in table 1.

Kettering Borough Council supports the assessment of this site and the inclusion of this site in the strategic sites list in table 1.

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The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

This site has good access to the road network and provides a good opportunity for extending the existing business park, within an attractive setting. The site is largely poor quality agricultural land. The A43 provides a barrier to integration. The site is in an area of high landscape sensitivity but this could be mitigated by limiting the developable area and through appropriate landscaping.

It is considered that the positive impacts of this site outweigh the negative impacts, the majority of which could be overcome with mitigation measures. It is therefore recommended that this site is progressed for consideration as a strategic site through the Joint Core Strategy.

d) Do the key principles and draft policy address all of the key issues associated with the relevant strategic site? If not, please indicate why amendments are necessary and the form of wording that would satisfy your concerns.

The key principles and draft policy adequately addresses the key issues associated with the site and the Council supports the inclusion of these key principles and policy requirements in the Joint Core Strategy. They will ensure that the development provides a high quality employment site which does not have an unacceptable impact on the surrounding area and in particular on Boughton House Historic Park and Garden and the conservation villages of Warkton and Weekley.

Site 43: Land at Kettering South - Employment

This site has been included in the list of strategic housing and employment sites in table 1. The site has been identified as an allocation or broad location as the site promoters are currently commissioning work to demonstrate an appropriate level that mitigation of the constraints identified in the updated Background Paper is possible.

Kettering Borough Council supports the assessment of this site and its inclusion in the strategic sites list in table 1, subject to the additional work demonstrating an appropriate level of mitigation can be completed prior to the site being progressed.

The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

This is a high quality site which could provide a regionally important location for employment. It has good access to the A14 and there is interest from the landowner in developing the site. The site has poor access to local services and the A14 is a significant barrier to connectivity with the urban area. The site is in an area of medium landscape, biodiversity and heritage sensitivity. Capacity of the highway network is an issue.

Additional work is required to demonstrate that the constraints identified in the assessment could be overcome. If constraints can be adequately overcome

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then the site should be progressed for consideration as a strategic site through the Joint Core Strategy.

Draft policy/ key principles should consider the following:

- Impact on Isham Bypass
- Adequate mitigation of landscape, biodiversity and heritage impact
- Connectivity
- Flood Risk
- Highways capacity
- Access to the site
- Landscaping and green infrastructure
- Opportunities for non-car based travel

Kettering Borough Council wish to see high density, knowledge based industry provided within this site.

Site 50: Kettering West Sustainable Urban Extension - Housing/ Employment

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the '*Background Paper on Strategic Housing and Employment Sites*'.

This site has significant constraints. The site has poor connectivity to the existing area and the A14 is a significant barrier. Ability to achieve access is unclear and extensive new infrastructure would be required. There are significant highway capacity constraints. The site is in an area of high landscape sensitivity and would result in the loss of the best and most versatile agricultural land. Availability of the site is also uncertain. The site is close to services although connectivity to these is restricted.

The significant negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 45: Kettering Hub - Housing/ Employment

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

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The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

The site has poor connectivity to the existing urban area and achieving access is challenging and would require extensive infrastructure. Part of the site is required to provide a strategic flood water storage reservoir. Capacity of the highway network is constrained. The site is adjacent to the A14 but there is no direct access. The site is within an area of medium landscape and biodiversity sensitivity.

The negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 48: North Kettering A - Housing

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

The site is in an area of high landscape, biodiversity and heritage sensitivity. Development would result in visual and physical coalescence between Kettering and Weekley. The Weekley/ Warkton Avenue runs across part of this site. The site is physically separated from Kettering and availability is uncertain.

The significant negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 49: North Kettering B - Housing

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

The site is in an area of high landscape and heritage sensitivity and medium biodiversity sensitivity. Development would have a significant impact on the setting of Warkton and Weekley and on Boughton House Historic Park and

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Garden. The Weekley/ Warkton Avenue runs across part of this site. Development would result in coalescence with Warkton and Weekley. The site has good access to services and extensive access infrastructure is not required.

The significant negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 59: Rothwell North – Mixed use development including housing and employment

This site has been included in the list of strategic housing and employment sites in table 1.

