Site Specific Part 2 Local Plan Draft Plan
Guidance Note

Kettering Borough Council has prepared the Site Specific Part 2 Local Plan – Draft Plan for public consultation. When adopted the Site Specific Part 2 Local Plan will form part of the Development Plan for Kettering Borough.

This document will allocate land for housing, employment, recreation and other uses. It will designate historically and visually important local green space and identify green infrastructure corridors, as well as identifying potential sites for town centre redevelopment and environmental improvements in the Market Towns. It will also contain policies, such as protection of local services and facilities, open space and design principles, which will be used when assessing planning applications.

Kettering Borough Council will be consulting on the Site Specific Part 2 Local Plan from 22nd June 2018 until 5.30pm on the 3rd August 2018.

Copies of the Draft Plan will be available to view electronically at http://consult.kettering.gov.uk/portal. Hard copies of the document will be available to view during normal opening hours at the following locations:

- **Kettering Borough Council** - Municipal Offices, Bowling Green Road, Kettering, Northamptonshire, NN15 7QX
- **Kettering Library** - Sheep Street, Kettering, Northamptonshire, NN16 0AY
- **Desborough Library** - High Street, Desborough, Kettering, Northamptonshire, NN14 2QS
- **Burton Latimer Library** - High Street, Burton Latimer, Kettering, Northamptonshire, NN15 5RH

Events will also be held at the following locations, where people can view documents, speak to officers and make written comments:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
<th>Time</th>
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<tbody>
<tr>
<td>Civic Centre, High Street, Burton Latimer</td>
<td>Monday 2nd July</td>
<td>3pm - 8pm</td>
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<tr>
<td>The Centre, Main Street, Mawsley</td>
<td>Wednesday 4th July</td>
<td>3pm – 8pm</td>
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<tr>
<td>Rothwell Community Centre, Well Lane, Rothwell</td>
<td>Friday 6th July</td>
<td>4pm – 8pm</td>
</tr>
<tr>
<td>Location</td>
<td>Date</td>
<td>Time</td>
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<tr>
<td>Wilbarston Village Hall, Carlton Road, Wilbarston</td>
<td>Tuesday 10th July</td>
<td>3pm – 8pm</td>
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<tr>
<td>Marlow House, Gold Street, Desborough</td>
<td>Wednesday 11th July</td>
<td>3pm – 8pm</td>
</tr>
<tr>
<td>73-75 High Street (former British Heart Foundation Unit), Kettering</td>
<td>Tuesday 17th July</td>
<td>3pm – 8pm</td>
</tr>
<tr>
<td>The Village Hall, Queen Street, Geddington</td>
<td>Wednesday 18th July</td>
<td>3pm – 8pm</td>
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Representations on the Site Specific Part 2 Local Plan are invited and must be received no later than **5.30 p.m. on 3rd August 2018**. Representations should be submitted electronically via Kettering Borough Council’s web site [http://consult.kettering.gov.uk/portal](http://consult.kettering.gov.uk/portal), this is the Borough Council’s preferred method for receiving responses. Representations may also be sent in writing using the response form to Development Services at Kettering Borough Council, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX.

Representations may be accompanied by a request to be notified, at a specified address, of further consultation; the submission of the document for independent examination; the publication of the inspector’s recommendations; or the subsequent adoption of this Local Development Document.

If you have any questions on the Site Specific Part 2 Local Plan please contact Kettering Borough Council’s Development Services on 01536 534 316 or via planning@kettering.gov.uk.
GIVE US YOUR VIEWS AT PUBLIC CONSULTATION EVENTS BEING HELD AT:

- Civic Centre, Burton Latimer  
  Monday 2nd July, 3pm – 8pm
- The Centre, Main Street, Mawsley  
  Wednesday 4th July, 3pm – 8pm
- Rothwell Community Centre, Well Lane, Rothwell  
  Friday 6th July, 4pm – 8pm
- Wilbarston Village Hall, Carlton Road, Wilbarston  
  Tuesday 10th July, 3pm – 8pm
- Marlow House, Harborough Road, Desborough  
  Wednesday 11th July, 3pm – 8pm
- 73 – 75 High Street (former British Heart Foundation Shop), Kettering  
  Tuesday 17th July, 3pm – 8pm
- The Village Hall, Queen Street, Geddington  
  Wednesday 18th July, 3pm – 8pm

You can view the documents online at http://consult.kettering.gov.uk/portal or a hard copy can be viewed at Kettering Borough Council Offices, or Kettering, Burton Latimer, Desborough and Rothwell Libraries.

