North Northamptonshire Council

Meeting: EAP Planning Communities

Date: Monday 27th March, 2023

Time: 9.30 am

Venue: Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

To members of the EAP Planning Communities

Councillor David Brackenbury (Chair), Councillor Jennie Bone, Councillor Robin Carter, Councillor Mark Dearing, Councillor Barbara Jenney, Councillor Anne Lee and Councillor Steven North

Substitutes: Councillor Ross Armour and Councillor Elliot Prentice

Agenda Supplement

The following report has now been published which was not available at the time the agenda was published.

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Adele Wylie, Monitoring Officer
North Northamptonshire Council

Proper Officer
20 March 2023

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North Northamptonshire Council

PLANNING COMMUNITIES EXECUTIVE ADVISORY PANEL
Monday 27th March 2023

Report Title	**Kettering Energy Park: Draft Masterplan Document**
Report Author	**Paul Woods – Senior Planning Officer (Strategic Policy, Design and Delivery)** paul.woods@northnorthants.gov.uk
Relevant Executive Member	**Councillor David Brackenbury – Executive Member for Growth and Regeneration**

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1. Purpose of Report

1.1. To inform Members of the development of a Draft Masterplan Document for Kettering Energy Park, including consistency with Joint Core Strategy Policy 26, and to seek endorsement for consultation (Appendix A). This report also asks that Members consider the next steps in progressing the Masterplan to consultation.

2. Executive Summary

2.1. The Joint Core Strategy (JCS) recognises green industries as a sectoral priority to support economic growth in North Northamptonshire[1] and for the role they have in securing resilience to climate change and long-term energy security. It also recognises the need for North Northamptonshire to become more self-reliant and resilient, with the generation of a significant proportion of its own energy requirements from renewable sources identified as a key factor in achieving these aims.

2.2. To help facilitate these aims, JCS Policy 26 (Renewable and Low Carbon Energy) outlines that proposals for sensitively located development will be supported subject to it being demonstrated these meet a number of specific criteria (see Appendix B).

[1] JCS Policy 22: Delivering Economic Prosperity

2.3. As part of the strategic aims outlined at para 2.1 above, the JCS also outlines the potential for the co-location of renewable and low carbon technologies at "Energy Parks", with these considered to have the greatest potential in locations where energy generators are:

(a) already in operation, the necessary infrastructure exists or can be provided;
(b) are close to existing or proposed major users of energy and
(c) where adverse impacts of development can be satisfactorily mitigated.

2.4 In this regard, the JCS considers that Kettering Energy Park (also referred to as "Land at Burton Wold") as the main area of opportunity for such future development due to the existing wind farm already in operation and existing consents for solar.

2.5 JCS Policy 26 goes on to provide the basis for interested parties to bring an Energy Park forward at Burton Wold. To do so it outlines that preparation of a comprehensive masterplan is required, prepared in consultation with the local community and stakeholders, which will:

1. Define development boundaries and also the renewable/low carbon technologies and land uses to be developed on the site;
2. Make provision for a mix of complementary employment uses to facilitate development of local knowledge, expertise and research and development;
3. Demonstrate how the proposal will contribute towards meeting the energy needs of existing and planned development, including East Kettering SUE, strategic development at Junction 10 of the A14 and employment uses associated with the site;
4. Create a model for zero carbon energy through the installation of exemplary energy efficiency standards in buildings which use energy produced on-site in their operation.

2.6. Building upon the provisions outlined above, First Renewable Developments Ltd are promoting an Energy Park at Burton Wold through a Draft Masterplan Document which outlines a potential future for the site. In response, this report provides an overview of the Draft Masterplan Document and how it relates to local planning policy. Members are asked to endorse the Draft Masterplan Document ahead of a formal 7- week consultation to be undertaken by First Renewable Developments. Responses to this consultation will be reported back to this Panel, along with proposed amendments, before being considered for approval by the Council's Strategic Planning Committee. Once approved, the Masterplan will be used to inform future planning applications for the site.

2.7. If approved by the Council, the Draft Masterplan Document will confirm the Council's support for the vision for consultation it sets out but will not pre-judge the consideration of detailed matters at the planning application stage, including the proposed mix of employment uses.

3. Recommendation

3.1. That Members of the Planning Communities Executive Advisory Panel:

a) Note and endorse the policy-based review undertaken of the Draft Masterplan Document in how it meets the policy requirements of the JCS; and

b) Endorse that the Draft Masterplan Document be provided for public consultation.

Reason for recommendations:

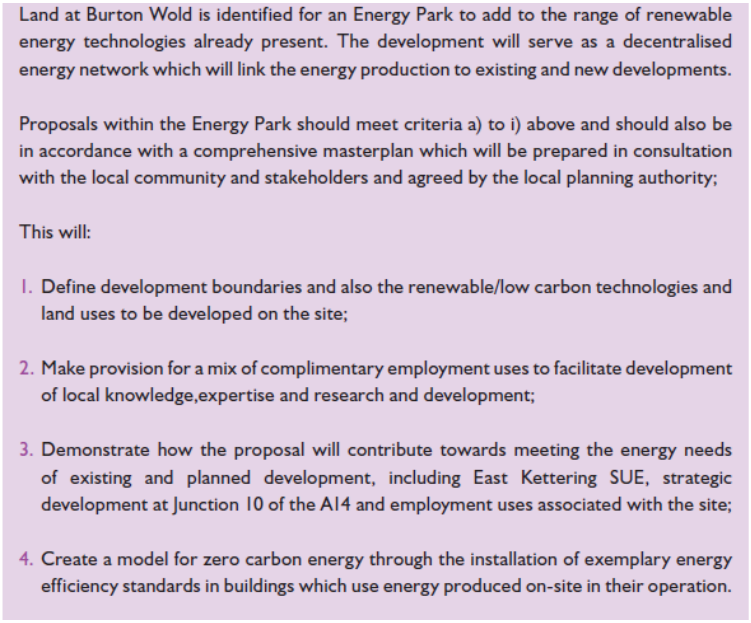
3.2. Member feedback on the Draft Masterplan Document will provide the site promoters direction on whether to undertake a 7-week consultation with a view to progressing these proposals towards a future planning application which will be submitted to the Council for its consideration.

4. Report Background

4.1. Within Policy 26 (Renewable and Low Carbon Energy) of the North Northamptonshire Joint Core Strategy (JCS), Land at Burton Wold is identified as a suitable location for an Energy Park to add to the range of renewable energy technologies already present[2] and serve as a decentralised energy network which will link the on-site energy production to existing and new development. In order to determine the precise extent and mix of uses at this location, Policy 26 requires interested parties to produce a comprehensive Masterplan which has been prepared in consultation with the local community and stakeholders and agreed by the local planning authority. In doing so, it is expected this Masterplan can demonstrate compliance with the following (JCS Policy 26) criteria:

[2] As outlined within the JCS, at this time, these technologies included x19 wind turbines (with a generation capacity ranging from 1.6MW to 2MW each) alongside consent for two solar photovoltaic farms with a cumulative generating capacity of 30.5 MW.

Figure 1: JCS Policy 26 (Renewable and Low Carbon Energy): Kettering Energy Park



Land at Burton Wold is identified for an Energy Park to add to the range of renewable energy technologies already present. The development will serve as a decentralised energy network which will link the energy production to existing and new developments.

Proposals within the Energy Park should meet criteria a) to i) above and should also be in accordance with a comprehensive masterplan which will be prepared in consultation with the local community and stakeholders and agreed by the local planning authority;

This will:

1. Define development boundaries and also the renewable/low carbon technologies and land uses to be developed on the site;
2. Make provision for a mix of complimentary employment uses to facilitate development of local knowledge,expertise and research and development;
3. Demonstrate how the proposal will contribute towards meeting the energy needs of existing and planned development, including East Kettering SUE, strategic development at Junction 10 of the A14 and employment uses associated with the site;
4. Create a model for zero carbon energy through the installation of exemplary energy efficiency standards in buildings which use energy produced on-site in their operation.

4.2. On the basis of the above policy requirements, this report will consider whether the Draft Masterplan Document meets the provisions of Policy with a view to securing endorsement of this EAP.

4.3. For the purposes of assessing the proposals within the Draft Masterplan Document, it is intended that this report does so by a review of the Masterplan relative to the requirements of Figure 1 above. Following such an approach is considered appropriate in order to ensure a thorough review is undertaken and to provide confidence that the EAP is endorsing a Draft Masterplan Document which has been fully tested. Doing so is a key milestone set in Policy 26. Not only can an approved Draft Masterplan Document inform future planning applications, it will provide the promoters with a valuable tool in attracting developers and employers to invest in the site and outline what is expected of proposals. The remainder of this section now addresses compliance with JCS Policy 26, as outlined.

5. Conformity with JCS Policy

Community and stakeholder engagement

5.1 As outlined, JCS Policy 26, in relation to proposals at Land at Burton Wold, it is made clear that a comprehensive masterplan is to be prepared in consultation with the local community and stakeholders and agreed by the local planning authority. It is considered that this requirement has been fulfilled by the promoters and landowners working closely with NNC and external stakeholders over the course of 2022 and into 2023 to develop the Draft Masterplan Document under review[3].

[3] Including associated technical evidence which has informed its development

5.2 In response to this, in order to facilitate preparation of the masterplan, the Council engaged stakeholders, both internal and external to the organisation, to review and inform elements of the evidence base and ensure the impacts of development in this location are minimised. This has included officers covering Archaeology, Ecology and Highways, Place Services on landscape and heritage matters, the Wildlife Trust amongst others, all of whom have been able to shape the development of the masterplan through feedback.

5.3 This has included wider meetings held on November 18th and December 2nd 2022 between the Council's expert advisors and consultants representing the promotion team to discuss and finalise a baseline Opportunities and Constraints document (available as Appendix C) which assessed the site's characteristics and identifies key issues that the development of an Energy Park would need to consider. A summary of comments received via this process are outlined within the promoter's consultation schedule included at Appendix D. The Council has separately followed up with relevant stakeholders for confirmation the Masterplan as drafted is robust from their technical perspective, and following their separate discussions with the promotion team, and this has been confirmed.

5.4 An initial round of consultation was undertaken by the promoters by way of introductory briefings held with local stakeholders. These comprised Burton Latimer Town Council (July 5th 2022), Finedon Town Council (July 13th), Cranford Parish Council (July 28th) and Woodford Parish Council (August 16th). The promotion team also presented to the Planning Policy EAP on October 24th 2022. At this meeting Members were taken through an initial draft Opportunities and Constraints document referred to above, including how masterplan boundaries have been defined (as required by JCS Policy 26), as well as more detail on next steps regarding future consultation exercises and finalising the masterplan. This was followed by the publication of a bespoke consultation website[4] which sought comments on initial proposals over the 4-week period between October 31st and November 28th 2022.

5.5 A schedule of feedback received as part of the consultations outlined at para 5.4 above, which also includes responses to this from the promoters, is available at Appendix D[5]. Within these responses the promoters also make clear how the Masterplan has either been amended as a result of specific feedback received or will be addressed through forthcoming planning applications. Of particular note, as part of this process, the masterplan was amended to make provision for additional public access (following a suggestion by Cranford Parish Council) and references the potential for a community fund (as suggested by both Burton Latimer, Cranford and Woodford Parish Councils).

[4] https://www.ketteringenergypark.co.uk/

[5] 69 comments were provided via consultations with the Town and Parish Councils outlined at para 5.4 above and an additional 28 comments were received in response to the website consultation held between October and November 2022.

5.6 In summary, it is considered that up until this point, the promoters have undertaken the required level of consultation with the local community and stakeholders on the proposals and can demonstrate how feedback has shaped development of the Draft Masterplan Document to date to the effect that this element of JCS Policy 26 has been fulfilled. Notwithstanding this, however, should the Draft Masterplan Document be agreed for further consultation involving a broader range of stakeholders and local residents, groups and organisations, it is expected that any additional feedback received shall continue to be taken on board by the promoters through amendments to the final Masterplan and in the preparation of future planning applications for the site.

5.7 The next element of this report will discuss how the Draft Masterplan Document responds to each of the criteria relating to Kettering Energy Park contained within Joint Core Strategy Policy 26.

Criterion 1: Define development boundaries and also the renewable/low carbon technologies and land uses to be developed on the site

5.8 As outlined at paragraph 8.33 of the Joint Core Strategy, the co-location of renewable and low carbon technologies in “Energy Park” developments have the potential to strengthen the development of green industries in North Northamptonshire and support a sustainable and stable supply of energy. Paragraph 8.34 further clarifies that the potential for such developments is greatest in locations where energy generators are already in operation; the necessary infrastructure exists or can be provided; they are close to existing or proposed major users of energy; and where adverse impacts of development can be satisfactorily mitigated, with Kettering Energy Park (locally referred to as “Land at Burton Wold”) considered the main area of opportunity in this regard.

5.9 As outlined earlier in this report, Land at Burton Wold denotes the location of two operational wind farms comprising 19 wind turbines (which have a theoretical generating capacity of 36 MVa). These wind farms are supplemented by an (as yet) unimplemented consent for a solar farm which could generate an additional 40 MVa on site. These renewable energy sources are augmented by an agreement with the network operator to import 40MW and export up to 65 MW of supply via the overhead power lines which cross the site and enable a 132kv grid connection to be made. This baseline position provides the context from which the Draft Masterplan Document, and land use/proposals within, has been developed by First Renewable Developments Ltd.

5.10 Section 14 of the Draft Masterplan Document explicitly covers off the definition of site development boundaries (as required by JCS Policy 26). Not only does this cover the extent of the development area, it also outlines proposed land use by typology within, including areas for energy infrastructure, employment development and landscape buffers.

5.11 Sections 15 (Development Zones) and 16 (Proposed Uses) of the Masterplan address the Policy requirement to define the renewable/low carbon

technologies and land uses to be developed on the site. Section 15 makes clear that x2 zones are proposed which will serve as the focus for new employment activity on site (Employment Zones North and South) and details that Use Classes E (Research and Development, Light Industrial), B2 (General Industrial) and B8 (Warehousing/ Logistics) are proposed across both areas, with different scales of development proposed between each[6]. Section 15 also provides further detail on new energy infrastructure required to facilitate the new uses proposed on site. Alongside the consented solar farms this includes a new point of connection adjacent to the existing overhead power lines to allow the import and export of energy from the grid. It also makes clear that any new connection is to be supplemented by batteries which will enable any surplus energy to be stored on site, smoothing flows across the Grid and concurrently increasing both resilience and energy security. The potential for hydrogen related energy infrastructure at the site is also highlighted in this section albeit this is a less developed proposition.

5.12 Section 15 of Draft Masterplan Document also introduces proposals for a Future Technology Centre and Hydroponics area for advanced agriculture as well as outlining a location for a Biodiversity Net Gain receptor site. The Future Technology Centre is proposed as a gateway to the site and location for development which aligns with technological advancement and the transition to a low carbon economy. Here a maximum floorspace of c.15,000 m2 is proposed where uses such as EV charging facilities or office, research and development, light industrial uses including potential laboratory spaces would be appropriate.

5.13 The Hydroponics area covers 47 hectares and would effectively comprise of specialist glasshouses which provide a growing environment where heat, light and nutrient provision is closely monitored and controlled dependent on the crop being grown. The Masterplan outlines this is a beneficial approach for a number of reasons including the extension of growing seasons, less reliance on imports, more efficient use of water, greater crop yields. Section 16 highlights the potential for hydroponic systems to be powered by the onsite renewables in combination with a business which generates excess heat[7], such as manufacturing or cold storage uses.

5.14 On the basis of the above analysis, it is considered that the Masterplan proposals for the energy park address this element of JCS Policy 26 in terms of outlining potential technologies and land uses. However, it is important to reemphasise the lack of detail regarding the scale of potential cold stores (B8 warehousing) associated with the Hydroponics area, which, without details of potential floorspace, may downplay the overall scale of B8 development at the site. This means that the analysis of on-site B8 at para's 5.17– 5.21 below, which is flagged as potentially significant and contrary to the provisions of Policy 26, could be greater.

[6] The assessment of Criterion 2 of JCS Policy 26 in respect of Kettering Energy Park (overleaf) provides further detail on these zones.

[7] Section 18 (Sustainability) outlines that the Hydroponic uses will have limited demand for energy, with the inference being renewable energy produced on site.

5.15 Finally, as outlined, an area is proposed for Biodiversity Net Gain (BNG) located adjacent to the existing Cranford (geological) SSSI on site. This is included as a result of provisions within the Environment Act 2021 which will require all new planning permissions in England[8] to deliver at least 10% BNG from a (as yet unconfirmed) date in November 2023. The BNG area onsite proposes a minimum net gain of 10% but also flags this is to be bettered whenever possible.

5.16 Taken together, it is considered the Draft Masterplan Document meets the provisions of JCS Policy 26 in respect of criterion 1 (Define development boundaries and also the renewable and low carbon technologies and land uses to be developed on site).

Criterion 2: Make provision for a mix of complementary employment uses to facilitate development of local knowledge, expertise and research and development

5.17 JCS Policy 26 does not define which employment uses are to be delivered at the Energy Park aside from outlining the need to make provision for research and development at criterion 2. However, as outlined previously, proposals for the site need to be worked up in consideration of existing facilities. The Draft Masterplan Document outlines that use classes B2 (General Industrial), B8 (Warehousing), and E (Research and Development, Light Industrial) are considered complementary development typologies on the basis these are able to make use of the renewable energy at the site, particularly where a high energy demand user is present to make use of the available energy.

5.18 At Section 16 of the Draft Masterplan Document (Proposed Uses), an "Employment Uses Energy Criteria" is set out which was prepared in conjunction with SEMLEP and NNC. These criteria were established to test and ensure that future onsite occupiers genuinely fulfil the policy requirements to have high energy demands or which are associated with the transition to a low carbon economy or society. These criteria cover, amongst other things, business operations which include automation of operations (e.g., manufacturing using robotic assistance/ automated processes, logistics and distribution operations using intelligent robotics, automated scanning and picking) and engineering, manufacturing, R&D or other operations linked to low/zero carbon sectors or the transition away from fossil fuel dependency. It is considered that if adopted, these criteria should provide a basis to secure uses on site which align with the requirements of JCS Policy 26 and the need to make provision for a mix of complementary employment uses to facilitate development of local knowledge, expertise and research and development.

5.19 The requirements outlined above are translated in the Draft Masterplan Document through specific sections which provide detail on the type, scale, and location of development at the site. In Section 15 of the Draft Masterplan Document (Development Zones), detail is provided on the proposed development zones including the scale of development the promoters consider appropriate. These comprise a North and South Employment Zone. At Employment Zone North, appropriate uses are identified as Classes E

[8] With a few exemptions

(research and development), B2 (General Industrial) and B8 (Warehousing/ Logistics). In this area a maximum floorspace of 235,000m2[9] is identified. Additionally, a maximum anticipated building height of 30m from finished floor level is outlined.

5.20 At Employment Zone South appropriate uses are identified as Classes E (research and development, light industrial), B2 (General Industrial) and B8 (Warehousing/ Logistics). In this area a maximum floorspace of c.140,000m2 is identified[10]. Additionally, a maximum anticipated building height of 21m from finished floor level is outlined (subject to occupier requirements).

5.21 At Section 16 clarity is also provided on the potential weighting of uses on site relative to those development quantum's outlined at paragraphs 5.17-5.20 above. Here it is clarified that there has been considerable demand from B8 occupiers in recent years for larger sites which have a good power supply and the ability to reduce their carbon footprint during operation. In order to meet this demand, it is proposed within the Draft Masterplan Document, that c.70% of the proposed floorspace as outlined would likely be weighted towards B8 use. On this basis, the Draft Masterplan Document appears to constitute a predominantly strategic scale B8-led proposal, which, as drafted, is not considered to wholly comply with Policy 26 of the JCS which does not allocate the site for such uses OBJ

5.22 As outlined at paragraphs 5.12 – 5.13 above, the Draft Masterplan Document also highlights the potential for cold stores associated with the Hydroponics area[11], albeit no detail is provided on the potential scale of these. Cold Stores are flagged as appropriate here given the linkages to Hydroponics-derived food production and the potential to make use of on-site renewables to meet their high energy requirements. Notwithstanding this, however, if Cold Stores were to come forward this would represent further B8 development on site which would be in addition to the figures presented at paragraphs 5.17-5.20 above.

5.23 As part of outlining the economic benefits anticipated through the Energy Park proposals, Section 22 (Proposal Benefits) of the Draft Masterplan Document sets out that c.550 jobs will be directly supported through the construction stage of developing the site and 5,500 jobs during the operational phase. However, no detail is provided on the distribution of these jobs so it is not possible to determine how these are anticipated to come forward at this time. Notwithstanding this, however, the Draft Masterplan Document outlines that this project would bring an initial £512m investment (direct and indirect) to the area during the construction phase and provide £167m per annum into the local economy.

5.24 The Draft Masterplan Document also highlights the potential to secure a training and skills package, including through the construction and operational phases of future development on site (Section 21: Delivery) and outlines that

[9] This figure excludes any provision for mezzanines.

[10] This figure excludes any provision for mezzanines.

[11] The Hydroponics area is flagged as 47ha in size within the Draft Masterplan Document

businesses locating to the site will be encouraged to offer skills and training opportunities for employees (Section 22: Proposal Benefits). These are proposed to be delivered as part of a future planning application and secured via Section 106 Agreement (Section 21: Delivery and Section 23: Response to Policy 26)

5.25 On review, although these proposals have been developed in the context of JCS Policy 26, if they were to proceed at the scale outlined above there could be implications for the development of the NNSP. Namely, if, as outlined by evidence accompanying the Draft Masterplan Document, new B8 floorspace at a range of 187,500m2 – 273,000m2 (50% or 70% of the overall floorspace proposed) were to come forward, this site alone would constitute a significant amount of new logistics floorspace in the context of wider need (which is being identified through the Housing and Economic Needs Assessment which will shortly be finalised), with a likely implication being that the need to identify additional logistics sites would be reduced across the area as the current proposals, would take up a significant amount of North Northamptonshire's future requirements[12].

5.26 Of course it is recognised that North Northamptonshire, and the A14 corridor in particular, is an important location for logistics where demand for such development is very high. This was set out in the feedback to the Scope and Issues consultation reported to 14th December 2022 Planning Policy EAP[13]. However, given Land at Burton Wold was not identified as a strategic site or for B8 development in the JCS, such uses at this location have never been tested, particularly relative to other sites allocated in the Joint Core Strategy. Indeed, in 2022 the Council undertook an authority-wide Call for Sites exercise as part of developing a Housing and Economic Land Availability Assessment (HELAA) and through which a number of alternative strategic-scale sites for B8-led development were put forward for assessment in the vicinity of the A14 corridor. If the current proposals were to proceed on the basis of the Draft Masterplan Document, they would take up a significant amount of North Northamptonshire's future logistics requirements and reduce the need for additional sites across the area. On this basis the proposed quantum of development represents a concern.

5.27 Notwithstanding these concerns, however, the Draft Masterplan Document does provide a justification for the site uses proposed in relation to the existing, and proposed forms of renewable energy, particularly where end users have a high energy demand[14] and which is a central determinant of meeting the requirements of this Policy. The Draft Masterplan Document is also considered to address the need to facilitate development of local knowledge, expertise and research and development through making provision for the Future Technology Centre on site where proposed uses include potential laboratory spaces and

[12] Indeed, the element of the site devoted to B8 use could be even higher if the Cold Stores associated with Hydroponics were to come forward (as outlined at paragraphs 5.13, 5.14 and 5.22 above).

[13] https://northnorthants.moderngov.co.uk/documents/s13539/PPEAP%2014-12-22%20Item%205%20-%20NN%20Strategic%20Plan%20Scope%20and%20Issues%20response.pdf

[14] Examples flagged within Section 4 (Strategic Overview and Employment Need) are cold stores, data centres and operations that use robotic retrieval systems

research and development, amongst others, with these uses in particular flagged as providing potential capacity to businesses struggling to find space in areas of high demand such as Cambridge. Overall, it is considered the Draft Masterplan Document broadly covers off the requirements of criteria 2 of JCS Policy 26 as outlined, albeit there remains concerns as to the inclusion, and scale, of potential B8 operations within, for the reasons flagged above. On this basis it is essential that the Council retains the flexibility to assess future proposals through planning applications and consider these in the context of other sites and the emerging strategic plan. Notwithstanding this, Members may wish to consider amendments to the Masterplan document as a result of responses and new evidence presented through this consultation.