Kettering Borough Council supports the assessment of this site and the inclusion of this site in the strategic sites list in table 1. The Background Paper identifies this land for 700 dwellings and 11 hectares of employment land. The employment land has subsequently been reduced to 4ha and site promoters have indicated that an additional 300 dwellings could be accommodated within the site boundary. Kettering Borough Council therefore recommends that the site is progressed as a preferred site for 1000 dwellings and 4 ha of employment land.

The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

The site is close to services and can be accessed directly from the A6. The site is in an area of medium landscape, biodiversity and heritage sensitivity. Development is likely to result in the loss of some best and most versatile land.

It is considered that the positive impacts of this site outweigh the negative impacts, the majority of which could be overcome with mitigation measures. The site is the subject of a current planning application and is the preferred location for a Sustainable Urban Extension in the Rothwell and Desborough Urban Extension AAP. It is therefore recommended that this site is progressed for consideration as a strategic site through the Joint Core Strategy.

The Joint Planning Committee has agreed that it is not necessary to prepare policy for this site as it is the subject of a planning application. The Council supports this approach. The application for this site is advanced and the Council are working with the applicant to ensure the scheme provides good connectivity, good access to recreation and facilities and prevents coalescence between Rothwell and Desborough.

Site 60: South east of A14 Junction 3, Rothwell - Employment

This site has not been included in the list of strategic housing and employment sites in table 1.

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The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

The site is physically and visually detached from Rothwell by the A14 and capacity of the A14 junction would be a constraint for this scale of development. The site is within the Nene Valley Improvement Area and part of the site is within flood zone 3. Part of this site has consent for a lorry park.

The negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 86: Land adjacent to the cemetery (south of A14) Rothwell Employment

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

This site has poor access to services and poor connectivity to Rothwell, and would result in an isolated development. Access and capacity of the road network is also an issue. The site is in close proximity to the A14 but the junction only allows access to the east bound A14 and from the west bound A14.

The significant negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 95: East Kettering (additional land)

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

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The site would currently be isolated development in the open countryside. The site would impact on Boughton House Park and Garden and the village of Warkton. The site would not connect to the existing urban area and would be a distance from services and facilities.

The negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy. This site should be reconsidered once East Kettering has been substantially delivered.

Site 9: Corby South East – mixed use development – sustainable urban extension

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the '*Background Paper on Strategic Housing and Employment Sites*'.

The site is detached from Corby and connectivity with the urban area would be poor. The railway line is a significant barrier to connectivity. The site has poor access to services and development will put pressure on existing road junctions. Access arrangements are unclear and would require further investigation. The scale of development would allow some services to be provided on site. The site is held by a willing landowner and has good marketability for housing.

The significant negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 21: South West Corby – Urban extension to include residential development and employment provision

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the '*Background Paper on Strategic Housing and Employment Sites*'.

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The site is physically detached from Corby and the A6005 is a significant barrier. The site would have poor connectivity to the urban area. The site would have a significant impact on Pipewell and would result in coalescence with Pipewell. Development would have a significant impact on heritage assets. The availability of the site is uncertain. There are major constraints to the provision of water and sewage infrastructure. The site is adjacent to the trunk/ principle road network and is of a sufficient scale that some services could be provided on site.

The significant negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

Site 25: Land south of Great Oakley - residential

This site has not been included in the list of strategic housing and employment sites in table 1.

The Council supports the assessment of the site and the exclusion of this site from the list of housing and employment sites in table 1.

The Council proposes the following conclusion for this site within the *'Background Paper on Strategic Housing and Employment Sites'*.

The site has poor access to services and facilities and does not relate well to the existing urban area. Vehicular access to the site could be problematic and costly. Significant areas of wildlife importance would need to be retained and this would reduce the developable area. There are major constraints to the provision of water and sewage infrastructure. The site is held by a willing landowner and is in close proximity to the principle road network.

The significant negative impacts of development outweigh the potential benefits of the development and it is not considered that this site is appropriate for further consideration as a potential site through the Joint Core Strategy.

4. POLICY IMPLICATIONS

4.1 The *'Consultation on Strategic Housing and Employment Sites'* will inform the preparation of the Joint Core Strategy.

5. FINANCIAL/RESOURCE IMPLICATIONS

5.1 None directly related to this report.

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6. **RECOMMENDATION**

That Members endorse the comments set out in section 3 of this report, as the Councils response to the Joint Planning Unit consultation on Strategic Housing and Employment sites.

Contact Officer: Julia Baish – Development Officer