For more information please call 01536 534 316 or email planningpolicy@kettering.gov.uk
SITE SPECIFIC PART 2 LOCAL PLAN (SSP2)
CONSULTATION RESPONSE FORM

Kettering Borough Council has prepared the Site Specific Part 2 Local Plan (SSP2) – Draft Plan for public consultation. When adopted the SSP2 will form part of the Development Plan for Kettering Borough.

Comments can be made electronically via Kettering Borough Council’s on-line consultation portal. The web address is http://consult.kettering.gov.uk/portal. The on-line consultation portal is the Council’s preferred method for receiving comments. Comments can also be made using this form.

All comments received will be made publicly available on the Council’s consultation portal. You can view comments on-line at http://consult.kettering.gov.uk/portal. Your personal details will be added onto the consultation portal database; however no personal details will be displayed.

Please tick this box if you wish to receive updates on the progress of the Site Specific Part 2 Local Plan.

Kettering Borough Council is committed to protecting your privacy when using our services. Please read our Privacy Notices at: http://www.kettering.gov.uk/privacynoticeplanning which tells you how we use your information, who we may share it with, and why. It also details what you can do if you have any concerns and how to request the information we hold about you.

Please return this form to a member of staff at one of the consultation events or by post to: Development Services, Kettering Borough Council, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX.

All comments must be received by 5.30pm on 3rd August 2018.

<table>
<thead>
<tr>
<th>Contact details</th>
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<tr>
<td>Agent (if applicable)</td>
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<td>County</td>
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<td>Postcode</td>
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<tr>
<td>Telephone number</td>
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</table>

**Representation**

Please use a separate sheet for each representation.

Is your representation supporting or objecting?

Supporting  ☐

Objecting  ☐

<table>
<thead>
<tr>
<th>Which part of the Draft Plan does your representation relate to?</th>
<th>Paragraph Number</th>
<th>Policy Number</th>
<th>Figures/ Maps</th>
<th>Question</th>
</tr>
</thead>
</table>

Please provide details of your representation
Please continue on a separate sheet if necessary

Thank you for taking the time to complete this form
Local Plan Consultation

The purpose of this public consultation is to consult stakeholders, interested parties and members of the public on the draft Site Specific Part 2 Local Plan (SSP2). This is an early stage of consultation on the SSP2 and we would like to know your views, to further develop the plans. Views are sought on the policies proposed in the plan and on whether the proposed content of the plan covers all issues which you think it should.

HEADLINE ISSUES

1) Settlement boundaries are re-defined, taking into account land use / policy changes, proposed allocations, previous consultation comments and planning decisions;
2) Town centre boundaries are re-defined, taking into account land use / policy changes, previous consultation comments and planning decisions (market towns only);
3) Retail, leisure and office development proposals located outside town centres will require an Impact Assessment where the proposed floor space exceeds the proposed town centre threshold for each town (Policy TCE5). The respective floor space thresholds for each town are:
   - Burton Latimer: 400m²
   - Desborough: 300m²
   - Kettering: 750m²
   - Rothwell: 500m²
4) Greater clarity is given to application of the Sequential Test which should be applied when main town centre use proposals not located within a town centre are submitted (Policy TCE4);
5) Policy support is given to proposals which propose new markets or enhance existing markets (Policy TCE2);

HOUSING ALLOCATIONS

The Joint Core Strategy (JCS) is a strategic policy document covering the North Northamptonshire Area. The JCS sets out housing and employment requirements for each of the North Northamptonshire Districts over the plan period up to 2031, which is further broken down for the town of each of the towns and across the rural areas.

The table below sets out the JCS housing requirement for each of the towns and the rural area within the borough, together with the level of housing delivered/committed between 2011 – 2017, the outstanding requirement, and housing site yields identified to address the shortfall.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Existing JCS Housing Requirement</th>
<th>Existing Housing Commitments and Housing Compilations (2011 – 2017)*</th>
<th>Residual JCS Housing Requirement (including additional 10% buffer)</th>
<th>Proportion of Additional Houses Identified for Potential Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burton Latimer</td>
<td>1,180</td>
<td>1,280</td>
<td>18</td>
<td>22</td>
</tr>
<tr>
<td>Desborough</td>
<td>1,380</td>
<td>1,096</td>
<td>400</td>
<td>429</td>
</tr>
<tr>
<td>Kettering</td>
<td>6,190</td>
<td>5,621</td>
<td>344</td>
<td>916 - 947</td>
</tr>
<tr>
<td>Rothwell</td>
<td>1,190</td>
<td>332 (+700 SUE)</td>
<td>284**</td>
<td>300</td>
</tr>
<tr>
<td>Rural Area</td>
<td>480</td>
<td>230</td>
<td>140</td>
<td>171 - 179</td>
</tr>
<tr>
<td>Total for the Borough</td>
<td>10,400</td>
<td>8,522</td>
<td>1,186</td>
<td>1,848 - 1,887</td>
</tr>
</tbody>
</table>

*Commitments include sites with planning permission/resolutions to grant planning permission under consideration.
**The Joint Core Strategy includes a policy allocation for the Rothwell North Sustainable Urban Extension (SUE) for 700 dwellings (Policy 38). As a result, this provision has been deducted from column 1 in the column 3 residual housing requirement calculation.