Criterion 3: Demonstrate how the proposal will contribute towards meeting the energy needs of existing and planned development, including East Kettering SUE, strategic development at Junction 10 of the A14 and employment uses associated with the site;

5.28 A renewable supply of energy already exists at Burton Wold by virtue of the wind turbines present, with this to be further supplemented by existing consents for the installation of 40MW of solar arrays. As outlined previously, 132kv power lines also cross the site with the intention that a new grid connection is made to these as part of the overall package of proposals. Cumulatively this infrastructure provides the opportunity for on-site occupiers to make use of renewables-derived energy (including from battery storage) and also direct connection to the national grid in the event back up energy is required (providing on site energy security). This baseline position, alongside the proximity of the site to the A14, is what has driven the proposals outlined in the Draft Masterplan Document.

5.29 As the Draft Masterplan Document makes clear, significant interest has been expressed in the site from a number of potential occupiers but it is the Council's understanding that there are no firm agreements in place as of yet. As a result, the Draft Masterplan Document seeks to retain flexibility throughout, with occupier requirements flagged as a central determinant as to the future scale and layout of buildings. Notwithstanding this, however, it is considered that the Draft Masterplan Document has sought to outline how the energy needs of planned development on site will be met throughout (in relation to the Use Classes outlined) through a combination of existing (wind) and planned (solar), on site renewables (including on new buildings), battery storage and proposed new grid connection. Energy efficiency is also flagged as a key factor in reducing on site energy requirements with the target that all new buildings on site will be BREEAM 'excellent" and have EPC ratings of 'A' to ensure they are energy and water efficient so that best use is made of energy (including that derived from on-site renewables).

5.30 In terms of how the proposals will contribute towards the needs of existing and planned development, including East Kettering SUE and strategic development at Junction 10 of the A14, the promoters have considered this issue at Section 23 (Response to Policy 26) of the Draft Masterplan Document and make clear that they consider the opportunity to make these linkages has been exhausted. Namely, it is concluded that to expand connectivity from the

site would not be viable on the basis of uncertainty regarding (a) the phasing of other development and the Energy Park (b) the loads needed from the Energy Park and (c) the distance of these other developments from the Energy Park is also a constraint in respect of land ownership and the capital costs needed to provide any connection.

5.31 At the time of developing the JCS, and inter alia, proposals for this site, both the Kettering East SUE and J10 of the A14 were relatively undeveloped and, had the Energy Park proposals been brought forward earlier, opportunities could have existed to make the required connections as sought by JCS Policy. However, since this time, both development areas have been under construction and are currently part occupied. Indeed, at Segro Park (Kettering Gateway - Junction 10 of the A14) **15** only one unit remains unoccupied before this site is completed. On this basis the Council is in general agreement with the promoters that the opportunity to link the Energy Park to the developments named in Policy has been exhausted.

5.32 Notwithstanding this, however, the Draft Masterplan Document flags throughout the potential for a Community Fund and this is an area where the proposals, if brought forward, could contribute towards meeting the energy needs of planned and existing development. Specifically, such a fund could be used to contribute to energy efficiency measures and reducing carbon emissions in the local area and, if secured, could contribute towards the wider objectives of this Policy criteria. At Section 21 of the Draft Masterplan Document (Delivery), it is outlined that any such fund would take the form of an annual financial contribution to local Towns and Parishes to support local initiatives and projects related to energy efficiency, sustainability and the move towards a low carbon society. Notwithstanding the issues raised in linking the on-site renewable energy to the development areas flagged in this Policy, the potential for a Community Fund is noted and could serve to address the issue of contributing towards meeting the energy needs of existing development. Given that development at Kettering East and J10 of the A14 has moved on in recent years, a proposed Community Fund may be considered a pragmatic answer to addressing the requirements of Policy, albeit this will still need to be secured via a future planning application.

<u>Criterion 4: Create a model for zero carbon energy through the installation of exemplary energy efficiency standards in buildings which use energy produced on-site in their operation</u>

5.33 Section 18 of the Draft Masterplan Document provides a summary of the proposals in relation to Sustainability. Within it is outlined that all new buildings on site will target BREEAM ‘excellent” and have EPC ratings of ‘A’ to ensure they are energy and water efficient so that best use is made of the renewable energy available at the site. Additionally, it is proposed that solar PV will be included in the roof space of new buildings to further increase the amount of renewable energy generated at the site. If followed through as outlined, the promoters consider these approaches will minimise the energy required in the

[15] https://www.sp-kg.co.uk/

daily running of new premises on site and could facilitate future business activity to be 100% powered by the renewable energy created on site.

5.34 On the basis of high fabric efficiency, plus the provision of additional renewable technologies on site (both ground mounted and rooftop solar), it is considered that these proposals do represent a model which provides a pathway for zero carbon energy albeit the exact detail of this cannot be completely verified at this stage of development proposals (but is something which can be tested through the planning application stage). However, for this stage of development, there appears to be sufficient detail to suggest this Policy requirement can be met. In determining this, officers recommend that the final Masterplan should form part of the outline application as covered in Section 21 (Delivery) of the document.

6. Issues and Choices

6.0 This report has focussed on examining how the Draft Masterplan Document prepared for Kettering Energy Park aligns with JCS Policy and provides Members a basis upon which to decide whether to endorse the document ahead of the promoters undertaking a full consultation on the proposals for the site. Following this consultation (and consideration of the subsequent responses, and any amendments required to the document), the Council will consider whether it can be approved, and subsequently considered as a material consideration which will inform the preparation and consideration of planning applications for the site.

6.1 As outlined at paragraphs 5.1 - 5.6 above, through close liaison with stakeholders both internal and external to the Council, the opportunity has been taken to shape the Draft Masterplan Document and respond to any feedback or concerns raised (see Appendix D) and as a result there are no constraints with the proposals as drafted from a technical viewpoint. Furthermore, taken as a whole, the Draft Masterplan Document, appears to be in general conformity with the provisions of JCS Policy 26 albeit there is a future decision to be made whether the both inclusion of strategic-scale B8 (Warehousing/Logistics) development conforms with JCS Policy 26, which does not allocate the site for strategic employment purposes (and which the Draft Masterplan Document effectively seeks). Notwithstanding this, however, it is considered that this is an issue which can be addressed following feedback received to the next stage of public consultation which will help inform the future approach to proposed employment uses on site, In light of this, given some of the uncertainties/concerns raised on the scale and type of uses proposed at the site, it is important that whilst the Council may ultimately sign up to the Vision provided by the Masterplan, doing so does not pre-judge determination of applications or other considerations in preparing the North Northamptonshire Strategic Plan.

7. Next Steps

7.1 If this Draft Masterplan Document is endorsed for consultation, it is envisaged that the Promoters intend to undertake a 7-week consultation on its content,

following which the document shall be amended as necessary subject to feedback received as part of this process. As reported to Planning Communities EAP on January 30th 2023, it is timetabled that an additional report on the responses to this consultation shall be taken to a future EAP. This was previously identified as July 19th but the intention is to now bring this forward to June 12th 2023. This report will present the responses to this consultation and propose any changes to the Masterplan as a result of responses received. Following consideration by the EAP, it is intended the document be forwarded to the appropriate committee for approval, following which it is understood the promoters shall submit planning applications to the Council, of which the Masterplan will form part, for its consideration.

8. Implications (including financial implications)

8.1. Resources, Financial and Transformation

8.1.1. The costs associated with the preparation of the Masterplan have been borne by the scheme promoters. In terms of the Council's involvement, NNC officer time and specialist advice sourced by the Council, have been funded via a Planning Performance Agreement between the Council and First Renewables Ltd. The cost of material supplied electronically and in print for the proposed consultation will be accounted for within these same budgetary costs.

8.1.2. In terms of transformation, officers and Members have committed time and effort to inputting into the shaping of the Masterplan with the promoters. The benefit this has brought is that the product before Members today is thought to be of a far superior standard than it would otherwise have been if both the promoters and Council hadn't proactively supported work inputting into the product. The expectation is that this front-loaded and transparent approach to working will deliver social, environmental and economic benefits as a result.

8.2. Legal and Governance

8.2.1. The Kettering Energy Park Masterplan, once approved, will satisfy the requirement for it as specified in Policy 26 of the North Northamptonshire Joint Core Strategy. It will also provide the promoters and developers of the site with a framework to firstly attract investors to the site and guide them in the preparation of planning applications for submission. The Masterplan will also form a material consideration in the assessment of applications by the Council's officers, and Members in determining applications at the site.

8.2.2 The Planning Communities EAP will provide governance in the further development of the Masterplan, after initially having received a presentation from the promoters during the process of developing the Draft Masterplan Document.

8.3. Relevant Policies and Plans

8.3.1. Policy 26 (*Renewable and Low Carbon Energy*) of the North Northamptonshire Joint Core Strategy provides the policy framework for new renewable energy generation for North Northamptonshire. The policy also

identifies Land at Burton Wold to serve as a decentralised energy network which will link energy production to existing and new development. It also identifies a series of criteria for proposals to be in accordance with within the Energy Park and requires the preparation of a comprehensive masterplan to be prepared in consultation with the local community and stakeholders, (which is to be agreed by the Council). The Draft Masterplan Document has been prepared to meet this policy.

8.3.2. In terms of the Council's Corporate Plan, the proposals outlined through the Draft Masterplan Document has the potential for making a positive impact on two key commitments. Firstly, in terms of *Safe & thriving places* it meets the requirements to attract tourism, visitors and inward investment, working with local businesses and partners to support the creation of high-quality, better skilled jobs. For *Green, sustainable environment,* it demonstrates clear leadership on tackling environmental sustainability and work with communities and businesses to tackle climate change and improve air quality and promote sustainable, active travel. Embed low carbon technology, sustained and improved green infrastructure, and sustainable forms of transport fir for the future.

8.4. **Risk**

8.4.1. The purpose of this report is for Members to review the content of the Draft Masterplan Document ,and other supporting information, and endorse them for public consultation. There is a risk that as a result of responses to the consultation, information emerges that bring about the need for minor or major change to the content of the Masterplan. However, officers will continue to work with the promoters and stakeholders to ensure that the information presented to Members is fair and balanced, and that suitable solutions are identified to permit agreement on a Masterplan which Members can approve, to secure a high-quality development for the area.

8.4.2. There are also risks that consultees don't respond within the timescale of the consultation. To negate this, however, the period of the consultation has been expanded to accommodate a busy period of bank holidays, and colleagues will engage with an urgency to ensure that the necessary information is provided to enable a full and proper response.

8.5. **Consultation**

8.5.1. The proposed consultation period has been extended beyond the agreed Statement of Community Involvement period of 6 weeks, to account for the busy period of bank holidays. The consultation is planned to be launched as soon after this Executive Advisory Panel meeting as possible, hopefully Thursday 30th March, and operate for 7 weeks until Friday 19th May. Information will be provided on the promoter's website, with a link to it from the Council's website. The Council's media and social media channels will be used to seek to ensure that residents and other stakeholders are made aware and directed to the relevant information which allows them to comment on the consultation material.

8.5.2. In addition, it is intended to arrange an in-person event at Burton Latimer Civic Centre on 21st April 2023 to provide interested parties the opportunity discuss the Draft Masterplan and scheme proposal with the promoters and officers of the Council.

8.6. **Consideration by Scrutiny**

8.6.1. The papers haven't been considered by Scrutiny however, if requested then officers are prepared to prepare a set of papers for the group's consideration.

8.7. **Equality Implications**

8.7.1 An Equalities Impact Assessment screening has not been prepared for this report but will be prepared in consultation with the Council's Equalities team upon publication. The results of this will be reported to Members.

8.8. **Climate Impact**

8.8.1. The Council, having declared a climate and environment emergency in June 2021, is committed to reducing its climate impact both within its own Council buildings and in working with businesses and the wider community to achieve net zero. It is considered that the Draft Masterplan Document is giving clarity and shape to the significance of the scheme proposed at Kettering Energy Park, with its focus on building on its renewable energy credentials and optimising the use of that energy, including high levels of energy efficiency on site. In addition, the broad range of initiatives to support zero carbon or low carbon efforts, and the sustainability of the proposed development is considered positive.

8.9. **Community Impact**

8.9.1. Consultation on the Draft Masterplan Document is hoped to draw out any points around the community impact of the Masterplan and the proposed development. The scheme is of significance, with the potential for bringing with it job opportunities, investment, environmental enhancement, and benefits in terms of Biodiversity Net Gain. It may however also bring about challenges albeit, the process of preparing this Masterplan has already helped shape and add community value to the proposal, and it is anticipated that the proposed consultation will further this, as will the process of considering planning applications.

8.10. **Crime and Disorder Impact**

8.10.1. The development will need to consider issues of crime and disorder. This is expected to form a part of submissions made to this consultation, and through the subsequent planning applications that follow.

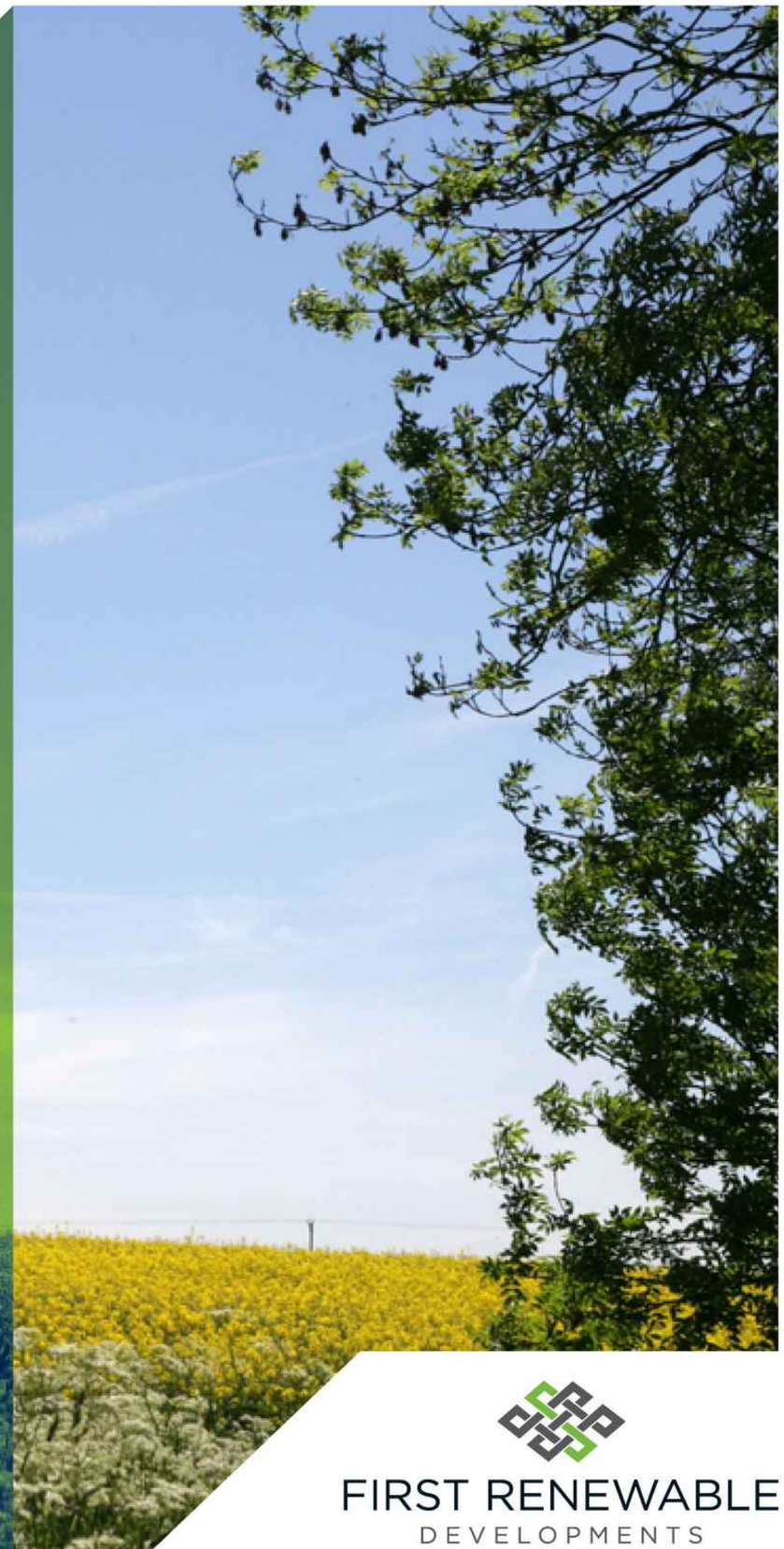
9. Background Papers

9.1. Minutes of Planning Policy EAP 24th October 2022
https://northnorthants.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=862

KETTERING
ENERGY PARK

A unique opportunity to create one of the UK's most sustainable developments

Draft Masterplan Document



MARCH 2023

FIRST RENEWABLE DEVELOPMENTS

FIRST RENEWABLE
DEVELOPMENTS

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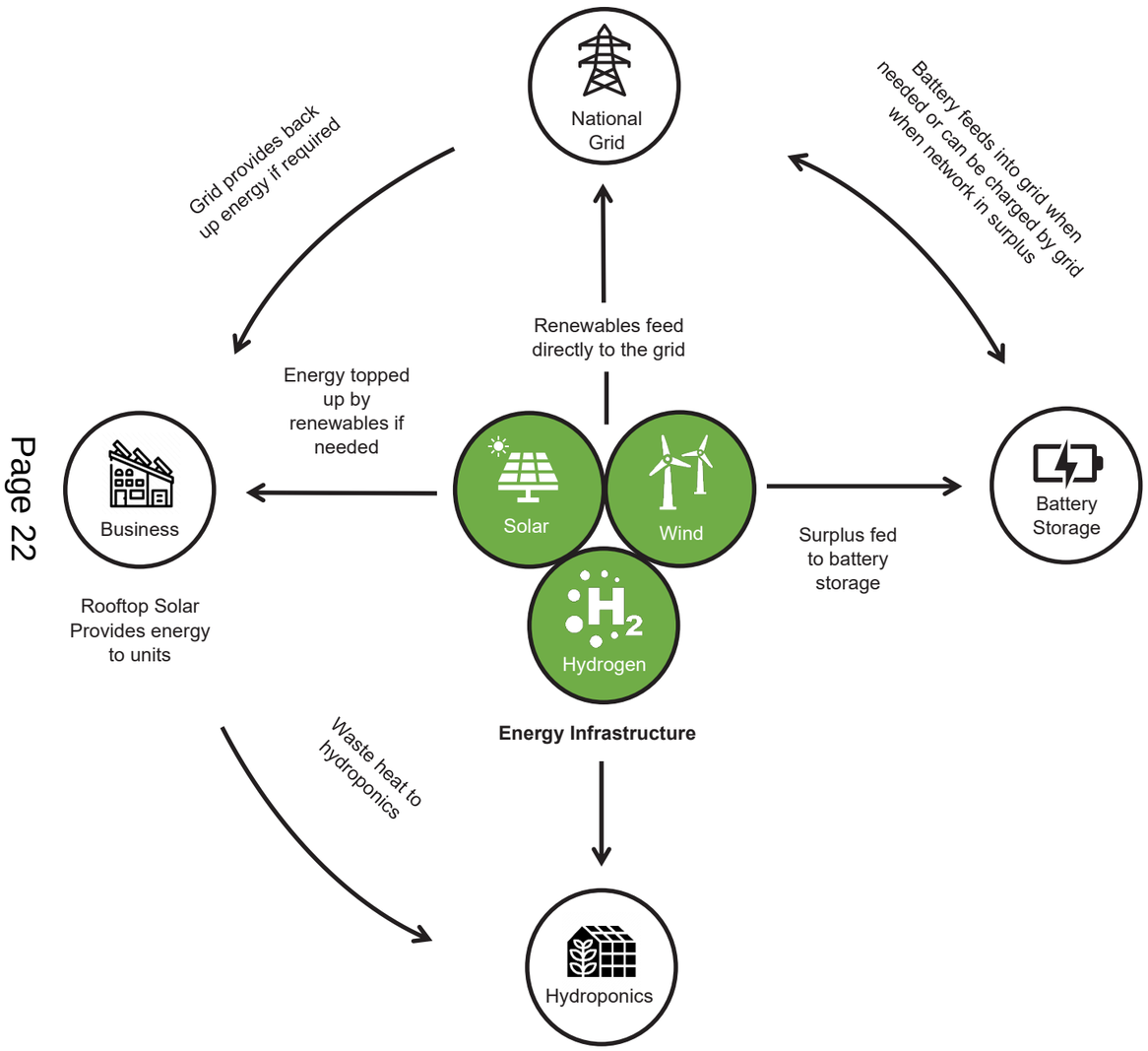
FIRST RENEWABLE
DEVELOPMENTS

FOREWARD



This document presents the vision and the development principles for a proposed Energy Park adjacent to the Burton Wold Wind Farm in North Northamptonshire. The Masterplan responds to adopted planning policy as set out in the North Northamptonshire Joint Core Strategy and will be a guide for future development at the site.

The Energy Park proposal responds to a number of issues:

- Improving energy security and resilience;
- Supporting biodiversity and securing net gains;
- The transition to a low/zero carbon society;
- Making best use of existing resources;
- Providing suitable employment land for businesses that will support the economy in a way that minimises impacts upon the environment; and
- Provide a location for employment uses that have high energy demands, for businesses that want to minimise their carbon footprint.

The Energy Park incorporates existing renewable energy infrastructure, such as the Burton Wold Wind Farm, and will supplement this with additional energy infrastructure that will serve modern, energy efficient employment uses at the site. Advanced agricultural uses will sit alongside the employment uses and also benefit from the on-site energy provision and potentially excess heat from the employment units if available.

The Energy Park will also be able to provide energy storage capacity that can be fed back into the grid when needed, to optimise the use of the on-site renewable energy. A grid connection will be provided to allow the import and export of energy to and from the site to serve businesses that come to the Energy Park.

The Energy Park is intended to be a new location for businesses that have high-energy needs, which will benefit most from the available energy on site and the significant power capacity that will be provided at the Energy Park. Businesses will have the potential for 100% of their energy needs to be met by the on-site renewables and opportunities for energy generation will be taken through the addition of PV panels on the roof of new buildings.

The park will provide for a variety of employment needs and include a Future Technology Centre to support businesses that are involved in technological advancements and research and development associated with the transition to a low carbon future.

The Energy Park will be based in a landscaped setting that secures a biodiversity net gain and provides a high-quality setting for new employees at the site. This Masterplan has been prepared to provide a road-map of how this is achieved and confirms the key principles for the Energy Park.

The Energy Park proposals set out in this document provides a template for how development can be planned in a holistic manner to make best use of land to support the economy as well as the environment.

1. INTRODUCTION

THE ENERGY PARK PROJECT IS PROPOSED ADJACENT TO THE BURTON WOLD WIND FARM, WHICH IS SITUATED TO THE EAST OF BURTON LATIMER AND SOUTHEAST OF KETTERING WITHIN THE UNITARY AUTHORITY OF NORTH NORTHAMPTONSHIRE COUNCIL.

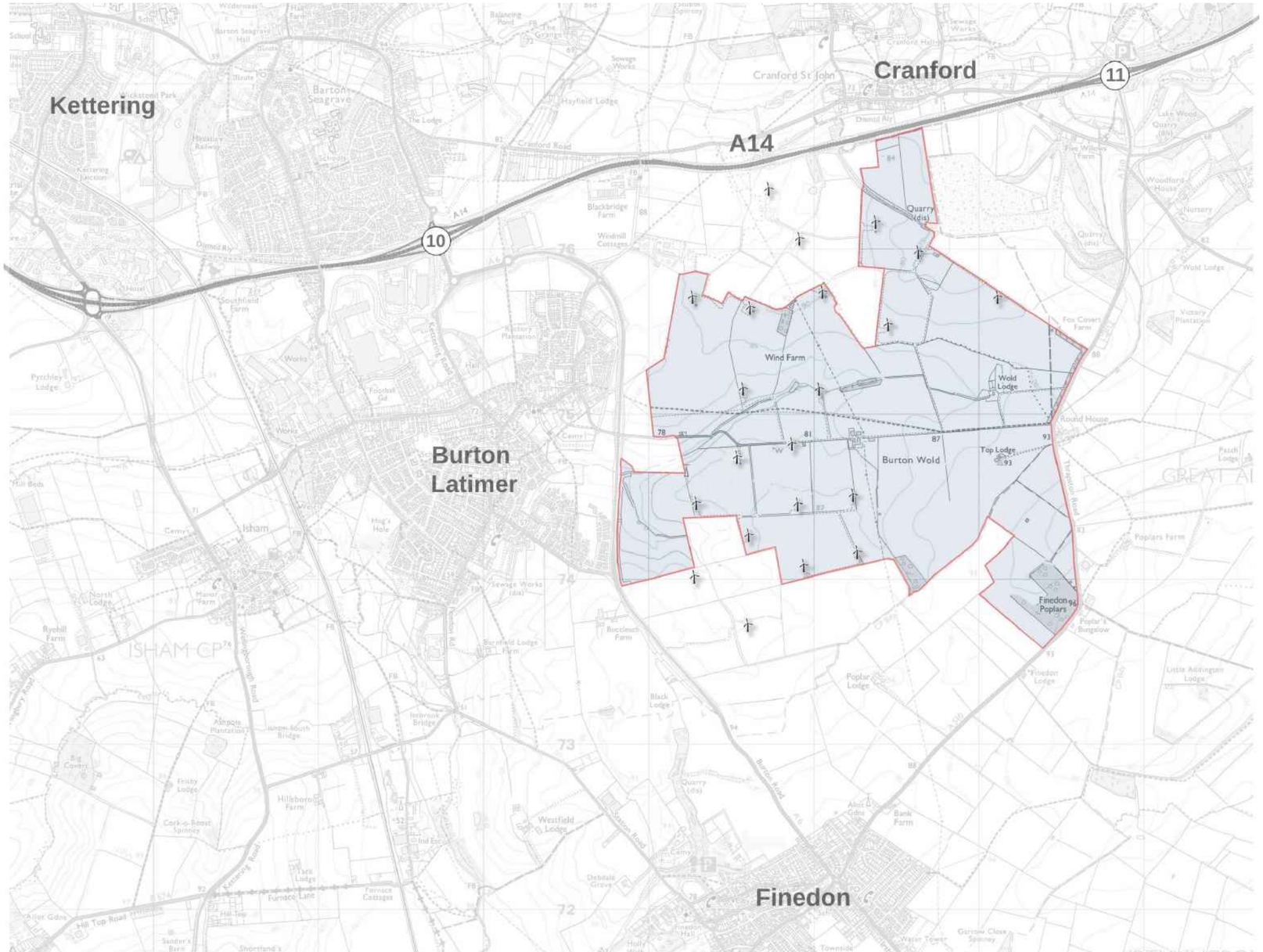


FIGURE 1. AREA OF SEARCH

This site has been identified as a location for an Energy Park within in the North Northamptonshire Joint Core Strategy.

This draft document follows the conclusions drawn from the opportunities and constraints document, which assessed the site's characteristics and identifies key issues that the development of an Energy Park would need to consider. The masterplan will further respond to the policies within the Joint Core Strategy to realise the potential of the energy infrastructure at the site and faciliate a development that will incorporate a mix of uses including additional energy infrastructure, advanced agricultural uses/hydroponics and new employment premises.

Policy 26 of the Joint Core Strategy requires a masterplan to be prepared to guide future development. The Energy Park has the potential to improve energy security and resilience and become an exemplar development that could support the transformation of Kettering to a low carbon economy. It is proposed that this masterplan document will inform future planning applications at the site and will include recommendations and a strategy that subsequent proposals will respond to.

The project is being led by First Renewables in conjunction with the Beaty family who have farmed the land for a number of years. The area of land that is controlled by First Renewable is shown in Figure 1.

This draft masterplan has been prepared following initial consultation with stakeholders, and local Town and Parish Councils.

2. THE VISION

THE VISION FOR THE ENERGY PARK IS:

"To create a sustainable development based around renewable energy, where energy generation matches or exceeds demand from adjacent energy intensive uses. The Energy Park will provide a catalyst for new investment within North Northamptonshire and will be based on principles of sustainability to minimise the impacts of development and support low carbon development that will contribute to the future economy."

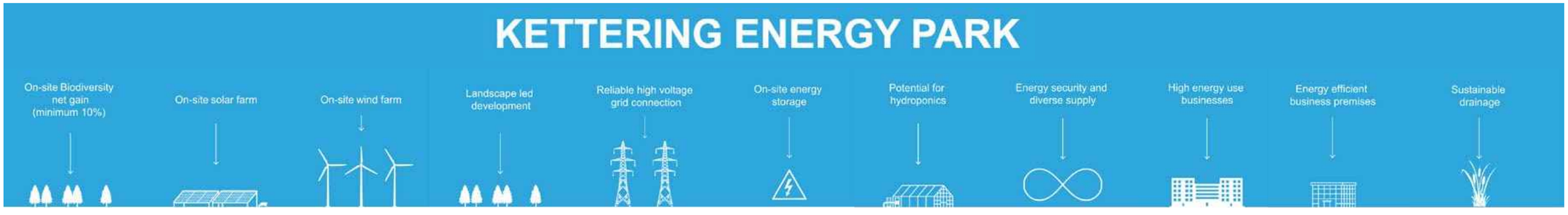
The vision is underpinned by the following principles:

- Responding to the energy crisis through provision of renewable energy infrastructure that will increase resilience and improve energy security;
- Responding to the need to provide sufficient supply of high-quality employment land to meet the needs of businesses, with good access to a suitable power supply;
- Matching renewable energy production with demand on-site;
- Securing a low carbon development;
- Implementing a Green Infrastructure Strategy that will integrate with existing ecological and landscape settings;
- Implementing a Sustainable Transport Strategy that will offer alternative and sustainable forms of access and modes of transport to the site;
- Creating a criteria for future employment development & uses classes to attract high energy users and businesses that focus on innovation;
- Promoting principles of sustainability to respond to the Climate Change and Environment Emergency declared by North Northamptonshire Council;
- Allow businesses to grow in a sustainable way within energy efficient premises using adjacent renewable energy;
- Provide the opportunity to accommodate advanced agricultural uses to improve food security; and
- Develop the site in a manner that is sympathetic to local character and history, including the surrounding built environment.

The Masterplan's vision and principles will be brought forward in conjunction with a Green Infrastructure Strategy. This Strategy will allow the development to come forward in a way that will:

- Respect existing landscape features and planting where possible;
- Provide a sympathetic landscape setting for the new development with amenity areas for new employees;
- Reduce the visual impact of development;
- Incorporate above ground sustainable drainage features; and
- Secure a minimum biodiversity net gain of 10% with native planting as part of a co-ordinated approach to landscape and drainage.

KEY PRINCIPLES OF THE ENERGY PARK



3. PLANNING POLICY CONTEXT

THE PROPOSALS FOR THE ENERGY PARK WILL DIRECTLY RESPOND TO THE CLIMATE CHANGE AND ENVIRONMENT EMERGENCY THAT HAS BEEN DECLARED BY NORTH NORTHAMPTONSHIRE COUNCIL AS WELL AS MANY OF THE KEY REQUIREMENTS OF THE NPPF. THE ENERGY PARK SEEKS TO ACHIEVE A SUSTAINABLE FORM OF DEVELOPMENT THAT MAKES EFFECTIVE USE OF LAND, IMPROVES BIODIVERSITY, USES NATURAL RESOURCES PRUDENTLY, HELPS MITIGATE AND ADAPT TO CLIMATE CHANGE AND SUPPORTS THE MOVE TO A LOW CARBON ECONOMY (NPPF PARAGRAPHS 8, 152 & 154).

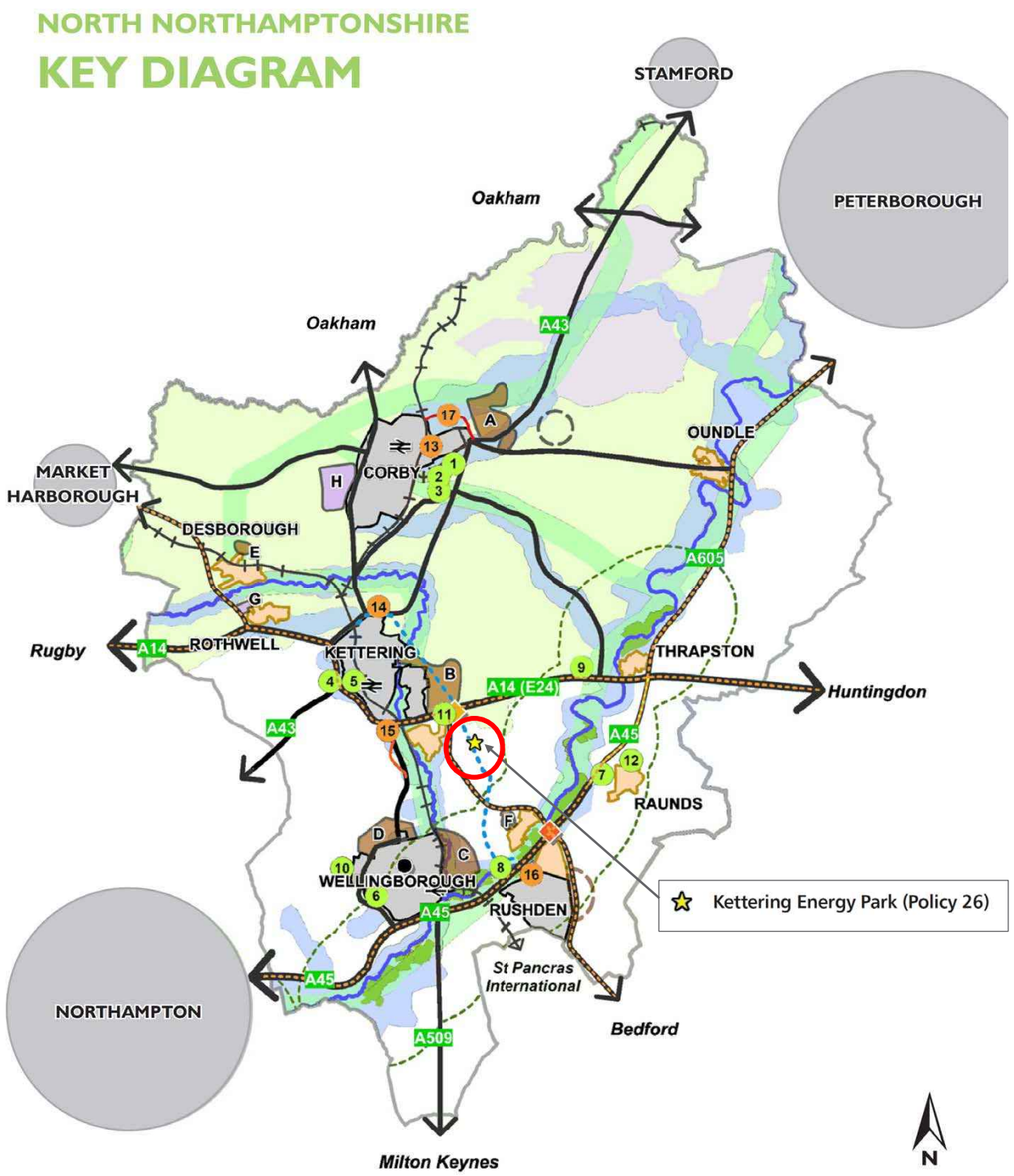


FIGURE 2. KEY DIAGRAM FROM CORE STRATEGY

At a more local level, the North Northamptonshire Joint Core Strategy (Core Strategy) was adopted in 2016 and this identifies that there is an opportunity to provide an Energy Park at Burton Wold. In strategic terms, the site has therefore already been considered as a suitable location to accommodate an Energy Park as this was reviewed in the course of preparing the Core Strategy.

Policy 26 of the Core Strategy (Renewable and Low Carbon Energy) identifies that development of the Energy Park will provide a decentralised energy network using renewable technologies.

The policy provides a flexible planning framework under which development can come forward at the Burton Wold site. For completeness, the relevant text of the policy is reproduced below:

Land at Burton Wold is identified for an Energy Park to add to the range of renewable energy technologies already present. The development will serve as a decentralised energy network which will link the energy production to existing and new developments.

Proposals within the Energy Park should meet criteria a) to i) above and should also be in accordance with a comprehensive masterplan which will be prepared in consultation with the local community and stakeholders and agreed by the local planning authority;

This will:

1. Define development boundaries and also the renewable / low carbon technologies and land uses to be developed on the site;

2. Make provision for a mix of complimentary employment uses to facilitate development of local knowledge, expertise and research and development;

3. Demonstrate how the proposal will contribute towards meeting the energy needs of existing and planned development, including East Kettering SUE, strategic development at Junction 10 of the A14 and employment uses associated with the site;

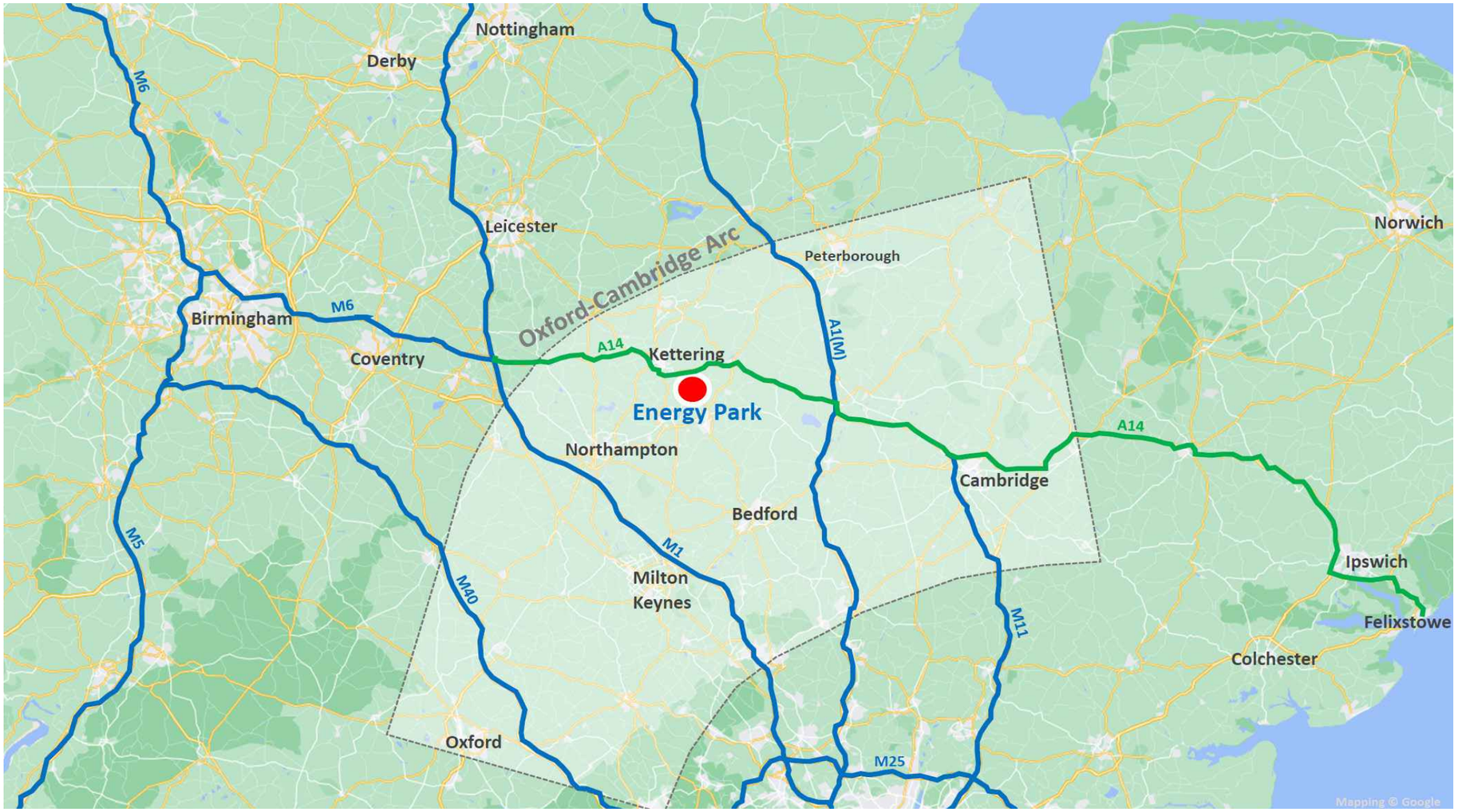
4. Create a model for zero carbon energy through the installation of exemplary energy efficiency standards in buildings which use energy produced on-site in their operation.

This Masterplan document aims to address the above points of this policy requirement as it will define the boundaries of the proposed development and also identify which energy technologies and other uses could be developed at the Burton Wold site. For reference, the full text of Policy 26 is included in the Appendix.

An assessment against these policy requirements is included in this document in Section 23 and the appendix.

4. STRATEGIC OVERVIEW & EMPLOYMENT NEED

THE PROPOSED ENERGY PARK WILL INCLUDE NEW EMPLOYMENT DEVELOPMENT TO SUPPORT INVESTMENT AND ECONOMIC GROWTH FOR BUSINESSES WITH HIGH ENERGY DEMAND. THE DEVELOPMENT WILL BENEFIT FROM ACCESS TO THE EXISTING AND PROPOSED ENERGY INFRASTRUCTURE AND CREATE AN ECOSYSTEM OF LIKE-MINDED USES THAT WILL SUPPORT THE TRANSITION TO A LOW CARBON ECONOMY. THIS SECTION PROVIDES AN OVERVIEW OF THE SITE'S CREDENTIALS AND THE NEED FOR ADDITIONAL EMPLOYMENT LAND WITHIN THE KETTERING AREA.



The site is located to the south west of Kettering and has excellent access to the A14, and the wider strategic road network, which puts other towns and cities in the UK within easy reach. The site is also within the sphere of influence of the Oxford Cambridge Arc and the associated knowledge and technology centres that these cities support.

FIGURE 3. STRATEGIC CONNECTIONS PLAN

STRATEGIC OVERVIEW

- Kettering Energy Park is well-connected at both regional and national level with good access to key transport hubs such as the Port of Felixstowe, the motorway network (M1, A1(M), M6 & M11), and nearby urban areas, so new businesses will be able to be to benefit from the site's excellent location near to Junction 11 of the A14.
- Located within the Oxford-Cambridge Arc, infrastructure in the area is expected to improve and the site has the potential to attract high-quality businesses and investors and offer more cost-effective lab space, R&D premises or other high-tech operations than more traditional areas where there is limited availability with higher-costs.
- Local population growth has the potential to enhance the workforce available to Kettering Energy Park and equally, the employment component of the site will provide jobs to the growing population.
- The Energy Park is intended to provide a resilient and robust supply of electricity for the uses at the site and also have the ability to export energy to the National Grid by acting as a buffer at times of peak demand elsewhere in the UK. The site is crossed by 132kv overhead power lines and an agreement is in place with the network operator to import 40 MW and export up to 65 MW of supply. This provides a robust energy supply to businesses, which is identified as a weakness of employment land in the Kettering area, and also provides flexibility for the National Grid and makes best use of the energy generated at the site.
- The Park intends to match energy production with consumption, to supply renewable resources for energy intensive businesses, and provide a catalyst for new investment within the area and North Northamptonshire's ambitions of carbon neutrality by 2030.

NORTH NORTHAMPTON ECONOMIC PROSPECTUS (2020)

- The Economic Prospectus sets out the longterm economic potential of North Northamptonshire, highlighting the area's existing strengths and recognising opportunities for future growth.
- The document sets out both the potential opportunities presented at the Kettering Energy Park, stating that the site has potential to support and encourage clean growth technologies and innovation through existing infrastructure and new development, which in turn will support a circular economy.
- The masterplan framework recognises the opportunities available at this site and through the provision of green renewable energy infrastructure, connected transport solutions and sustainable, modern employment units, will contribute to the local and wider economy, as set out within the Economic Prospectus.

EMPLOYMENT NEED

A review of employment need in the Kettering and wider area has been undertaken using a range of sources, including Local Authority evidence and market research. This research has revealed that there is a continuing need for high-quality employment premises across a range of sectors. Business requirements include, high levels of connectivity to the rest of the UK, a pleasant environment for employees, good access to power and increasingly, the opportunity to reduce their carbon emissions from their operations. The Energy Park site meets these requirements and will be attractive to a range of different businesses, indeed the North Northamptonshire area is seen as a location that should be attractive to businesses but a lack of supply and connection to power supply are issues that have deterred investment.[1] Other key points from the research has noted the following:

- Market analysis undertaken by North Northamptonshire Council[2] notes that investment is often lost due to the undersupply and suitability of employment space in the local and regional areas;
- There is high demand for suitable employment space offering a variety of units, varying in size and type
- There have been high levels of demand for new employment units in the East Midlands area, however the supply of floorspace is limited with less than a years supply available over the last few years.[3]

Provision of high-quality, modern employment floorspace at the Energy Park site can therefore help to address the significant under supply of employment premises, enable local businesses to expand and provide a location that will attract new employers and investors to the area. The proposed development makes an ideal location to establish employment uses that have high energy requirements, such as cold stores and data centres, as well as operations that use robotic retrieval systems.

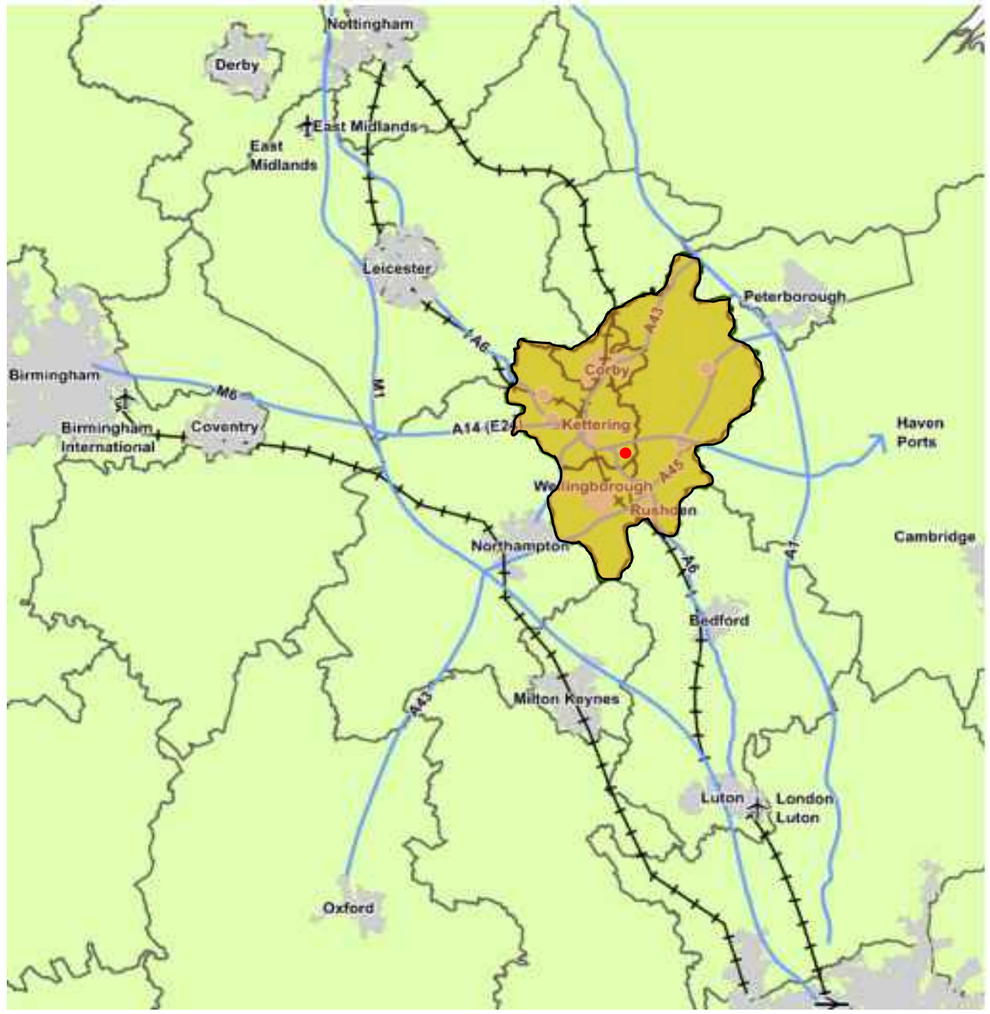


FIGURE 4. CONTEXT PLAN SHOWING NORTH NORTHAMPTONSHIRE AND THE ENERGY PARK

Footnote [1] - SEMLEP Local Industrial Strategy Evidence Base (SEMLEP, November 2018)
Footnote [2] - Kettering Employment Land Review (Aspinall Verdi, November 2018)
Footnote [3] - Big Shed Briefing (Savills, January 2022) & 2022 Industrial & Logistics Market Update & Outlook (JLL, January 2023)

5. SITE ANALYSIS & CHARACTERISTICS

THE AREA IDENTIFIED FOR THE KETTERING ENERGY PARK MASTERPLAN, SHOWN ON FIGURE 4 BELOW, IS TO THE SOUTHEAST OF KETTERING AND COMPRISES MAINLY GRADE 3 ARABLE FARMLAND, EXTENDING IN AREA TO APPROXIMATELY 445 HECTARES. THE TOWN OF BURTON LATIMER IS TO THE WEST OF THE SITE AND THE VILLAGE OF CRANFORD ST JOHN IS TO THE NORTH, WHILST FINEDON IS LOCATED TO THE SOUTH. THE BURTON WOLD SITE IS ALREADY HOME TO THE BURTON WOLD WIND FARM, WHICH ACCOMMODATES TURBINES OF UP TO 135 M IN HEIGHT TO THE TIPS OF THE BLADES.