LOCAL GREEN SPACE & GREEN INFRASTRUCTURE

Paragraph 76 of the National Planning Policy Framework (NPPF) allows local communities to identify for special protection, green areas of particular importance to them. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances. Policy support is also given for the protection and enhancement of Borough Level Green Infrastructure corridors (Policy ENV01).

EMPLOYMENT ALLOCATIONS

An employment land review is currently being prepared, which focuses on potential sites of 5 hectares or less. To inform the Employment Land Review, a Property Market Review and Assessment of Employment Sites is being undertaken. This work will be finalised prior to the pre-submission consultation and will inform the contents of the pre-submission document in terms of identifying the need for additional employment land and allocation requirements. Sites in excess of 5 hectares in size have been considered through the North Northamptonshire Joint Core Strategy, with allocations made at land north and south of Kettering (Policies 56 and 57 of the JCS).

SETTLEMENT BOUNDARY

Proposed changes to the current settlement boundaries follow a set of 4 defining principles which take into account draft housing allocations (excluding affordable housing allocations), strategic housing and employment allocations, historic planning permissions for built development (both built out and unimplemented live permissions), and previous public consultation comments. Boundary changes exclude public open space located on the edge of settlements. These boundaries may evolve further as public consultation comments are received and employment allocations through the Part 2 Local Plan are finalised.
BURTON LATIMER TOWN CENTRE

The top three suggestions for improving the town centre which came out of the shoppers and residents views and behaviour survey of the most recent health check update for the town were:

- 38% want better quality shops/retail
- 24% want new shops/services
- 19% want better transport links

Policy BLA01 (Burton Latimer Town Centre Development Principles) and Policy BLA02 (Opportunity Re-development sites within Burton Latimer) aim to support proposals which meet these objectives.
**Desborough**

**HEADLINE ISSUES**

1) Development Principles for the town centre are defined (Policy DES01):

2) Opportunity Re-Development: Sites within the town centre, together with development criteria are proposed in order to make better use of land should the current occupiers relocate (Policy DES02):

3) Opportunity Environmental Improvement: Sites within the town are proposed to enhance the town (Policy DES03):

4) Support is given to proposals for a medium sized food store serving the Rothwell and Desborough catchment area where specific criteria are met (Policy TCE1):

5) 2 potential housing sites within Desborough are identified (1 of which has planning permission already). The site which does not already have planning permission is estimated to yield 135 new houses;

6) Development criteria are proposed for each of the housing allocation sites to guide positive development and ensure the highest standards of design (Policies DES04 – DES05):

7) Proposed changes to the settlement boundary are made, taking into account land use / policy changes, allocations, planning decisions and previous consultation comments.

**EMPLOYMENT ALLOCATIONS**

Sites currently being assessed within Desborough as part of the pending employment land review include:

- Land at Magnetic Park (D1)
- Land at Humphrey's Lodge (D7)

The following existing employment sites within the Desborough area are also being considered as potential safeguarded employment areas in the draft Part 2 Local Plan through Policy EMP01:

- Pipewell Road Industrial Estate
- Eckland Lodge
- Eveden Factories

**DESBOROUGH TOWN CENTRE**

The top three suggestions for improving the town centre which came out of the shoppers and residents views and behaviour survey of the most recent health check update for the town were:

- 52%
- 37%
- 30%

Policy DES01 (Desborough Town Centre Development Principles), Policy DES02 (Opportunity Re-development sites within Desborough), and Policy TCE1 (Proposals for a medium sized food store) aim to support proposals which meet these objectives.


**HEADLINE ISSUES**

1) Development Principles for the town centre are defined (Policy ROT01);

2) 1 Opportunity Re-Development Site within the town centre, together with development criteria are proposed in order to make better use of land should the current occupiers relocate (Policy ROT02);

3) 1 Opportunity Environmental Improvement Site within the town is proposed to enhance the town (Policy ROT03);

4) Support is given to proposals for a medium sized food store serving the Rothwell and Desborough catchment area when certain criteria are met (Policy TCE1);

5) 1 potential housing site within Rothwell is identified. The site is estimated to yield 300 new houses;

6) Development criteria are proposed for the housing allocation site to guide positive development and ensure the highest standards of design (Policy ROT04);

7) Proposed changes to the settlement boundary are made, taking into account land use / policy changes, allocations, planning decisions and previous consultation comments.