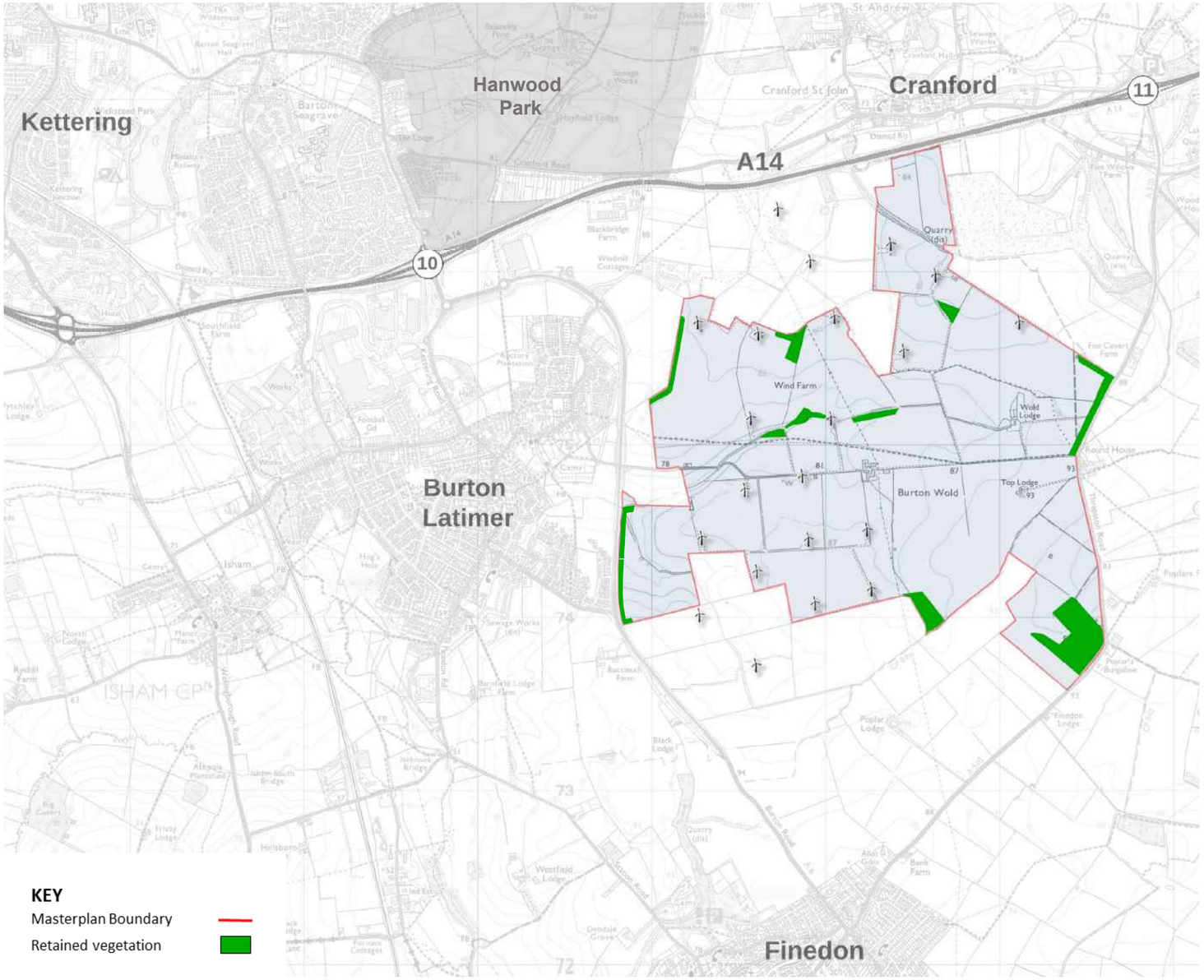


FIGURE 5. SITE LOCATION

The site lies to the south of the A14 is bounded by the A510 Thrapston Road to the east, and the A6 Burton Road to the west. The A510 connects to Junction 11 of the A14. It is home to the Burton Wold wind farm, which accommodates a number of turbines, which, at the time, were some of the tallest onshore turbines approved.

The site is therefore close to a number of population centres and is readily accessible by the existing road network. The Energy Park would therefore benefit from an existing labour supply, which will increase once the new Hanwood Park development of circa 5,500 new homes is developed to the East of Kettering.

Initial assessments have been undertaken to identify constraints, opportunities and key areas of the site where development of new energy infrastructure, business premises and other complementary uses could be located.

Potential development zones for the Energy Park have then identified based on this analysis. The assessment work for the masterplan has also considered proposals to mitigate any potential impacts that may arise from development at the site. In addition, opportunities are identified that could be incoprorated into the masterplan where these would benefit the local area and surrounding communities.

SITE PHOTOGRAPHS

8

Agricultural fields with existing woodland planting and wind turbines in background

7

Long range views towards the round house

1

Meadow land in the north of the site with the Cranford SSSI and wind turbines in the background

2

Existing Wind Turbines

6

The existing overhead power lines

5

View of the southern part of the site with the overhead power lines in the background

4

The existing operational farm buildings need to be retained to service agricultural land

3

The Grade II Listed Building known as the Round House

6. SITE CONSTRAINTS & OPPORTUNITIES

THE MASTERPLAN FOR THE ENERGY PARK IS BASED AROUND THE WIND TURBINES THAT COMPRISE THE BURTON WOLD WIND FARM, THE CONSENTED SOLAR FARMS AND AN AGREED CONNECTION TO THE OVERHEAD 132KV POWER LINES THAT RUN NORTH-SOUTH ACROSS THE SITE. THESE KEY FEATURES ARE THE REASON BEHIND THE IDENTIFICATION OF THIS SITE TO ACCOMMODATE AN ENERGY PARK.

Alongisde the site's existing energy infrastructure, prior assessments have been undertaken which have helped identify the site's constraints as well as opportunities for development.

This has helped identify and understand the principle matters that will directly influence the master planning of the proposed development of the site. The opportunities and constraints are set out in the opportunities and constraints document that supports the masterplan and which are summarised below.

SITE OPPORTUNITIES

- Provide additional energy infrastructure to improve resilience and support the transition to a low/zero carbon society
- Optimise the use of existing and new renewable energy sources by accommodating storage capacity at the site
- Provide modern, high quality employment premises that will allow businesses with a high energy demand to adapt to a low/zero carbon economy
- Support the development of new, modern, energy efficient employment premises on the least-constrained land
- Future businesses can directly benefit from the renewable energy supply
- Optimise the Energy production at the site by including PV's on the roofspace of future buildings
- Make future buildings energy efficient, targeting BREEAM 'Excellent'
- Secure a net gain for biodiversity on site, securing a minimum 10% requirement as set in the Environment Act
- Improve cycle and pedestrian access on and to the site
- Introduce a sustainable transport hub on site
- Potential to introduce new lab space
- Accommodate new, native planting which will provide landscape buffers, amenity areas and screening of the new development
- Incorporate above ground sustainable urban drainage features
- Support modern agricultural practices and provide space for hydroponic uses
- Explore the opportunity of a community fund

SITE CONSTRAINTS

- Location of existing and consented energy infrastructure
- Need to maintain operational farm buildings on site
- Requirement to accommodate surface water drainage to mitigate potential flood risk
- Existing planting and habitat features
- Existing public rights of way
- Setting of the Round House and Poplars Barn, which are designated Heritage assets
- Potential visibility of development

Key Drivers for the Masterplan include:

- Topography & ridgeline
- Primary routes and key linkages
- Waterbodies and watercourses
- Public rights of way
- Existing trees & hedgerows

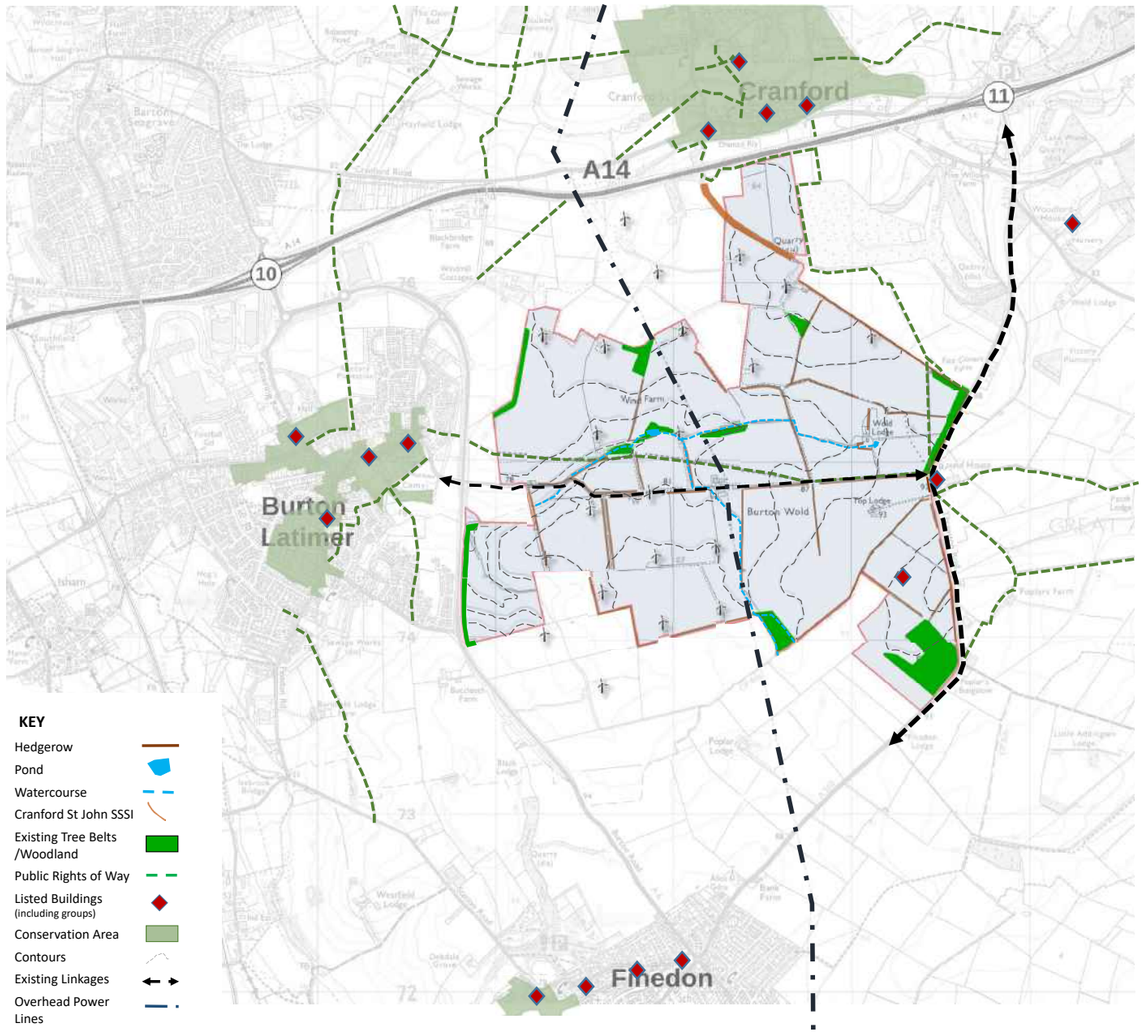


FIGURE 6. CONSTRAINTS

7. SITE ASSESSMENT

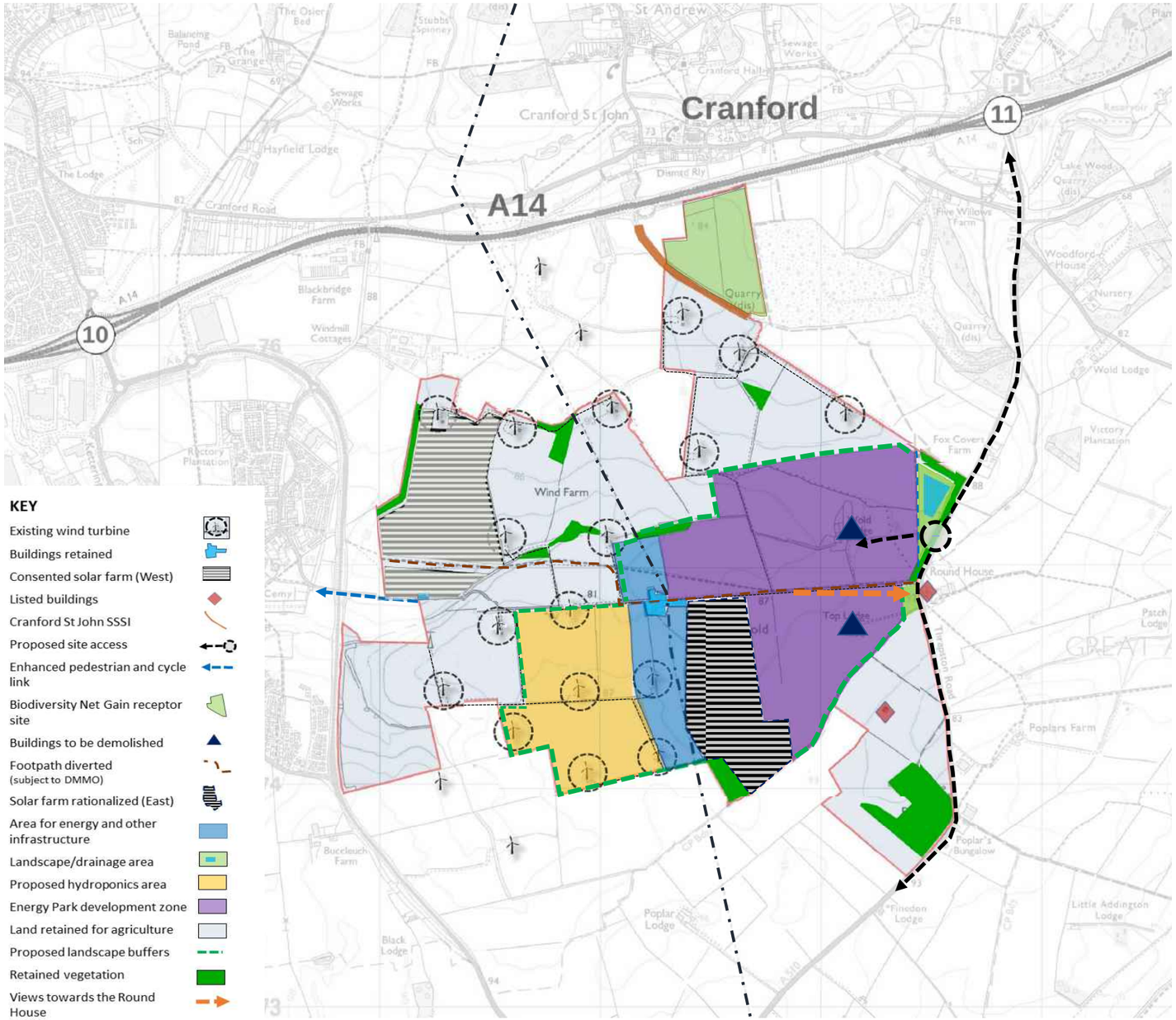


FIGURE 7. PROPOSED DEVELOPMENT ZONES

The opportunities and constraints document, alongside the individual technical assessments carried out on site, has enabled us to identify what areas of the site are deemed most suitable for each aspect of development.

The development zones on site were refined to take into account the identified constraints. In order to minimise views from outside the boundary and to make use of the least-constrained land, the development zones for the Energy Park have been defiend as follows:

- The area best suited for hydroponics has been identified as the zone near the existing turbines. The proposed Hydroponics would be no more than 8m in height, and located to relate to the proposed employment area making best use of this constrained part of the site.

- New access into the site will be acheived from the A510, north of the Round House. A new estate road and roundabout will be incorporated to accomodate the flow of traffic into the site. Locating the access in this location takes account of site levels, visibility and the setting of the Round House.

- Development will be set back from the southern and eastern boundaries. This will allow for a landscape buffer to reduce views of the development site in areas that are most prominent such as views from the A510, A6 and the existing pedestrian right of ways from within and without the area of search. The proposed landscape buffer to the east will provide an open frontage to the Round House.

- Rationalise solar farms to ensure better use of land and provide more rergular development plots.

- Identify more land for supporting energy infrastructure on the land underneath the power lines.

The above recommendations drawn from the opportunities and constraints document has influenced the proposed development zones brought forward within the masterplan (see Figure 6). The initial consultation also influenced the principles for these development zones.

8. CONSULTATION

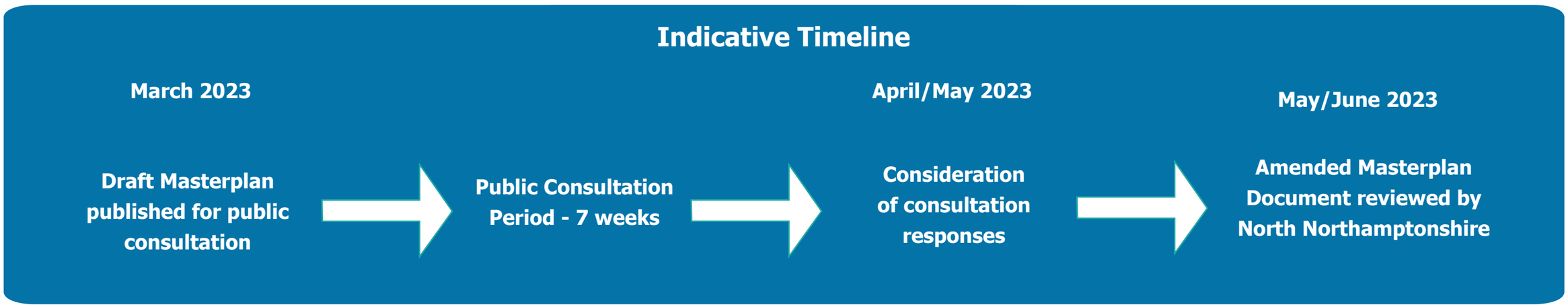
THE MASTERPLAN HAS BEEN DEVELOPED FOLLOWING INITIAL CONSULTATION WITH KEY STAKEHOLDERS AS WELL AS COMMENTS RECEIVED VIA A WEBSITE THAT SET OUT THE PROJECT'S AMBITION AND OBJECTIVES.

Initial consultation was undertaken over the course of 2022 to support the preparation of this Masterplan document. This included engagement with key stakeholders including National Highways, the Highway Authority, Natural England and a range of other agencies. Introductory meetings were also held with nearby Town and Parish Councils to brief them about the emerging Masterplan and to raise awareness of the key principles that made up the Energy Park proposals. A project website was launched in October 2022 to provide additional information about the Energy Park which also provided the opportunity for feedback. A briefing of the work undertaken to date in the preparation of the Masterplan was also provided to the Council Executive Advisory Panel for Planning Policy in October 2022.

The issues that were raised as a result of this initial consultation have been collated and reviewed and these have informed the preparation of this draft Masterplan. A summary of the key issues that were raised from this consultation is provided overleaf.

This draft Masterplan document will be subject to a period of public consultation for 7 weeks using a variety of engagement methods. This will provide the opportunity for stakeholders and members of the public to comment on this Masterplan document and the principles for future development of the Energy Park.

Feedback from the 7 week consultation period will be reviewed by the project team and North Northamptonshire Council. The masterplan will be updated, and the public will be notified. This updated Masterplan will then be presented to North Northamptonshire Council for their further review.



CONSULTATION

The consultation that was undertaken to support the preparation of this Masterplan has helped to shape the principles of development and the form of the Masterplan. Some of the key issues that have been incorporated into the Masterplan as a result of this initial consultation is summarised below. Further detail on some of these points will then be incorporated into a future planning application for the site.

To ensure buildings are sustainable	The masterplan ensures that all employment buildings at the site will have high levels of thermal and energy efficiency to make most use of the available energy at the site, with a target of achieving BREEAM Excellent and an EPC rating of A. Solar PV will be installed on the roof space to further increase the amount of energy generated at the site.
To confirm that the proposal will mitigate traffic produced as a result of development	We have carried out a transport assessment to help identify potential traffic implications as a result of the development. It was concluded that the development could be accommodated on the existing road network without any likely significant adverse impacts. However, more detailed modelling will be caried out at the application stage. We are working closely with National Highways and the Highway Authority to ensure that concerns and issues are addressed.
Incorporation of a Lapwing Area	The masterplan will provide an area of wetland and grassland specifically for Lapwing habitat. This will ensure that suitable habitat areas and opportunities for this species will be safeguarded within the site.
Views to and from the Round House	The masterplan has been prepared to set development back from the eastern site boundary so that new development respects the setting of the Listed Building. The masterplan has also considered views within the site towards the Roundhouse to ensure that the proposed development does not obscure views of this building.
Additional and greater quality pedestrian, cycle and transport connections	The masterplan includes the provision of additional cycle and footpaths which will improve accessibility on site and to Burton Latimer and Cranford as well as public access around the site. The provision of enhanced bus links to the site to provide offer connections to key transport hubs such as Kettering and Wellingborough Railway Stations will be explored. A Mobility Hub is also proposed as are measures such as EV charging points and car share schemes further improving more sustainable transport options.
What improvements are needed to? **- Junction 11 of the A14** **- The A510/A6 Junction at Finedon**	The key route to access the site will be along the A510 from Junction 11 of the A14. Highway Modelling has been undertaken which identifies that existing road network, including Junction 11 of the A14, has the capacity to accommodate an increase in traffic movements following development at the Energy Park. Additional assessment work will be undertaken to support a future planning application including detailed assessment of junctions such as the A510/ A6 junction at Finedon where improvements may be needed. Management measures will also be considered to route development traffic to Junction 11 of the A14.
Landscaping is protected to ensure the area remains an attractive landscape	The masterplan has been prepared in conjunction with a strategic landscape strategy. The proposed development will retain existing trees and vegetation where possible, whilst incorporating new areas of woodland and scrub planting to the perimeter of the site. The landscape will also maintain environmental connection with the existing vegetation whilst softening the built form into the immediate surroundings.
The extent of the development	Individual site analysis and assessments have allowed us to develop a boundary of the Energy Park that will make best use of the site and the available renewable energy and will allow the objectives of the project to come forward in an appropriate manner.
The need for a community fund	The enthusiasm for a community fund has been noted and will be carefully considered and explored throughout the submission process. The masterplan identifies that the provision of a community fund will be set out in a future application detailing any mechanism to achieve this.

9. GREEN INFRASTRUCTURE & LANDSCAPE STRATEGY

THE OVERALL GREEN INFRASTRUCTURE STRATEGY IS BASED UPON UTILISING EXISTING SITE FEATURES, INCLUDING HEDGEROWS, WOODLAND AND SPINNEYS, AS A BASIS FOR DEVELOPING A STRONG LANDSCAPE SETTING FOR THE DEVELOPMENT, ENHANCING BIODIVERSITY AND ECOLOGICAL CONNECTIVITY ACROSS THE SITE, AND OPENING UP A NETWORK OF AMENITY ROUTES AND GREEN CORRIDORS.

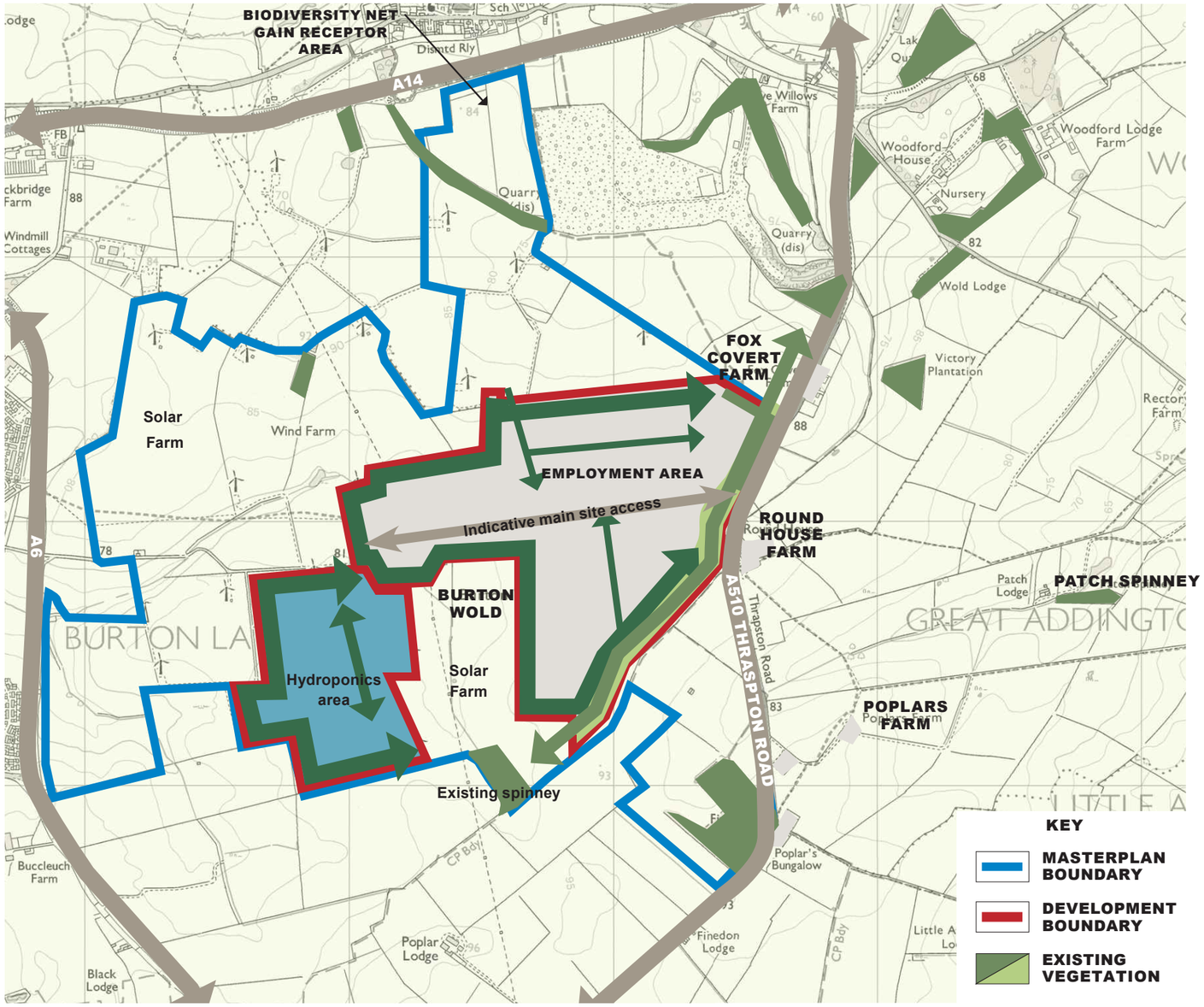


FIGURE 8. GREEN INFRASTRUCTURE STRATEGY

New areas of woodland and scrub planting will create a strong wooded edge to the perimeter of the site, forming a continuous loop of vegetation. This will help to screen and soften views of the site, minimise its effects on the character of the surrounding landscape, whilst providing an attractive walking route and opening up valuable habitats for a wide variety of species.

The proposed wooded edge, along the boundary with the A510 Thrapston Road, should be set back from the road edge to help preserve some of the open rural character of the Road corridor. The existing hedgerow will be retained, along with the wide grassy verge to the carriageway edge.

Behind this existing boundary hedge a wide swathe of species-rich wildflower grassland will be utilised, creating a graduated landscape treatment to the boundary, increasing in height from the low grassland through to scrub, then woodland. Where possible, all opportunities will be taken to extend areas of planting into the site, creating new wildlife where there are corridors between large areas of hardstanding whilst also performing screening and security functions.

LANDSCAPE STRATEGY

The landscape strategy can be divided into various areas within the scheme;

1. Entrance and Round House outlook;
2. Periphery / Boundary planting;
3. Main Avenue & Estate Roads;
4. Amenity spaces, and;
5. Hydroponic / Advanced Agricultural

Further descriptions for these areas follow below.

Generally the proposed site layout allows for the retention of a number of these existing trees and vegetation. Native species are proposed in the landscape areas along with species of benefit to local flora and fauna, selected to provide seasonal variation of flower, colour and form.

The site proposes to introduce new employment buildings and hydroponic / advanced agricultural uses to take full advantage of the existing and proposed renewable energy sources.

The proposed vegetation and planting to the developed areas of the site aims to provide continuity and environmental connection through the main site and between all spaces into the wider setting.

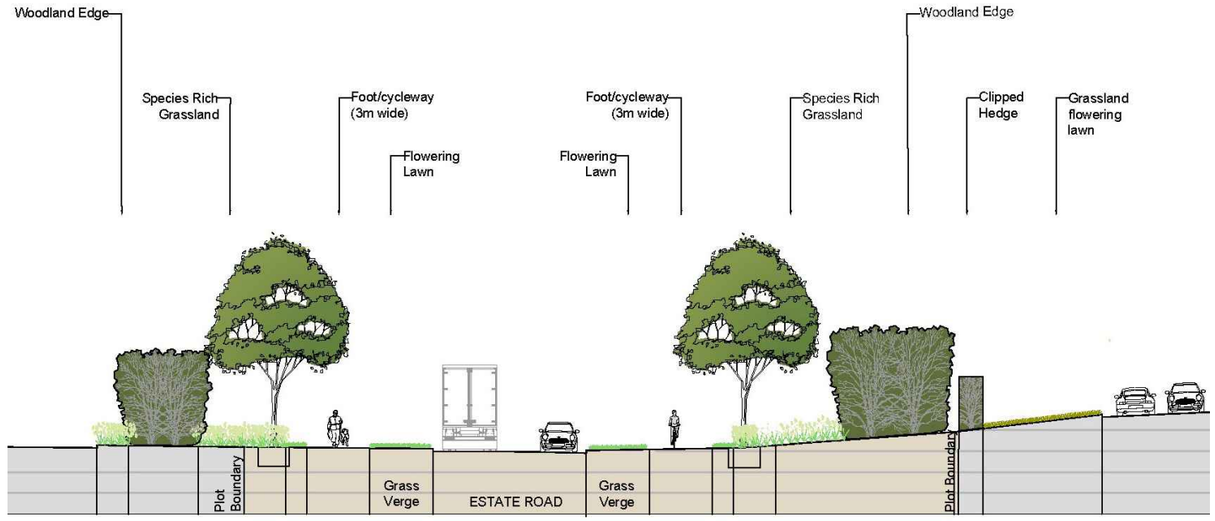


FIGURE 9. INDICATIVE ROAD CROSS SECTION GRAPHIC

BNG RECEPTOR SITE

The receptor site is currently an area of open meadow land that is made up of the overburden from historic open cast mining works. It has the potential to be enhanced with a suitable planting scheme to improve its biodiversity value. For management purposes, open public access will be restricted but the opportunity exists to include a permissive route across it to connect to the nearby rights of way.

SOLAR FARM

Where solar farms are proposed, these will be located to minimise the impact on existing landscape features such as boundary hedgerows wherever possible. Retained features will be enhanced and the available ground cover will generally accommodate wildflower planting to contribute to biodiversity and also offer opportunity for grazing.

HYDROPONIC / ADVANCED AGRICULTURAL USES

The hydroponic development will comprise of glass house and similar structures that will be used for agricultural production. These will be smaller in scale than the employment development and require less infrastructure. Existing hedgrows trees and drainage features will be retained and supplemental planting will be provided around the periphery along with areas of species-rich grassland where possible. The hydroponics systems will incorporate ponds for storage of rainwater as part of a rainwater harvesting system, which will be designed to support biodiversity, as far as possible, as a secondary function.

ENTRANCE AND ROUND HOUSE OUTLOOK

The entrance into the development site has been aligned to retain a row of mature existing trees creating an instant avenue. The design retains an open frontage opposite the roundhouse, with taller tree planting to screen the development set back from the A510. This will respect the setting of the building with views from within the site towards the listed Round House building maintained, connecting to the heritage of this structure.

PERIPHERY/ BOUNDARY PLANTING

The landscape proposals seek to supplement the existing vegetation and strenghten the boundary planting providing a dense screen to the periphery.

Opportunities to accommodate bunds around the site periphery will be explored to accommodate planting and increase the level of screening for the development. The location and scale of any bunds will be detailed at application stage.

MAIN AVENUE AND ESTATE ROAD

As part of the sustainable drainage network a number of ponds and kerbside features providing drainage solutions will be provided which will also offer varied habitat opportunities. Alongisde the ecological and drainage benefits the water features will provide focal points and amenity value with paths creating scenic walking routes for site users.

Connecting the various units will be a shared path along the main Estate Road and where possible this will be lined with trees and away from the highway edge, providing separation to walkers and cyclists from the vehicular traffic moving around the estate.

Areas of grassland and verges around the site are to be seeded with species-rich grassland and wildflower mixes to improve and encourage biodiversity habitats.

AMENITY SPACE

Various amenity spaces will be provided within the site. The concept for these spaces will echo principles of private gardens, creating modest secluded spaces to provide a break from the working environment and an opportunity to reflect in a natural setting.

CONCLUSIONS

It is envisaged that the proposed landscape treatment will enhance the retained features and the existing landscape and provide multiple benefits to users and visitors to the site, alongisde maintaining an environmental connection with the existing vegetation. The addition of new planting brings additional benefits and seasonal variety. Over time the tree, hedge and shrub planting will establish to provide improved screening and habitat diversity, softening the built form into the immediate surroundings.

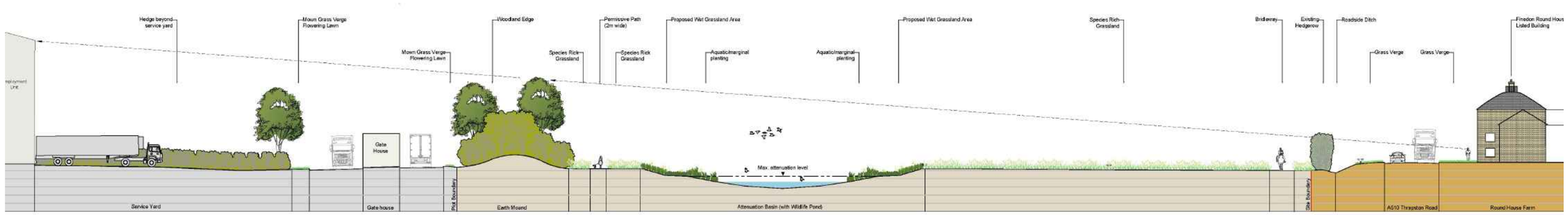


FIGURE 10. INDICATIVE ROUND HOUSE CROSS SECTION

10. BIODIVERSITY NET GAIN

THE EXISTING ECOLOGICAL VALUE OF THE SITE IS CONSIDERED TO BE LIMITED, PRIMARILY AS A RESULT OF THE INTENSIVELY MANAGED ARABLE FIELDS WHICH COMPRISE THE VAST MAJORITY OF THE SITE. THERE ARE FEATURES OF COMPARATIVELY GREATER BIODIVERSITY VALUE PRESENT WITHIN THE SITE, IN THE FORM OF BROADLEAVED PLANTATION WOODLAND, HEDGEROWS, TREES AND WATERBODIES. THESE HABITATS ARE TYPICALLY ASSOCIATED WITH FIELD BOUNDARIES AND PROVIDE NARROW CORRIDORS PASSING THROUGH THE SITE.

Proposed Biodiversity net gain receptor site

A comprehensive biodiversity strategy has been developed for the site which will enhance the diversity and species-richness of habitats present within the site and promote new and improved opportunities for faunal species. The strategy extends throughout the new development and includes the provision of a network of broad biodiverse green corridors in addition to more extensive areas designed and managed specifically for ecological enhancement.

Ecological surveys have however identified that the site is utilised by a range of faunal species. Foraging and commuting bats (including the more notable species Barbastelle) have been recorded to utilise linear corridors passing through and across the site, in addition to Great Crested Newts and breeding birds. Survey work has also identified that the site is utilised during the winter period by Lapwing, a species which is associated with the nearby Upper Nene Valley Gravel Pits SPA / Ramsar site.

The aim of the biodiversity strategy is to not only mitigate for adverse effects arising due to the proposals, but moreover to deliver measurable biodiversity benefits compared to the existing situation. The proposals also seek to improve connectivity passing across and through the site for faunal species compared to the existing situation, through the provision of large, well-designed, biodiverse green infrastructure corridors.

To retain and improve on existing opportunities for Barbastelle bats (in addition to other bat species), broad corridors supporting extensive tree, scrub and hedgerow planting will be provided, delivering strong vegetated features which represent better foraging and commuting opportunities compared to the existing situation. With the adoption of a sensitive lighting strategy in key areas, this will ensure that bats will be able to move across and through the site post-development and will improve connections to adjoining habitats in the wider proximity of the site.

Through the provision of species-rich native wetland and wildflower grassland habitats within the site, together with the instigation of a long-term management regime with biodiversity as a fundamental element, habitats within the new development will also be more diverse than those currently found throughout much of the site. Moreover, opportunities for key faunal groups such as amphibians (including Great Crested Newts), invertebrates and nesting birds will be provided.

Additional benefits to biodiversity in the local area will be provided in the form of enhancements to a large grassland field to the north of the site (identified as the BNG mitigation area which covers an area of 16.4 Ha / 40 acres). This extensive parcel of land will be subject to a long-term management regime for the explicit purpose of biodiversity enhancement, which will significantly improve the diversity of the grassland sward, and in turn provide wider benefits for other species.

Further to discussions with Natural England, the proposals will also include the provision of an area of wetland and grassland which will provide long-term optimal opportunities for wintering Lapwing. This area will be designed to meet all key requirements for this species, including good visibility at ground level and will be subject to management to ensure that it always provides ideal habitat for this species. Moreover, this will also provide wider ecological benefits for other faunal groups.

Where solar farms are provided, a suitable planting scheme of wildflower seed mix will be established to enhance biodiversity and offer opportunities for grazing.

11. ACCESS & MOVEMENT FRAMEWORK

A TRANSPORT ASSESSMENT HAS BEEN PREPARED TO UNDERSTAND THE TRANSPORT MOVEMENTS AND IMPLICATIONS OF THE PROPOSED ENERGY PARK DEVELOPMENT. THE MODELLING AND ASSESSMENT WORK THAT HAS BEEN UNDERTAKEN IDENTIFIES THAT NO SIGNIFICANT IMPACTS ARE CONSIDERED LIKELY AS A RESULT OF THE DEVELOPMENT. IN ORDER TO IMPROVE OPTIONS FOR SUSTAINABLE TRAVEL TO AND FROM THE SITE AND TO ENSURE SAFE AND EFFICIENT ACCESS, THE FOLLOWING FEATURES WILL BE INCLUDED AS PART OF THE DEVELOPMENT PROPOSALS FOR THE ENERGY PARK.

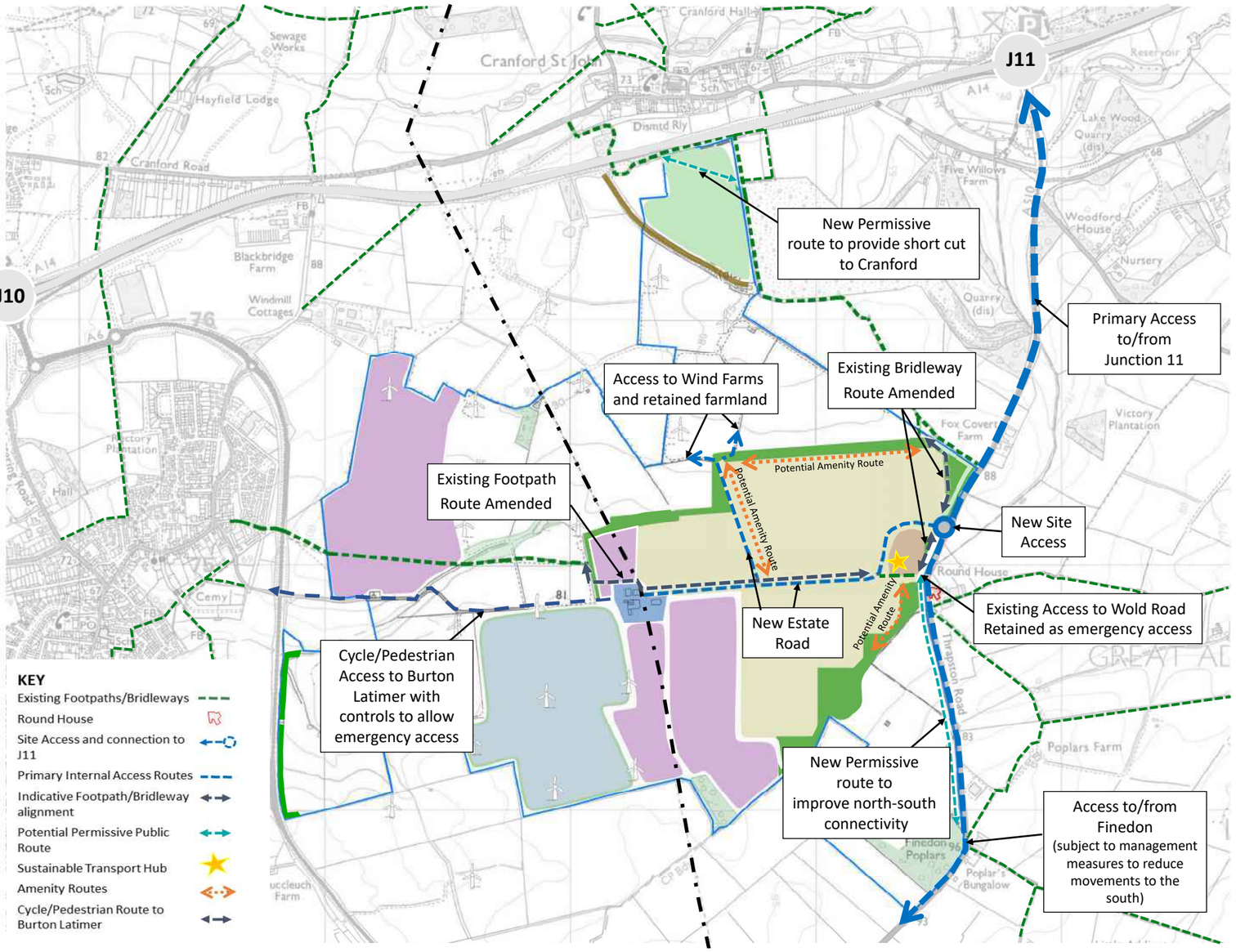


FIGURE 11. MOVEMENT FRAMEWORK DRAWING

MOVEMENT FRAMEWORK

The proposed Movement Framework is set out in Figure 10 and identifies the key aspects of access to and from the site. The new access to the site will comprise a roundabout junction on the A510 to the north of the Round House and the new estate road will connect to this.

The estate road will form the primary access into the site with the existing junction of Wold Road and the A510 retained for emergency access, and this will be downgraded, potentially to a grasscrete type surface (subject to access requirements) to improve the visual appearance of this part of the site.

The existing public rights of way across the site will need to be amended to take account of the development and indicative routes are shown on the movement framework. Prospective amended routes will be detailed at application stage.

These public rights of way will be enhanced through the provision of two new permissive routes to increase public access and enhance north south connectivity. These will not be formal rights of way as the land will be subject to ongoing farming/management so more flexibility is needed for these routes, but public access will be secured through the S106 Agreement for any proposal.

Amenity routes will be provided within the site to provide pedestrian access primarily for use by employees although public access will be provided for these routes.

Improved accessibility will be achieved on site through the following:

- Improved pedestrian routes on and off site to connect to existing rights of way and connections, comprising new permissive routes and amenity routes within the site
- Provision of a shared pedestrian and cycle routes along-side the new estate road
- Opportunities to enhance cycle links off site to encourage cycle culture
- Enhancement of bus provision to the site
- Provision of a Mobility Hub including EV charging points, car share schemes, bus stops for shuttle bus and ancillary facilities

MOBILITY HUB

The changing technology and patterns of personal mobility will be supported by the provision of on-site mobility hub. The mobility hub will be located in a visible and accessible location within the site. This will provide travel information and be adjacent to facilities for public transport and active travel modes together with community facilities where appropriate.

PEDESTRIAN AND CYCLE ACCESS

An interconnecting network of pedestrian and cycle routes will ensure that the development has a high level of permeability, which promotes direct access to Kettering Energy Park.

The proposal will include the provision of a shared footway and cycleway, alongside the main estate road and will include a cycle connection providing accessibility through to Burton Latimer. This will have some form of control along its route to limit vehicular access to emergency vehicles, which will be detailed at application stage.

Opportunities to connect to off-site cycle / bridleway infrastructure will be detailed at application stage with the objective of increasing the potential for cycle access to the site, reducing car dependency and improving sustainable transport opportunities for the local communities and future users.

BUS NETWORKS

There are currently limited opportunities within the vicinity of the site to travel by bus. It is therefore proposed to improve bus connectivity to the site as part of a sustainable transport strategy.

Options for improved bus provision that will be considered include the extension of existing routes or a site specific shuttle bus offering links to Kettering and Wellingborough Railway Stations, which could potentially be extended to other locations as required.

The proposed strategy to improve bus connections will be based upon anticipated operational requirements of new businesses and to take account of time of highest demand such as shift change times.

If a shuttle bus service was provided then an indicative route for this is illustrated in Figure 11. A detailed strategy for enhanced bus provision will be prepared to support a future planning application.

Improving connectivity to the site will reduce reliance on private car trips, support new businesses at the site and contribute to a more sustainable form of development.