**EMPLOYMENT ALLOCATIONS**

Sites currently being assessed within Rothwell as part of the pending employment land review include:

- Coopers Coaches Site (R3)
- Land south of A14 Junction 4 (R6)

**ROTHEWELL TOWN CENTRE**

The top three suggestions for improving the town centre which came out of the shoppers and residents views and behaviour survey of the most recent health check update for the town were:

- 22%
- 19%
- 16%

Policy ROT01 (Rothwell Town Centre Development Principles) and Policy TCE2 (Markets - General Principles) aim to support proposals which meet some of these objectives.
**Kettering**

**HEADLINE ISSUES**

1) The character and density of specific existing residential areas will have policy protection from undesirable change resulting from redevelopment, infilling or sub-division (Policy KET01);

2) The residential character of specific (central) edge of town centre residential areas will have policy protection from undesirable change resulting from re-development or change of use to non-residential uses (Policy KET02);

3) 10 potential housing sites within Kettering are identified, with a further site still being assessed for consideration. The housing sites are estimated to yield between 918 and 947 new houses;

4) Development criteria are proposed for each of the housing allocation sites to guide positive development and ensure the highest standards of design (Policy KET03 – KET13);

5) Policy protection is proposed for identified local centres within Kettering and Barton Seagrave (Policy TCE6);

7) Proposed changes to the settlement boundary are made, taking into account land use / policy changes, allocations, planning decisions and previous consultation comments.

**EMPLOYMENT ALLOCATIONS**

Sites currently being assessed within Kettering as part of the pending employment land review include McAlpine’s Yard, Pychley Lodge Road (site ref KE/184g) which will form its assessment as a potential housing site.

The following existing employment sites within Kettering are also being considered as potential safeguarded employment areas in the draft Part 2 Local Plan through Policy EMPO1:

- North Kettering Business Park
- Telford Way Industrial Estate
- Pychley Lodge and Orion Way Industrial Estate
- Kettering Parkway
- Northfield Avenue

**LOCAL SERVICES, FACILITIES & RETAIL**

The Joint Core Strategy defines the hierarchy of centres within the North Northamptonshire Area and sets out an approach to ensuring the vitality and viability of towns, leaving it to the Part 2 Local Plan to identify the extent of town centres, sites to accommodate town centre uses, and Primary Shopping Areas. The Kettering Town Centre Area Action Plan (KTOAP) sets out the policy framework for Kettering with respect of this.

However, the draft Part 2 Local Plan also recognises that local centres provide an important retail service at a neighbourhood level and their protection and enhancement should be supported. The following local centres are identified in the Kettering (including Barton Seagrave) area for protection and enhancement (Policy TCE6):

- Belvoir Drive, Barton Seagrave
- Bignal Court, Lake Avenue Kettering
- Brambleside, Kettering
- Cedar Road, Kettering
- Grange Place, Kettering
- Hempden Crescent, Kettering
- I lawthorn Road, Kettering
- St John’s Road, Kettering
- St Stephens Road, Kettering

**Emerging Local Centre**

- Harwood Park, Kettering (East Kettering)
Rural Area

HEADLINE ISSUES

1) Settlements are categorised in policy according to their degree of sustainability (Policies RS01, RS02, RS03);

2) Proposed changes to current settlement boundaries will only relate to category A and B villages within the rural area;

3) Development Principles for the Rural Area are defined (Policy RS04);

4) Development Principles for each settlement (category A & B villages) in the rural area are also defined (Policies ASH01, BRT01, CRA01, GED01, GRA01, GRC01, HAR01, LOA01, LOD01, MAW01, NEW01, PYT01, RJS01, STA01, SUT01, TH001, WARE01, WEK01, WES01 and WIL01);

5) 13 potential housing sites across the rural area are identified. The housing sites are estimated to yield between 171 - 179 new houses;

6) Policy support is given to the protection of facilities in rural villages (Policy TCE6);

7) Proposed changes to settlement boundaries are made, taking into account land use / policy changes, allocations, planning decisions and previous consultation comments.

EMPLOYMENT ALLOCATIONS

Sites currently being assessed within the rural area as part of the pending employment land review include:

- Geddington South West (RA10)
- Land between Carlton Road and Kendalls Close, Wilbarston (RA20)

The following existing employment site within the rural area is also being considered as a potential safeguarded employment area in the draft Part 2 Local Plan through policy EMP01:

- Grange Road, Geddington