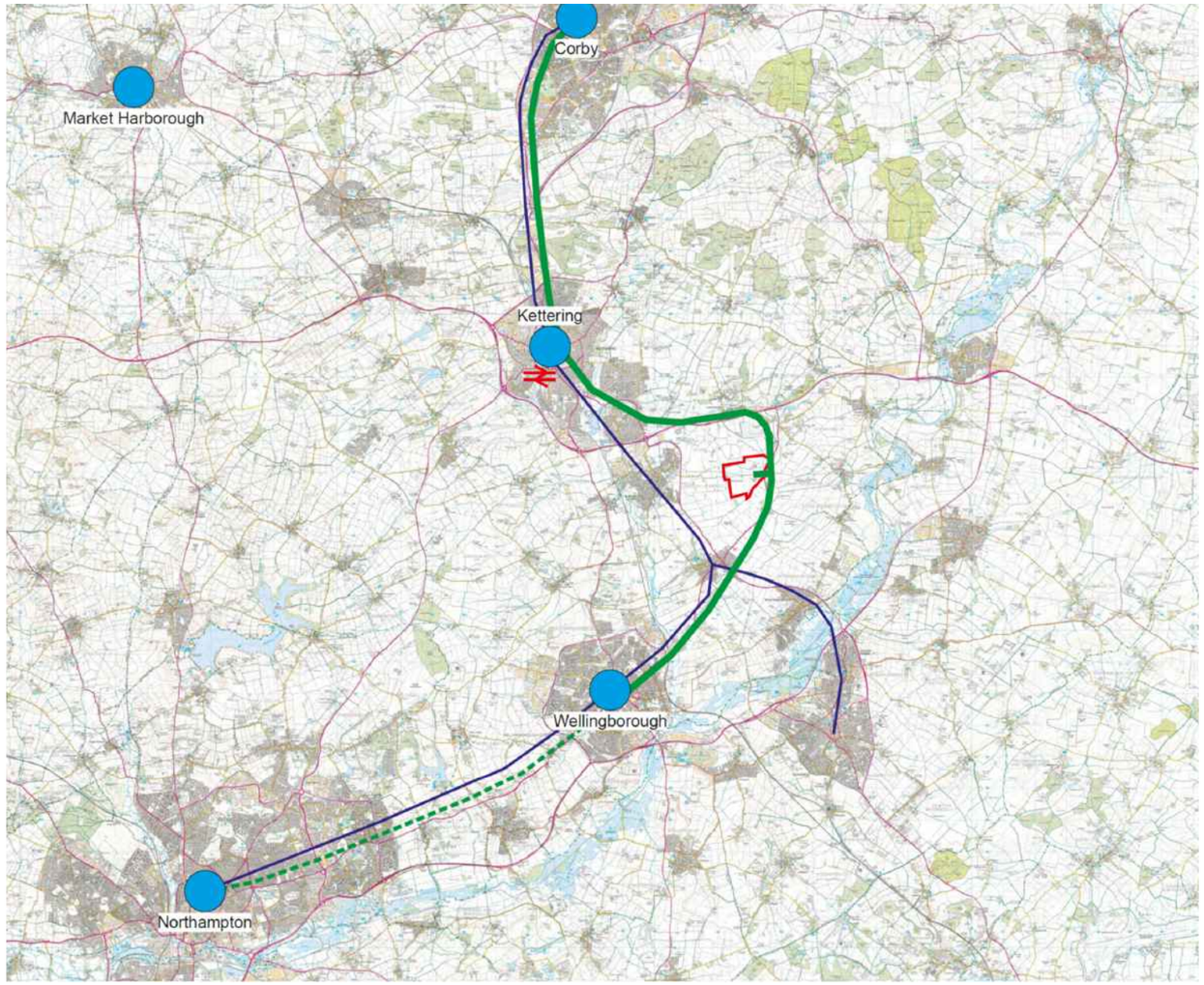
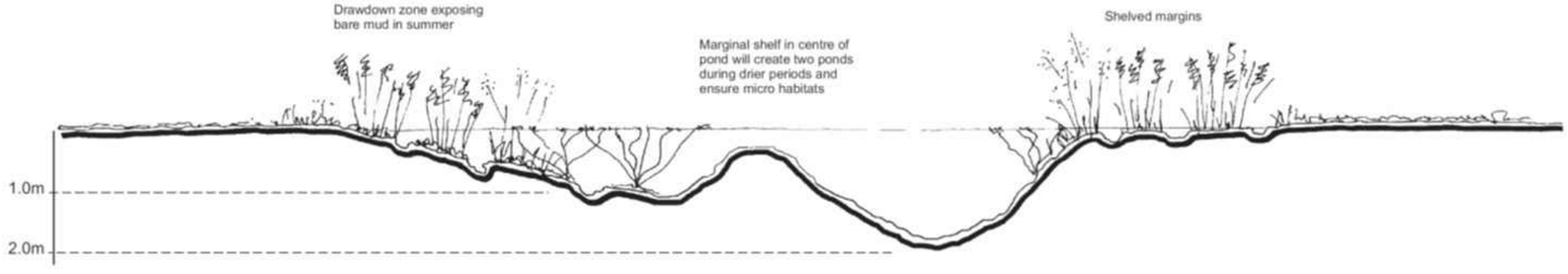


FIGURE 12. INDICATIVE BUS ROUTING DIAGRAM

12. DRAINAGE STRATEGY

THE SITE IS WITHIN FLOOD ZONE 1, AND IS AT LOW RISK OF FLOODING, BUT A SURFACE WATER DRAINAGE SCHEME WILL BE NEEDED AS PART OF ANY DEVELOPMENT PROPOSALS. THE PROPOSED SURFACE WATER DRAINAGE WILL AIM TO MIMIC THE EXISTING SITE BY BEING COGNISANT OF THE PRE-DEVELOPED CATCHMENT AREAS AND BY RESTRICTING FLOWS BACK TO EXISTING GREENFIELD RUNOFF RATES. THE DRAINAGE APPROACH WILL BE CO-ORDINATED WITH THE LANDSCAPE AND BIODIVERSITY STRATEGIES.



Sustainable drainage systems (SuDS) will be utilised across the site to control the surface water such as ponds and swales offering not only water quantity & quality benefits but amenity & biodiversity ones as well.

The Hydroponic area will collect rainwater at source, storing and re-using water for growing plants/crops. Elsewhere, the strategy is for rainwater to be carefully managed, collected, treated, and stored locally to individual plots. Final downstream SuDs features could then be used for water polishing, providing additional storage with restricted outfalls into the surrounding water courses.

To ensure the development does not put surrounding areas or itself at greater risk of flooding, attenuation features are proposed to accommodate storms up to the 100yr + climate change event.

Areas such as HGV parking & dock areas will incorporate treatment such as oil separators, ensuring surface water is adequately treated in combination with other SuDS features before outfalling to the surrounding watercourses.

A variety of attenuation basins and features will be provided at the site; some will drain, whereas others will retain a minimum level of water to create different habitat areas to support biodiversity. The basin design will be co-ordinated with the landscape architect and ecologist so that these form multi-function assets for the development.

13. MASTERPLAN FRAMEWORK

THE OVERARCHING VISION FOR THE KETTERING ENERGY PARK IS TO CREATE A SUSTAINABLE AND ATTRACTIVE LOCATION WHICH PRESERVES THE NATURAL ENVIRONMENT AND SUPPORTS THE LOCAL ECONOMY THROUGH THE PROVISION OF EMPLOYMENT SERVICES AND RENEWABLE ENERGY SOURCES.

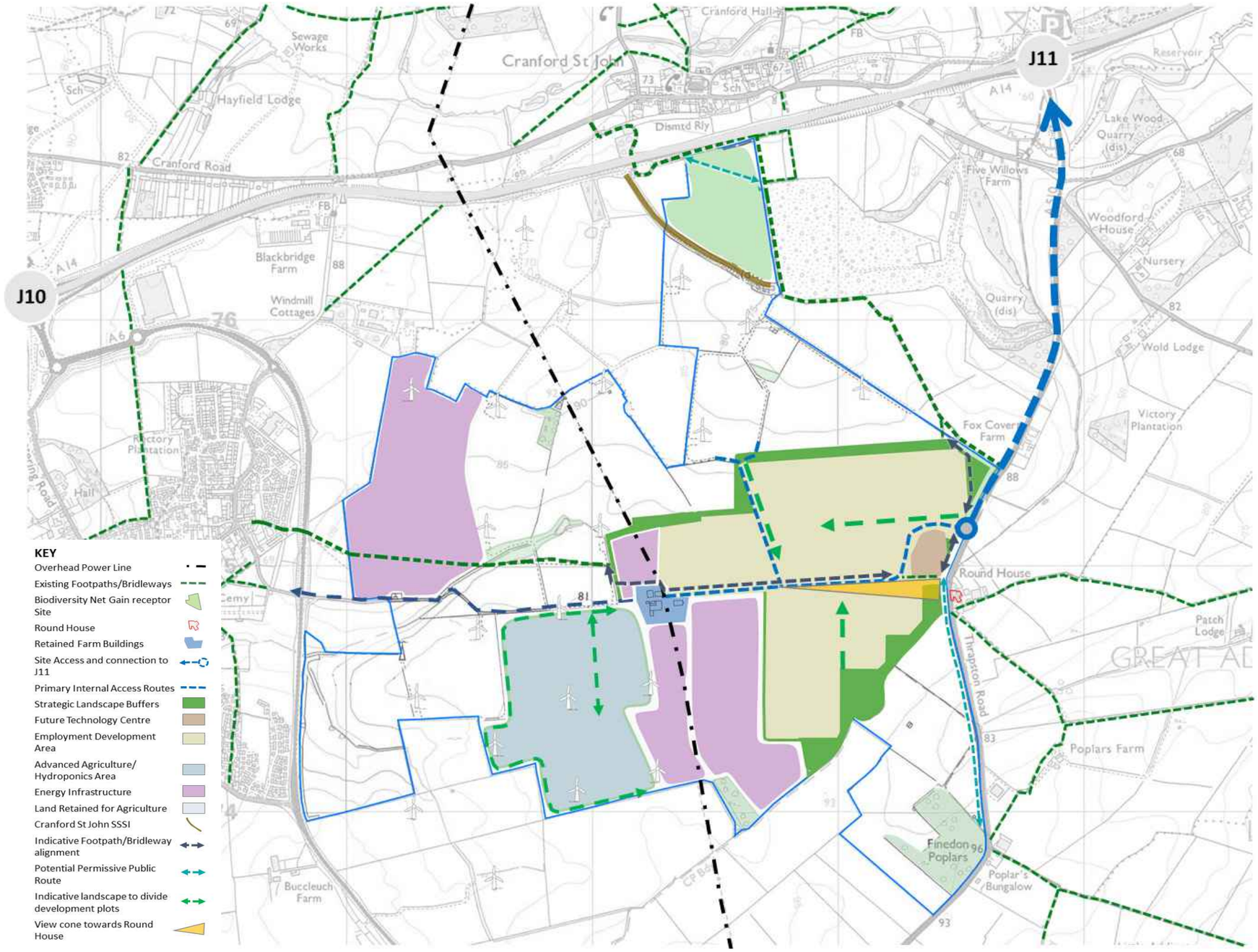


FIGURE 13. FRAMEWORK PLAN

The key components of the Masterplan framework are set out on Figure 8 to identify the type of development that could come forward at different parts of the site. This has been informed by the assessment work and the opportunities and constraints that have been identified.

The framework is intended to provide an adaptive and flexible base to support development at the site. The subsequent sections provide more detail on how this framework will be implemented, identifying parameters and requirements for mitigation or more detailed assessment.

14. DEVELOPMENT BOUNDARIES

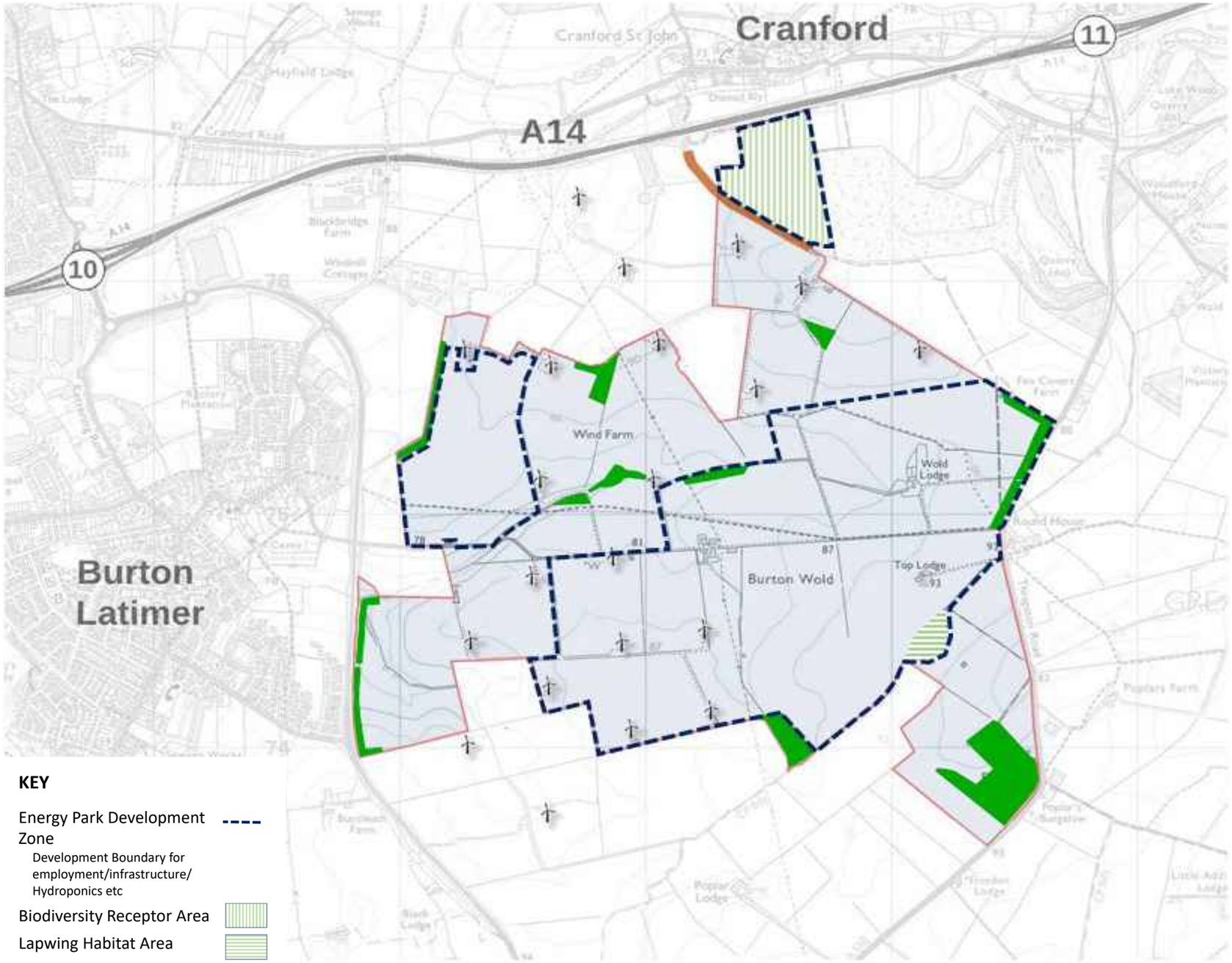
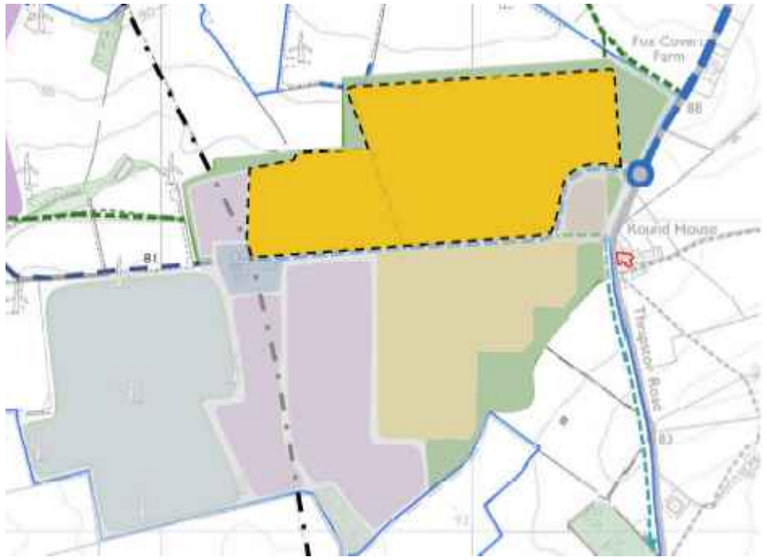


FIGURE 14. DEVELOPMENT BOUNDARIES

The proposed boundaries for the Energy Park have been identified and are illustrated on Figure 9. These boundaries include areas for consented and proposed Solar PV, areas for energy infrastructure, employment development, hydroponics, landscape buffers, and land needed for biodiversity enhancement.

15. DEVELOPMENT ZONES

The proposed development zones at the site are set out below with further information on the scale of development that would be appropriate in these zones.



EMPLOYMENT ZONE NORTH

The Employment Zone North is the area of the site located to the north of Wold Road and forms the lower part of the main employment area. This lends itself to the development of larger footprint employment units if demand is present for such occupiers. Whilst the height of new development would generally be expected to be in the region of circa 25-27 metres, there may be instances where additional height is needed by occupiers.

The existing public footpath is located in this northern area and the route of this will need to be amended to facilitate the development. Any amended route will seek to minimise the length of any diversion and provide an appropriate route. Any formal diversion will be subject to an application to amend the Definitive Map following the planning stage.

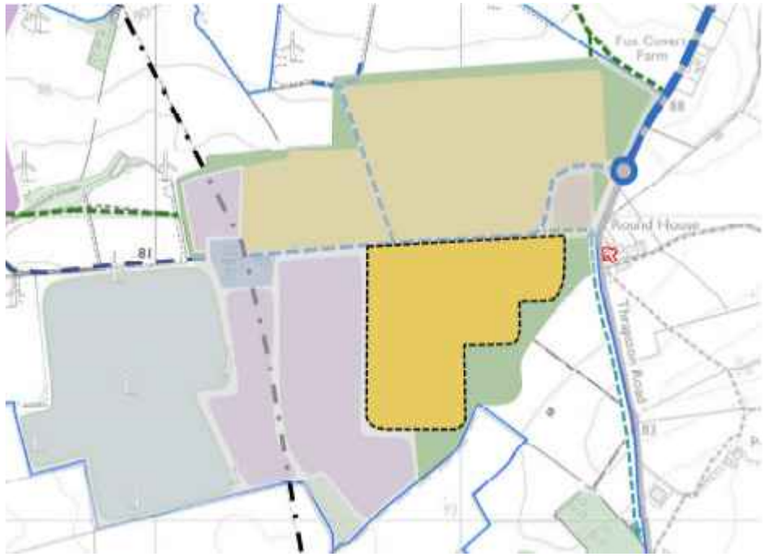
Development in this area will also need to ensure that access is maintained to the wind turbines for maintenance purposes. It is proposed that the existing track running to the north from Wold Road is upgraded to form part of the estate road network to provide access to the new development, continuing north for access to the turbines.

Development of this area will included new buildings, areas for car parking and service yards as well as on-plot soft landscaping to support biodiversity and connect the different areas of habitat together. The on-plot landscape will break up the development, provide more screening where possible provide amenity areas for employees and accommodate drainage infrastructure.

Anticipated Building Heights: Maximum 30 metres from Finished Floor Level

Maximum Floorspace: Initial feasibility work identifies that circa 235,000 sq m of floorspace could be accommodated at this part of the site (not including mezzanine)

Appropriate Uses: Class E (research & development, light industrial), B2 & B8



EMPLOYMENT ZONE SOUTH

The Employment Zone South is the area located to the south of Wold Road and forms the slightly higher part of the site. The Round House is also located to the east on the other side of the A510. Development on this part of the site will therefore need to respond to these features. This part of the site accommodates zones for different heights, with strategic buffer zones to the east and along the southern boundary. The buffer zone to the east will provide an appropriate outlook from the Round House, with development set back from the A510. Taller landscape features and tree planting will also be set back into the site adjacent to the development plot to screen new buildings whilst maintaining a more open character opposite the Round House. Views towards the Round House will be maintained with a view cone respected where buildings will not be allowed, although landscape features and smaller structures (e.g. substations, cycle shelters etc) will be permitted. As part of the landscape provision, a habitat area for Lapwing of 3Ha in size will be provided at the southern boundary.

The strategic landscape buffers southern and eastern boundary to screen the development and also to ensure that the setting of the Roundhouse is not significantly affected. Building heights in the eastern part of the site opposite the Roundhouse will be limited to a maximum of 18 metres, with higher buildings to the west as the landform falls away in height away from the A510.

This employment zone will extend into part of the consented solar farm area to the west, which will optimise the flexibility of this zone to provide employment units. This will not result in the loss of power capacity compared to the consented solar farm as the revised solar farm site will be rationalised and provide the same level of power capacity as the consented layout.

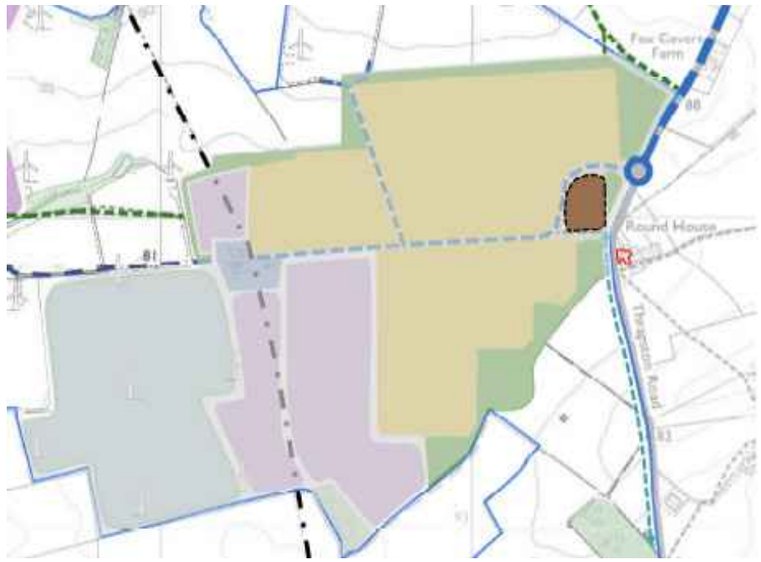
This part of the Energy Park could support up to 140,000 sq m of floorspace with units of up to 21 m in height, depending on occupier requirements.

Anticipated Building Heights: Maximum of between 18 metres and 30 metres from Finished Floor Level

Maximum Floorspace: Initial feasibility work identifies that circa 140,000 sq m of floorspace could be accommodated at this part of the site (not including mezzanine)

Appropriate Uses: Class E (research & development, light industrial), B2 & B8

DEVELOPMENT ZONES



FUTURE TECHNOLOGY CENTRE

The Future Technology Centre is at the gateway to the Energy Park site and will be home to smaller scale development, with a focus on development that aligns with technological advancement and the transition to a low carbon society. Uses such as EV charging facilities or office, research and development, light industrial uses including potential lab spaces would be appropriate at this part of the site.

This area is also seen as being the best place to accommodate communal facilities for the Energy Park such as the Mobility Hub and management offices. The potential to accommodate some form of visitor centre will also be explored. This part of the site could also accommodate ancillary uses that could support the wider operations at the Energy Park, such as a café or childcare facilities.

This smaller scale development is best suited to this location as it is immediately opposite the Round House, having the ability to break up the form.

Anticipated Building Heights: Maximum 13 metres from Finished Floor Level (ca. 3 / 4 storeys).

Maximum Floorspace: Initial feasibility work identifies that circa 15,000 sq m of floorspace could be accommodated at this part of the site.

Appropriate Uses: Class E (office, research & development, light industrial), charging infrastructure, ancillary uses, transport facilities (e.g. Mobility Hub) (café, childcare facilities), visitor centre/educational resource.

ADVANCED AGRICULTURE/HYDROPONICS

The Hydroponics area can take many forms, covering glasshouses of various sizes to more industrial-looking units with less glazing. The key principle behind them is that they provide an environment where heat and light can be closely monitored and controlled and the nutrients that plants require can be tailored to the specific crop that is being grown. The benefits of a hydroponic system are:

- Greater Quality Control• Extended growing season
- Less reliance on imports
- More efficient use of water and less reliance on soil as a growing medium
- Greater yield of crops
- Fewer food miles in the supply chain

The most well-known hydroponic system in the UK is Thanet Earth where salad crops are being grown, but the type and range of systems are growing at a considerable rate with industrial units being used to grow herbs and salads close to urban areas to supply the restaurant and hospitality trade. To indicate the form of hydroponics that could potentially be installed, the example of gashouse at Thanet Earth has been used, which comprises large glass houses with associated basins that collect rainwater runoff for use in the hydroponic system. The Thanet Earth example is powered by a combined heat and power plant, but it is the intention that any hydroponic system at the Energy Park could be powered by the on□site renewables in combination with a business that generate excess heat.

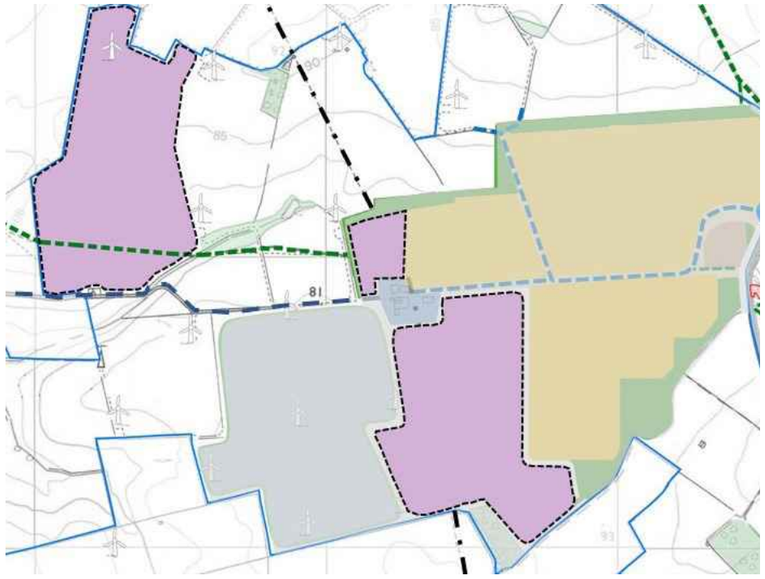
The Hydroponic area covers 47 Hectares in size and is located adjacent to the wind turbines.

Anticipated Building Heights: Maximum 8 metres from Finished Floor Level.

Maximum Floorspace: Subject to detailed layout, and operational requirements.

Appropriate Uses: Agricultural use in association with glasshouses, poly□tunnel type structures, using hydroponic or other advanced agricultural systems as well as associated development including cold stores, packing areas, agricultural based research, employee facilities.

DEVELOPMENT ZONES



ENERGY INFRASTRUCTURE

New Energy Infrastructure is best located adjacent to the employment zones and close to the overhead power lines, which are the end use points of the energy. A new point of connection will be provided adjacent to the overhead power lines to allow the import and export of energy from the grid. Battery storage will be an important part of the infrastructure to make best use of the renewable energy and to smooth flows across the Grid.

A range of energy infrastructure could be suitable at the site, although at the present time this is considered to be best suited to additional solar PV and battery storage to increase the resilience and energy security. There is the potential for hydrogen related energy infrastructure to be located at the site, either to connect to new networks in the area or from on-site generation from the renewable energy sources, however Hydrogen technology is still subject to research to establish the contribution it can make to the transition to a low carbon society.

The site includes two areas that already have planning permission for solar farms. Solar Farm A is adjacent to the proposed Employment Zone South and this will be rationalised to make best use of the land to optimsie the development of the employment zone.

Solar Farm B is located to the west of the Masterplan area adjacent to the A6.

It is anticipated that the Grid Connection will be located directly underneath the overhead power lines to the north of the retained farm buildings.

Anticipated Heights: Variable depending upon infrastructure requirements

Maximum Floorspace: N/A

Appropriate Uses: Sui Generis energy related uses – solar pv, ground source heat pumps, hydrogen generation (B2 use) from on-site renewable energy, battery & energy storage, Combined Heat and Power (from renewable/clean sources) substations and infrastructure to connect to the national grid, as well as other appropriate energy uses. Biomass and anaerobic digestion are not considered to be appropriate uses.

BIODIVERSITY NET GAIN RECEPTOR SITE

The Biodiversity Net Gain Area is adjacent to the Cranford geological SSSI and is on the former overburden from the open cast mining that revealed the geological feature. This area is poor quality agricultural land and is used for grazing and can be enhanced with relative ease to improve its biodiversity value. This area has been selected as a receptor area to provide a biodiversity net gain for the masterplan area to achieve a minimum net gain of 10%, to be bettered wherever possible. A management regime will be prepared for this site to identify the steps needed to secure the proposed net gain.

Anticipated Building Heights: N/A

Maximum Floorspace: N/A

Appropriate Uses: N/A

16. PROPOSED USES

The proposed uses at the site are those which will make good use of the renewable energy at the site and are set out below. The parts of the site that are suitable for these uses are illustrated on Figure 14.

ENERGY INFRASTRUCTURE

Additional Energy Infrastructure will be provided at the site to supplement the existing wind turbines and Solar PV farms that have already been consented. Appropriate infrastructure includes:

- Infrastructure to form a point of connection to the National Grid through overhead power lines
- Battery storage to help equalise energy supply to the Energy Park and the National Grid, offering strategic balancing services to enable maximum renewable deployment in the region
- Additional ground mounted Solar PV
- Potential for hydrogen based infrastructure to be incorporated
- Potential for sustainably powered CHP
- Ground Source Heat
- Other suitable technologies that could be accommodated at the site in an appropriate manner.

Uses Not Suitable

Energy infrastructure including biomass, anaerobic digestion and additional wind turbines at the site are **not** considered appropriate as part of the energy park proposals.

EMPLOYMENT

The Energy Park has the potential to provide new premises that will create diverse and innovative workplaces. It is proposed that the Energy Park will create an environment and facilities designed to attract innovators and pioneers in the green economy, and also provide capacity to accomodate businesses struggling to find space in areas of high demand such as Cambridge. It is proposed that employment uses that have a high energy demand or that are associated with the transition to a low carbon society and economy will be accomodated at the site, to include the following:

- Stand-alone offices (Use Class E)
- Research and Development (Use Class E)
- Light Industrial (Use Class E)
- Manufacturing and Industrial (Use Class B2)
- Storage and Distribution use with high energy demands (Use Class B8)
- Data Centres

All new buildings at Kettering Energy Park will target BREEAM 'Excellent' and have EPC ratings of 'A' to ensure they are energy and water efficient so that best use is made of the renewable energy. It is also proposed that additional Solar PV will be included on the roof space of new buildings.

There has been considerable demand from B8 occupiers over the last few years, especially for larger units that have a good power supply and the ability to reduce their carbon footrpint during operation. This site can accommodate large units and benefit from access to renewable energy infrastructure so it will be attractive to occupiers with higher energy demands, To optimise use of the site to meet demand from B8 occupiers, the split of uses would likely be weighted towards B8 occupiers, with perhaps c.70% of the floorspace taken up for such uses.

AGRICULTURAL PRODUCTION

Some energy dense operations that could be accommodated at the site, such as manufacturing or cold storage uses, produce usable heat as a by-product. Whilst the site is too far for this to be used to serve other areas in the vicinity of the site, it could be used to serve advanced agricultural or hydroponic uses where these may have a heat requirement.

There is therefore an opportunity to attract high tech food production through hydroponics which utilises the on site energy and potentially waste heat where produced by operations at site.

A criteria for future employment development and use classes has been proposed to ensure the Masterplan can attract the types of industries and workforce that will complement the vision of the Masterplan.

EMPLOYMENT USES ENERGY CRITERIA

- A key part of the Energy Park proposals includes the provision of new energy efficient employment space at the site. It is the intention that new premises built at the site will be for businesses that have high energy demands or which are associated wth the transition to a low carbon economy or society. Any business wanting to come to the Energy Park will therefore need to meet the criteria for the Energy Park before they can take occupation of any new premises.

The criteria has been prepared following consultation with North Northamptonshire and the South East Midlands Local Economic Partnership.

The proposed criteria that businesses coming to the Energy Park will need to reach is set out below, with any business/occupier needing to meet two of the criteria - 1 (a,b,c or any combination thereof), 2 or 3:

1. The proposed operations are associated with activities related to:
    a. Energy infrastructure, potentially including: Solar, CHP (if sustainably powered), hydrogen, ground source heat pump, battery storage and other appropriate technologies (biomass is excluded from this list);
    b. Automation of operations, e.g. manufacturing using robotic assistance / automated processes, logistics and distribution operations using intelligent robotics, automated scanning or picking, as well as measures that can increase efficiency and productivity; and/or
    c. Engineering, manufacturing, R & D or other operations linked to low/zero carbon sectors or the transition away from fossil fuel dependency.
2. A minimum of 50% of the energy demand from operations within the new unit is provided by the on-site renewable infrastructure;
3. Every Unit will have access to a minimum power supply based on the ratio of 1MW per 100,000sq ft/9,290sq m.

PROPOSED USES

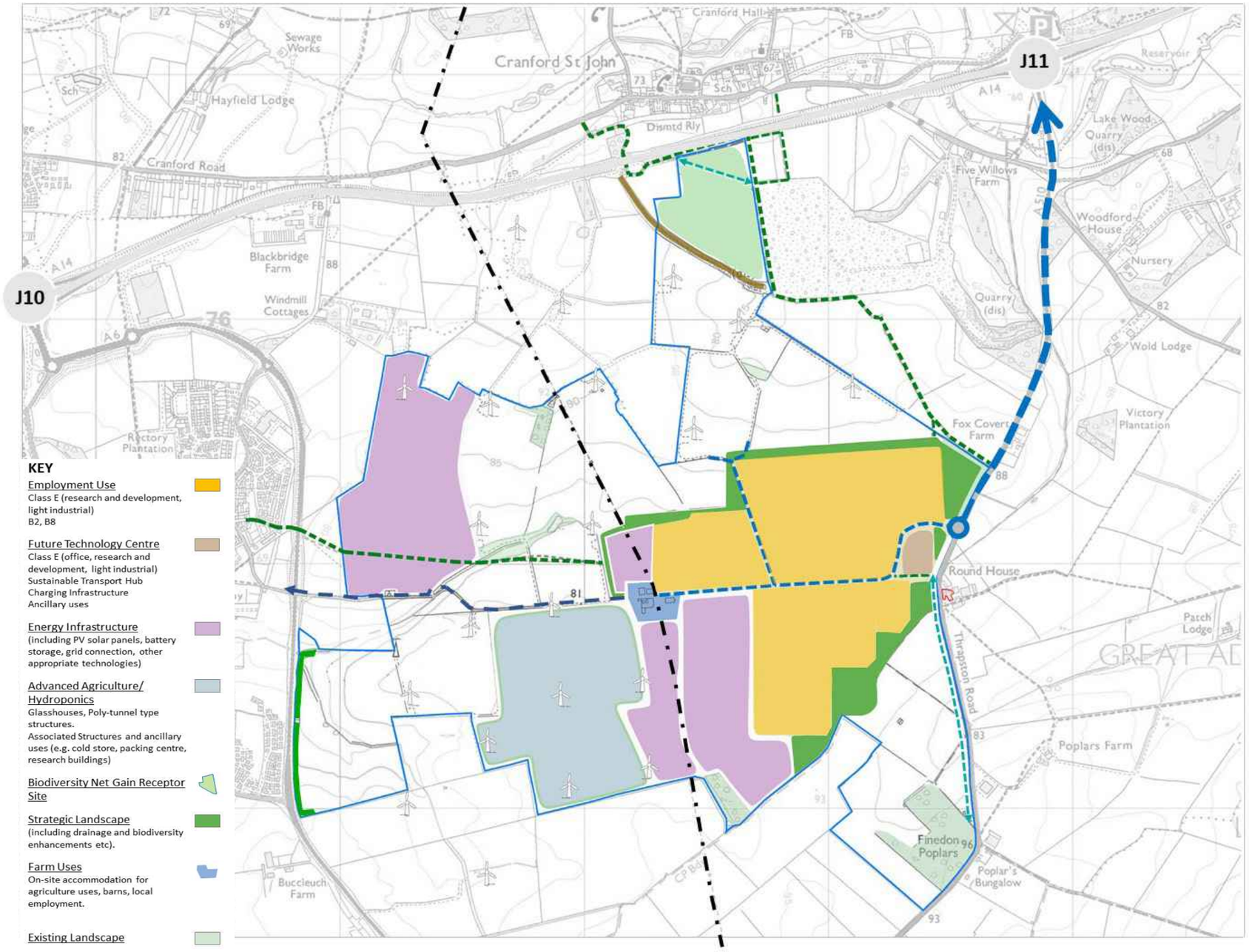


FIGURE 15. LAND USE FRAMEWORK

17. BUILDING HEIGHTS

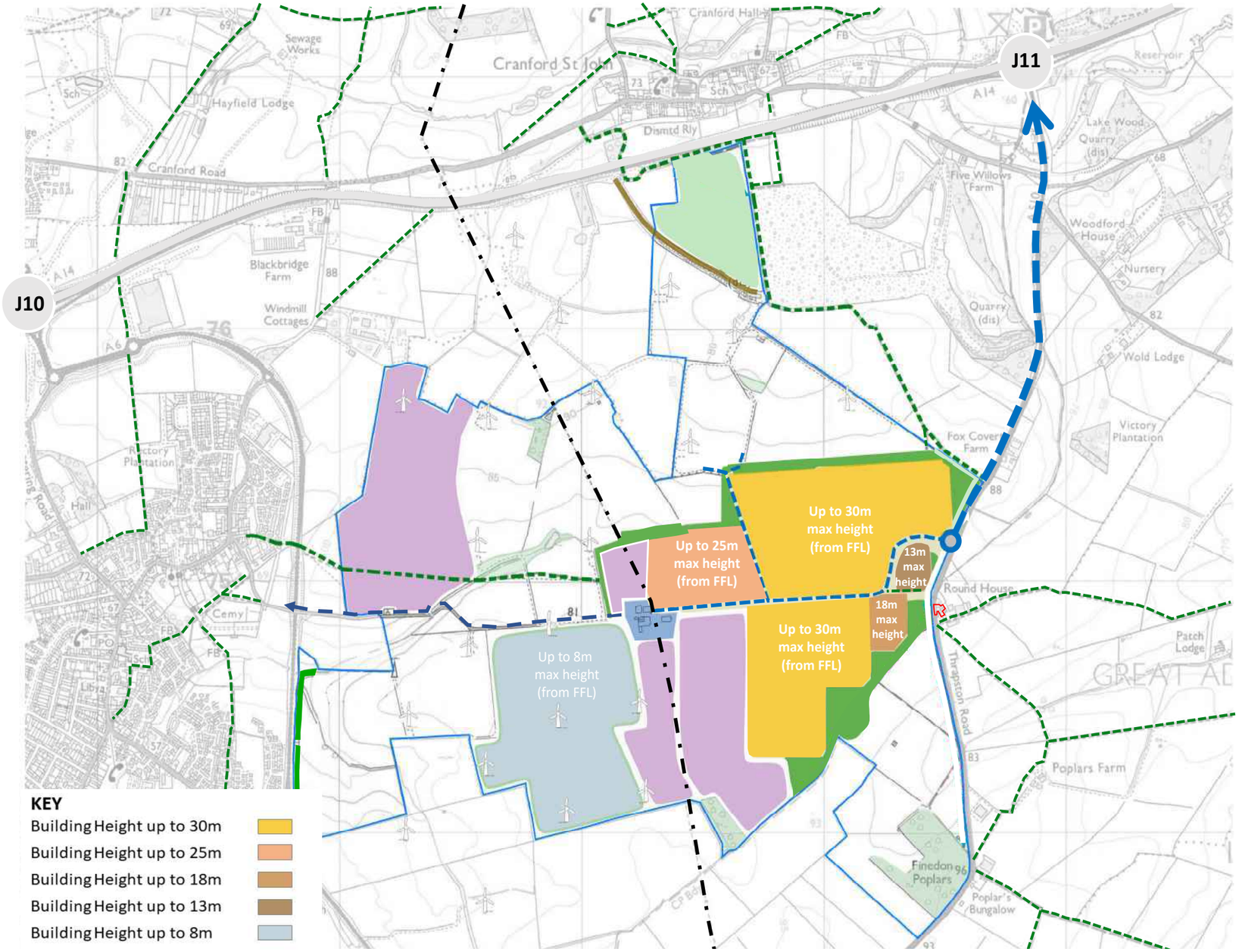


FIGURE 16. BUILDING HEIGHTS

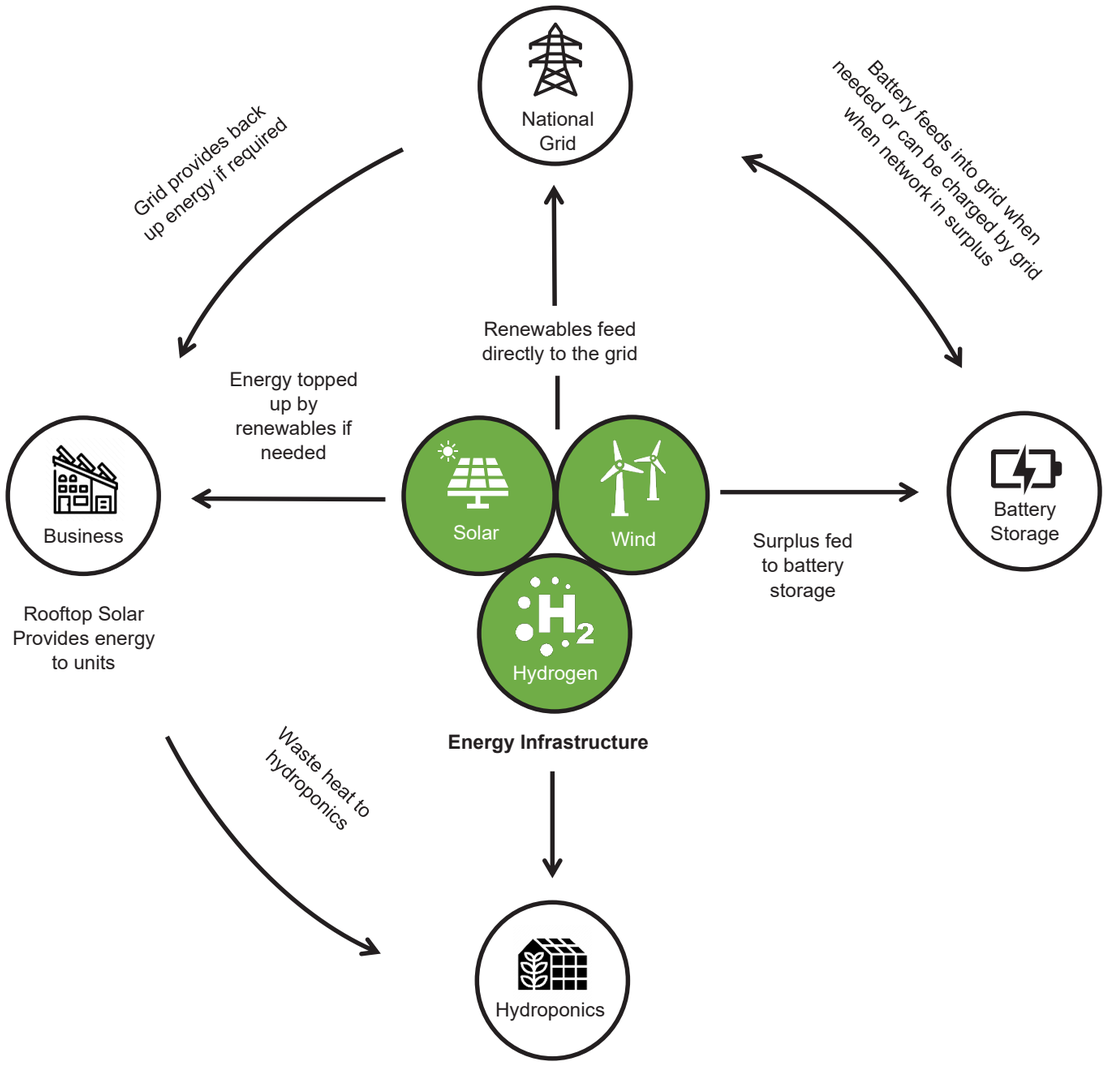
One of the objective for the Energy Park is to minimise the effects on the surrounding landscape. It is acknowledged that the Energy Park proposal will introduce built form and areas of hardstanding on what is currently open farmland, so landscape buffers have been idenitifed to provide screening and soften views towards the site.

Building heights have also been considered to locate lower heights to the east and south where site levels are higher and the setting of the Round House needs to be respected.

To provide flexibility for new business premises there is scope for taller buildings to be accommodated at the site on the northern part of the site which was assessed as having lower site levels and lower sensitivities. The proposed building heights are illustrated on Figure 15. Further detail on landscape approach is provided in Section 14.

18. SUSTAINABILITY

IN THE UK, THE GOVERNMENT IS DEVELOPING POLICIES AROUND INFRASTRUCTURE, INNOVATION, AND INVESTMENT TO ENABLE OUR ECONOMY TO GROW IN A GREENER, MORE SUSTAINABLE , WAY. KETTERING ENERGY PARK AIMS TO BE AT THE FOREFRONT OF THIS GROWTH, PLAYING AN IMPORTANT PART IN CREATING SUSTAINABLE JOBS, SUPPORTING INNOVATION IN THE GREEN TECH SECTOR AND SUPPORTING BIODIVERSITY.



ADVANCED AGRICULTURE/HYDROPONIC USES

The Hydroponic uses will have limited demand for energy although there will be a heat requirement, which could be provided from excess heat generated at the Energy Park. Water for the hydroponic uses will be provide by a rainwater harvesting system, although a backup is likely to be required. The proposed hydroponic uses will have large elements of glazing, ETFE materials or similar to provide light and a controlled environment that allows photosynthesis to occur, using as lightweight structures as possible to minimise the materials needed in their construction.

The key objective of the Energy Park project is to make use of the on-site renewable energy through the co-location of co-location of employment and hydroponic uses and to supplement this with additional infrastructure to support low/zero carbon development. Other features of the project that will contribute to the sustainability of the project are set out in this section.

1. The availability of renewable sources of energy, together with improving grid energy security, will enable businesses with high energy needs to invest long term at Kettering Energy Park.
2. Provision of charging infrastructure for Electric Vehicles
3. Potential for Green Hydrogen and Charging Infrastructure
4. Enhancement of sustainable transport opportunities to and from the site
5. Support for Biodiversity, providing a net gain following development.
6. Sustainable urban drainage features such as ponds and drainage channels to mitigate the effects of climate change as part of a holistic approach to landscaping and biodiversity.
7. Providing a community fund to support local initiatives related to energy and sustainability
8. Improving public access and supporting cycling and walking

SUSTAINABLE EMPLOYMENT BUILDINGS

The employment buildings at Kettering Energy Park will target BREEAM Excellent. They will have the smallest possible embedded carbon footprint, and incorporate the following:

Building Efficiency

- Locally sourced sustainable materials, where possible
- Off-site efficient manufacturing
- Recycled components aggregate
- Recycling of construction waste
- Use of unbounded materials
- Recycled yarn carpets
- Considerate Constructors Scheme

Energy Efficient Operation

- Class A energy certificate
- 15% roof lighting
- LED Sensor lighting
- LED Sensor lighting
- Very high insulation and air tightness
- 10% active EV car charging points with ability to increase in future

Water Efficiency

- Rainwater harvesting
- Water conserving sanity ware
- Water saving taps
- Water leak detection system

Robust Building Form

- Flexible Buildings with large interior volumes to accommodate range of activities
- Ability to sub-divide or add mezzanine floors if required
- Construction techniques to allow replacement of building elements and recycling at end of life

19. BUILDING DESIGN PRINCIPLES

SITING & LAYOUT PRINCIPLES

- The layout and orientation of each building should be designed to contribute to a sense of place and identity for the Energy Park, including safe access and clear wayfinding through the site from the arrival point;
- Each plot layout will be designed to make efficient use of the available site whilst not restricting comprehensive development of the wider Energy Park;
- Unless dictated otherwise by the client's brief, offices shall face public routes within the site, for the purposes of access, place making, occupier amenity, and visual appearance;
- Service areas are to be generally of a minimum depth of 50 metres, which is an industry standard, unless the client brief for individual plots determines a different depth;
- Loading areas, where possible, should be located away from the estate road frontage, unless it is deemed necessary by the operational brief or by the site's orientation. Where service or loading areas do face the estate road then measures should be provided to avoid adverse visual or acoustic impacts;
- Where possible, the layout of buildings should maximise views out to the wider countryside from within the site, making visual and physical connections to enhance the sense of place, particularly towards the Round House;
- Plot and building layouts should take account of Building Regulations requirements for Fire Brigade access from an early stage in the design process;
- Employment buildings will generally have ancillary office provision of between 5-15%

SCALE PRINCIPLES

- To avoid adverse visual impacts on the surrounding area and nearby heritage assets building heights shall be limited to those heights shown on the building heights plan. Flexibility may be needed to extend up to 30 metres in height, however taller buildings up to this height will be limited to areas where it is feasible to accommodate larger buildings. Buildings in proximity to the Round House, on the higher parts of the site will be limited to a lower height;
- The buildings should incorporate an appropriate roof form that will be considered as part of the detailed Landscape and Visual Impact work to support a planning application. The depth of roof structures should be minimised where possible to optimise clear internal heights, and to reduce visual impacts and the perceived mass of new buildings;
- The use of muted colours, different tones and textures should be used to provide articulation to the built form to reduce the apparent scale of buildings, minimising landscape and visual impacts on the surroundings. The colours and tones of the new development will be informed by the Environmental Colour Assessment that will support the Landscape and Visual Impact Assessment;
- Projections, such as canopies, dock shelters, hubs and eaves overhangs, can create more depth to the elevational treatment, which will reduce the perceived mass of larger buildings.

PLACEMAKING PRINCIPLES

- The layout of the development shall identify and establish “active frontage” for each building, and the layout of the plots should enable buildings to present an appropriate active frontage by positioning offices and other occupied areas facing onto adjoining public spaces wherever possible;
- Permeability should be established through the estate, by opening up vistas and establishing visual connections between roads, buildings and the surrounding area;
- Such permeability will require that active frontage assist with way finding with glazing sized and situated to establish visual connectivity between public and private realms;
- Considerations of reducing crime and improving perception of public safety will necessitate that plot layouts have well integrated circulation routes overlooked from building frontages, especially from offices, along with the promotion of street-level activity by careful layout and design;
- There will be a need to provide secure premises for new businesses at the site and principles of permeability will need to respond to this requirement;
- Public amenity space should be located in attractive parts of the development and form part of larger public spaces, such as in proximity to public footpaths and bridleways, and situated well away from the operational areas of the development;
- Opportunities to provide for the well being of future employees will be explored with the provision of amenity routes, trim trails, and staff amenity areas.

APPEARANCE, ARCHITECTURAL AND BUILDING TREATMENT PRINCIPLES

- New employment buildings will generally be rectilinear in plan to permit installation of storage processes and to minimise waste of internal space, unless in circumstances where the client brief dictates otherwise;
- External materials for the new employment buildings will largely consist of metal cladding with a consistent and common palette of colours and cladding types and will be designed to be unfussy and modern in appearance, as well as appropriate to their application, in particular respect to office facades;
- Offices should be designed with a close attention to detail, ensuring satisfactory junctions between areas of cladding and glazing;
- Any roof top plant will be located centrally, and set back from the facades and screened by louvered panels or parapets;
- Staff entrances to buildings should be made readily identifiable, with the use of projections, canopies and full height glazing;
- Where possible, window systems should be combined to create larger areas of glazed wall to counterbalance areas of solid cladding and to enable greater connectivity between inside and out;
- Facades to be modelled through the use of canopies, eaves and solar shading to add interest to building facades.

EXTERNAL LIGHTING

- External lighting will be needed to meet the operational requirements of businesses at the site and to meet health and safety requirements;
- A lighting strategy should be prepared with any planning application in conjunction with the project ecologist to identify the principles of any external lighting that will be provided at the site to demonstrate how light spill and sky glow will be minimised wherever possible with lighting directed to those areas where it is needed;
- Dark zones should be identified within the development where to allow wildlife to transit without light interference and;
- Opportunities to use timers, photocells and demand activated lighting systems should be explored so that lighting is only on when required.

20. ILLUSTRATIVE LAYOUTS

A number of illustrative masterplans have been prepared as testing layouts to consider the capacity of the site and to make sure that the employment area of the site is flexible enough to respond to the needs of different businesses. Two illustrative layout plans are shown providing a range of different unit sizes and building typologies.

The proposed uses for the site include B8 use for logistics and distribution, which will generally require larger footprint buildings, whilst other uses include manufacturing and industry (B2) as well as offices, light industry and Research and Development uses (Class E), which will generally require smaller unit types. The final form of layout will be led by the requirements of occupiers across these use classes and flexibility is needed to be able to accommodate the needs of their businesses.

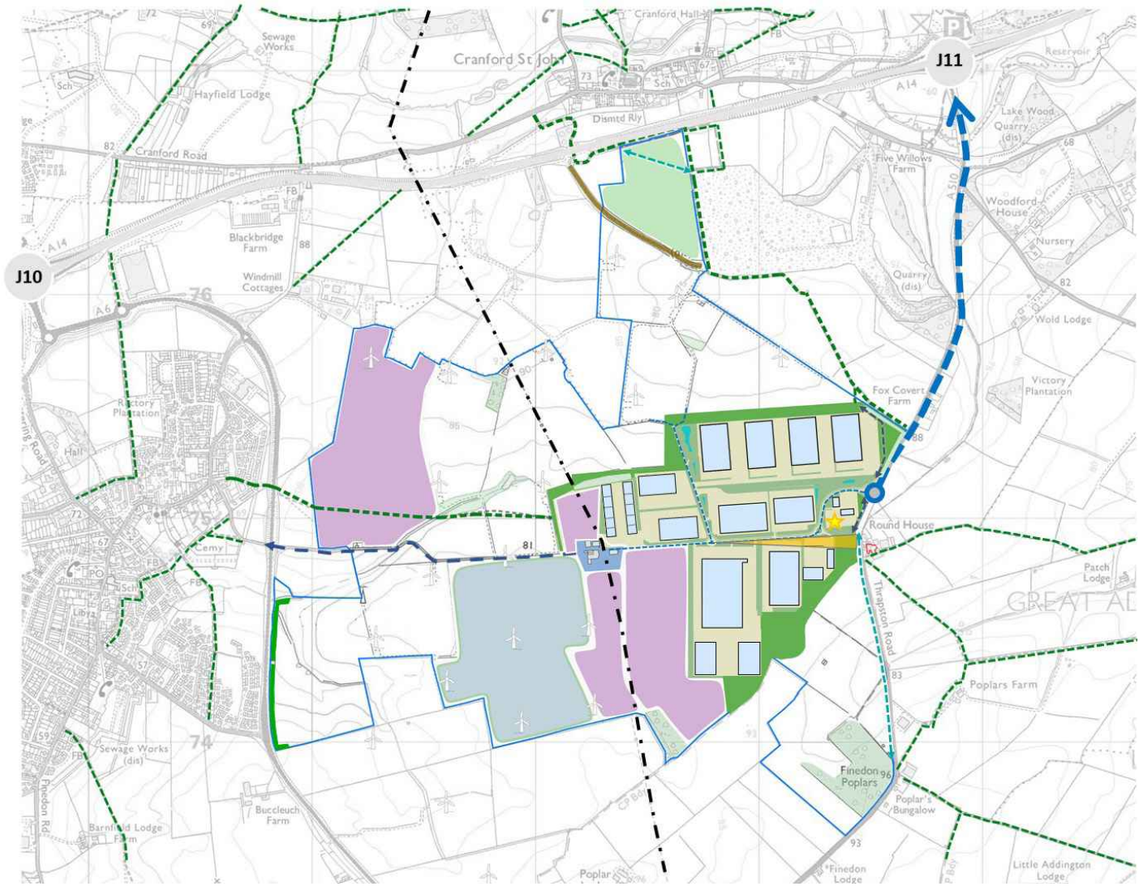


FIGURE 17. ILLUSTRATIVE LAYOUT 1

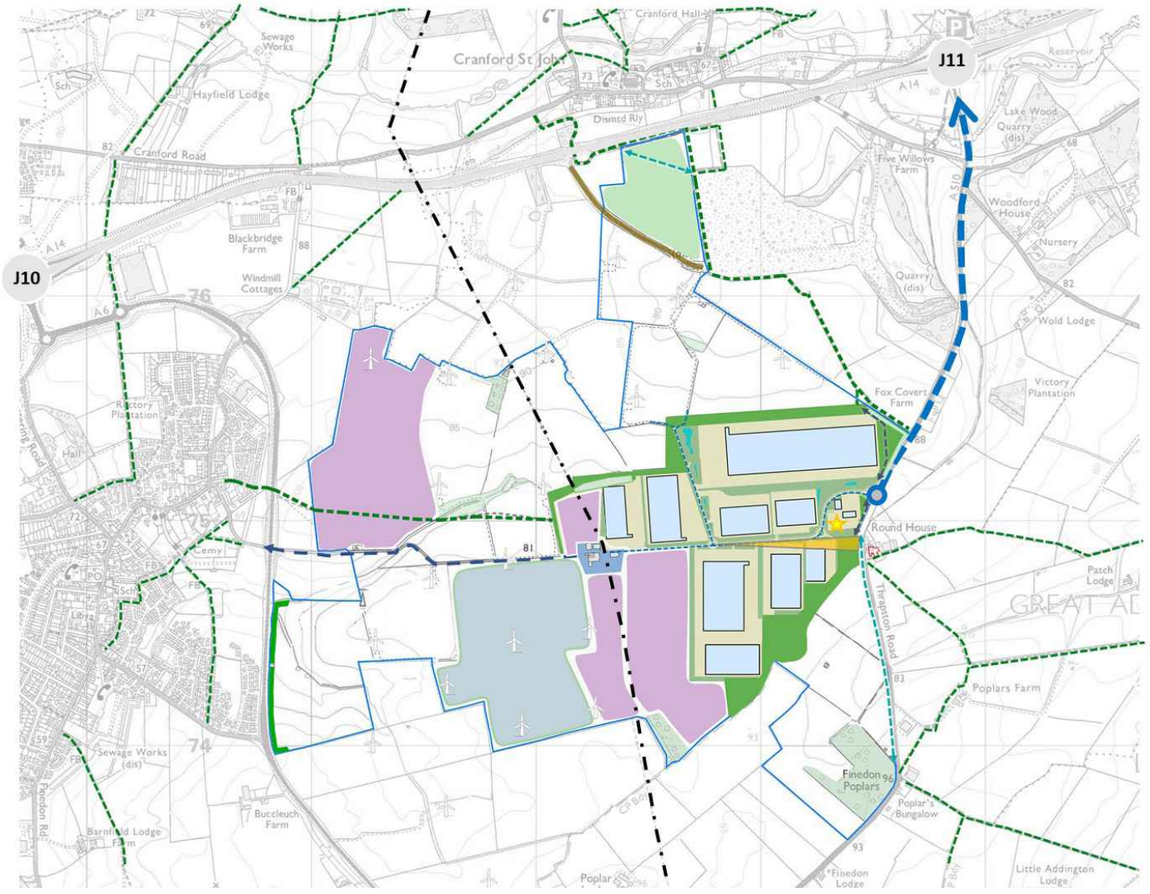


FIGURE 18. ILLUSTRATIVE LAYOUT 2

21. DELIVERY

IT IS ANTICIPATED THAT THE ENERGY PARK CONCEPT WILL BE DELIVERED THROUGH AN OUTLINE PLANNING APPLICATION, COVERING ADDITIONAL ENERGY INFRASTRUCTURE, EMPLOYMENT, INFRASTRUCTURE AND HYDROPONIC ELEMENTS. DEVELOPMENT OF THE SITE WILL BE PHASED, SO THE ENERGY PARK IS LIKELY TO COME FORWARD UNDER MORE THAN ONE APPLICATION.

The first application for the site will cover the key elements of the Energy Park, including key infrastructure elements such as the means of access, strategic landscape buffers and mitigation requirements for impacts identified by the supporting reports.

It is anticipated that some of these infrastructure requirements will be detailed within an outline application to give certainty over these elements. To retain flexibility to respond to occupier's requirements the hydroponic, energy and employment components of the Energy Park will be part of the outline permission and detailed layouts for development will be subject to subsequent Reserved Matters submissions. The outline application may not cover all of the land covered by the masterplan.

Parts of the development will be covered in outline and not all of the area covered by this Masterplan will necessarily be subject to a single outline application.

KEY REQUIREMENTS FOR OUTLINE APPLICATION

The outline application will be

- Access Details for new roundabout on A510
- Acoustic Assessment
- Air Quality Assessment
- Archaeological Assessment
- Design Code/Principles document
- Drainage Strategy
- Ecology Appraisal & Biodiversity Net Gain Strategy
- Heads of Terms for S106
- Heritage DBA & Heritage Impact Assessment
- Illustrative/Testing Layouts
- Indicative Phasing Plan
- Landscape and Visual Assessment
- Landscape Strategy
- Outline Construction Management Plan
- Parameters Plan
- Transport Assessment

The supporting reports will assess the impacts of the development based on the maximum extent of development that could come forward at the site to ensure that a robust assessment is made of critical issues.

PLANNING CONDITIONS & S106 REQUIREMENTS

The uses and buildings provided at the Energy Park will be subject to occupier requirements. To retain flexibility for future occupiers, the outline application will reserve some details for future determination and applications to provide information relating to the layout, scale, appearance and landscaping will be made in due course.

A range of planning conditions and legal obligations will therefore be used to ensure that likely impacts identified at the outline planning stage will be addressed and mitigated at the Reserved Matters stage. Strategy documents will be provided to support the outline application to clarify the approach that will be taken for the various issues such as:

- Drainage
- Landscape
- Biodiversity
- Design

New infrastructure is likely to be secured through S106 agreements. In the absence of a CIL charging structure it is proposed that these contributions will be secured through the North Northamptonshire Council. Developer contributions are secured as part of the grant of planning permission, and are specifically related to the development impacts. Based on the information in this masterplan, it is anticipated that obligations will relate to the following:

- Training Opportunities
- Provision of required highway infrastructure/both on and off site
- Local improvements to highways / road infrastructure
- Landscape Management and Maintenance
- Drainage Management and maintained
- Biodiversity Enhancements both on plot and to Receptor area, as well as ongoing management
- Training and skills for the construction and operational phases
- Provision of Sustainable Travel Infrastructure and Travel Plan
- Traffic Routing/Management Plan
- Proposals for Community Fund to contribute to energy efficiency measures and reducing carbon emissions in the local area surrounding the site will be reviewed as part of any application

Details of the proposed Community Fund will be provided as part of the outline planning application. It is anticipated that this will take the form of a regular annual financial contribution to local Towns and Parishes to support local initiatives and projects related to energy efficiency, sustainability and the move towards a low carbon society.

The mechanism to provide a Community Fund, the amount of money that will be available and the areas that will benefit from the Fund will be detailed within the outline application and then secured via a legal obligation.

DESIGN CODE

Development will be expected to comply with relevant local planning policies as well as reflecting the vision and objections to the masterplan. A design code has been prepared to support the delivery of quality development at Kettering Energy Park. The purpose of the Design Code is to set out a number of key principles which shall be adopted across the site to create a distinctive and attractive place, desirable to work and visit for future generations.

The design code should be read in conjunction with the North Northamptonshire Joint Core Strategy and the adopted Kettering Site Specific Part 2 Local Plan.

Any future Reserved Matters applications would then need to adhere to the approved Design Code, which will be secured via a planning condition.

22. PROPOSAL BENEFITS

National

- First of its kind
- Responding to the energy crisis
- Greater Energy Security for Businesses and the National Grid
- Greater Food Security
- Supporting the transition to a low/zero carbon economy and society

Economic

- Directly support circa 550 jobs during the construction stage and 5,500 during the operational phase
- Investment of £512 million during the construction phase (direct and indirect)
- Investment of £167 million per annum into the local economy
- Additional high quality employment land, with potential to create circa 400,000 sq m of new employment space
- First Renewable have committed £40m to provide the enabling infrastructure for the Energy Park.
- Business rates of circa £8 million per annum

Community

- Businesses locating to the site will be encouraged to offer skills and training opportunities for employees
- Strengthen the local workforce and up more opportunities to residents. This will particularly benefit Kettering as the town has several neighbourhoods suffering from multiple forms of deprivation, including those which rank among the 10% most deprived neighbourhoods in the country in terms of local of attainment and skills.
- A critical mass of such businesses based here would enable Kettering's long-term growth as a centre for excellence for sustainable technology and innovation.
- Establish a Community fund to support energy efficiency and sustainability initiatives in the local area
- Create opportunities for public access to the site

23. RESPONSE TO POLICY 26

POLICY 26 OF THE CORE STRATEGY (RENEWABLE AND LOW CARBON ENERGY) IDENTIFIES THAT DEVELOPMENT OF THE ENERGY PARK WILL PROVIDE A DECENTRALISED ENERGY NETWORK USING RENEWABLE TECHNOLOGIES. KETTERING ENERGY PARK HAS MET THE CRITERIA OF THE POLICY THROUGH THE FOLLOWING:

1. Define development boundaries and also the renewable / low carbon technologies and land uses to be developed on site

As a result of the site analysis and assessment of the opportunities and constraints at the site, a development boundary has been identified for the Energy Park that will allow the objectives of the Energy Park project to come forward in an appropriate manner.

This development boundary is presented in Figure 8 and meets this part of the criteria.

The land uses that are considered to be appropriate at the site have also been identified and these are presented in section 12 of this document to meet this part of the criteria.

2. Make provision for a mix of complimentary employment uses to facilitate development of local knowledge, expertise and research and development.

The proposed uses for the Energy Park include those that can make use of the renewable energy at the site including employment uses that have a high energy demand.

A criteria for these employment uses has been developed in conjunction with the North Northamptonshire Council and the SEMLEP and this includes uses such as engineering, research and development and manufacturing that will support the transition to a low/zero carbon economy.

A mix of employment uses will be acceptable at the site including those within Class E, B2 and B8 to support the local economy and provide premises for business in hi-tech sectors that will help to expand the knowledge economy. It is also proposed that a skills and training package will be developed as part of a future planning application to support businesses at the site where they have vacancies which could be filled by people in the vicinity of the site.

3. Demonstrate how the proposal will contribute towards meeting the energy needs of existing and planned development, including East Kettering SUE, strategy development at Junction 10 of the A14 and employment uses associated with the site.

The Energy Park proposal will provide connectivity between the energy infrastructure and the proposed employment premises and hydroponic structures. A grid connection for the import and export of energy will also be provided.

An assessment was undertaken of expanding connectivity further from the site to other areas, but this was not considered to be viable due to uncertainty regarding the phasing of other development and the Energy Park as well as the loads needed from the Energy Park. The distance of these other developments from the Energy Park site is also a constraint in respect of land ownership and the capital costs need to provide such a connection further afield.

The most expedient approach to ensure that the Energy Park helps to meet the needs of other uses elsewhere is to improve the infrastructure and storage capacity at the site, increasing resilience and feeding excess energy generated.

4. Create model for zero carbon through the installation of exemplary energy efficiency standards in buildings which use energy produced on-site in their opportunities.

All employment buildings at the site will have high levels of energy efficiency to make most use of the available energy at the site, with a target of achieving BREEAM Excellent and an EPC rating of A.

Additional solar pv will be installed on the roof space to further increase the amount of energy generated at the site.

Adopting these high energy efficiency standards, which will minimise the energy required in the day to day running of the premises, facilitates the potential for business activity at the site to be 100% powered by renewable energy that is created at the site.

Policy 26 identifies additional detailed criteria that the development of the Energy Park needs to respond to. A response to elements of this further criteria can only be detailed at application stage, however a summary of how the proposed development of the site as set out in this Masterplan meets this criteria is set out in the Appendix to this document.

24. CONCLUSION

THE AMBITION OF THIS MASTERPLAN IS TO MAKE THE ENERGY PARK A LOW CARBON AND SUSTAINABLE DEVELOPMENT IN AN ATTRACTIVE LOCATION THAT SUPPORTS THE LOCAL ENVIRONMENT AS MUCH AS THE LOCAL ECONOMY.

- Existing renewable energy infrastructure is in place at the site and will be supplemented with additional infrastructure and a new grid connection
- The Energy Park will improve resilience in the energy network, increase energy security and respond to the current Energy Crisis
- A holistic approach has been taken to secure sustainable development from an environmental and economic perspective
- The Green Infrastructure Strategy sets out the design principles underpinning the Masterplan
- The site will provide premises for a mix of occupiers that have: energy intensive operations; automated processes; or, support industries linked to the transition to net-zero, creating jobs across a wide skill base
- The site has flexibility to accommodate other energy infrastructure, e.g. battery storage and more Solar PV
- This site will provide additional, high quality employment land that will provide companies with sufficient power and the ability to adapt to a low/zero carbon economy, addressing the lack of supply of such land.
- The site can accommodate c. 400,000 sq m of employment space providing in the region of 5,000 new jobs, adding c.£167m to the local economy each year from wages
- Significant interest has already been expressed from a number of occupiers

25. APPENDICES

POLICY 26 – RENEWABLE AND LOW CARBON ENERGY

Proposals for sensitively located renewable and low carbon energy generation will be supported where it can be demonstrated that the proposal meets all of the following criteria:

a) The landscape impact of the development is minimised and mitigated against;

b) The development links to a specific demand through a decentralised energy network or where this is not possible, the necessary infrastructure is provided to supply power to the National Grid;

c) The siting of development avoids harm to the significance of a heritage asset and its setting in accordance with the provisions of the NPPF;

d) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and/or businesses, either in isolation or cumulatively, by reason of noise, odour intrusion, dust, traffic generation, visual impact or shadow flicker;

e) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way;

f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;

g) The development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within North Northamptonshire and adjoining local authority areas;

h) The development retains and enhances on-site biodiversity and supports the enlargement of, and/or connection to, existing biodiversity assets such as wildlife corridors, where possible;

i) Proposals for Solar Photovoltaic farms avoid the best and most versatile agricultural land.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant and/or at the end of the permitted period for time limited planning permissions.

Land at Burton Wold is identified for an Energy Park to add to the range of renewable energy technologies already present. The development will serve as a decentralised energy network which will link the energy production to existing and new developments.

Proposals within the Energy Park should meet criteria a) to i) above and should also be in accordance with a comprehensive masterplan which will be prepared in consultation with the local community and stakeholders and agreed by the local planning authority;

This will:

1. Define development boundaries and also the renewable/low carbon technologies and land uses to be developed on the site;

2. Make provision for a mix of complimentary employment uses to facilitate development of local knowledge,expertise and research and development;

3. Demonstrate how the proposal will contribute towards meeting the energy needs of existing and planned development, including East Kettering SUE, strategic development at Junction 10 of the A14 and employment uses associated with the site;

4. Create a model for zero carbon energy through the installation of exemplary energy efficiency standards in buildings which use energy produced on-site in their operation.

Appendix 1 Policy 26 from the North Northamptonshire Core Strategy

A summary identifying how the development of the Energy Park will repond to the items A to I listed under Policy 26 is set out below:

a) The landscape impact of the development is minimised and mitigated against;	The masterplan has been prepared following a strategic landscape review to consider the visibility of the site and any future development proposals. The proposed boundaries of the Energy Park, as set out in this masterplan, have been defined to move future development at the site away from more sensitive viewpoints and to provide potentially taller buildings on lower parts of these site or in locations that are less visually sensitive. These steps have sought to minimise the potential landscape impact of the development, however it is acknowledged that any development at this site will have some form of landscape and visual impact. Existing, prominent landscape features at the site will be retained where possible, such as existing plantation woodland and larger areas of woodland planting at the site, which will be supplemented with additional tree planting and strategic landscape buffers to mitigate the visual impact of future development. Any application for development of the Energy Park will be accompanied by a detailed Landscape and Visual Assessment to consider likely impacts and to detail specific mitigation measures at this application stage. The Landscape and Visual Impact Assessment will also be accompanied by an Environmental Colour Assessment to consider how new structures and development relate to the landscape context and to identify appropriate colour palettes and materials for the development

b) The development links to a specific demand through a decentralised energy network orwhere this is not possible, the necessary infrastructure is provided to supply power to the national grid;	The development of the Energy Park proposes the co-location of high energy use employment development and hydroponic uses as well as additional energy infrastructure to supplement the existing wind turbines and consented solar pv. The demand for energy is therefore linked to the employment uses and these will have the potential to be fully powered by available energy generated at the site. The employment and hydroponic uses at the site will therefore be able to operate within their own energy network, although for resilience and to ensure that there is a robust supply of energy available at the site, a point of connection to the national grid is also proposed to allow the import and export of energy to and from the Energy Park. The principles of this approach to the energy strategy are set out in the masterplan.

c) The siting of the development avoids harm to the significance of heritage assets and its setting in accordance with the provisions of the NPPF;	The masterplan has been prepared in consideration of the heritage assets both at the site and in the nearby area. Heritage assets such as conservation areas, Listed buildings and Registered Parks and Gardens were also identified and assessed as part of the strategic landscape review that supported the preparation of the masterplan. The closest heritage assets to the proposed Energy Park site are the Round House and Poplars Barn (which is a modern rebuild and is determined to have little significance in heritage terms). The masterplan has been prepared to set development back from the eastern site boundary so that new development does not lead to substantial harm to the setting of this building. The landscape strategy for the development also provides an open frontage to the development site immediately opposite the Round House withtaller landscape and screening features set back from the boundary to provide a suitable relationship of the development with this building. The proposed relationship between the Round House building and the new development opposite this building is demonstrated by the illustrative cross section drawing. The masterplan has also taken views within the site towards the Round House into account to ensure that the proposed development does not completely obscure views of this building and maintains a visual connection. The view cone towards the Round House is illustrated by the below graphic, where landscaping and small ancillary structures (e.g. sub-stations and street furniture) will be allowed but buildings and larger structure will not. Views towards the Church Spire at Burton Latimer and inter-visibility of the development with Woodford House have also been assessed but it is not considered that the Energy Park will lead to any substantial harm in respect of these heritage assets.
d) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and / or businesses either in isolation of cumulatively, by reason of noise, odour, intrusion, dust, traffic generation, visual impact of shadow flicker;	There are relatively few existing occupiers at the site, but the masterplan has been considered to minimise adverse effects on these occupiers. For example, the development will be set back from the Round House and Poplars Barn and the site access will be provided to the North of the Round House, with traffic directed to Junction 11 of the A14 to the north, thereby reducing noise and disturbance from traffic noise. It is not anticipated that there will be any greater incidence of shadow flicker as no new turbines are proposed and other matters relating to noise, odour and dust will be assessed in any future application and mitigation or management measures will be proposed to deal with any likely impacts at construction and operational phases in an appropriate manner.
e) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way;	Discussions have been held with National Highways and the Highway Authority to model the potential traffic generated by the development and this indicates that there is sufficient capacity to support additional vehicle movements on the network. As part of any proposal to accommodate new junctions on the public highway network, a road safety audit will be undertaken which will support any planning application to demonstrate that the new layout will not lead to any safety issues. The development of the Energy Park intends to have pedestrian and shared cycle routes within the site that are segregated from vehicular traffic and any accesses within the site will be designed to have appropriate visibility and give priority to pedestrians and cyclists across junctions from the main estate road. Car parking areas and any service yards will also be segregated to avoid conflicts between site users. Diversions to the existing public rights of way will be required as part of the proposals and the revised routes will be designed to be safe and as convenient for people as possible, avoiding conflict points with traffic where possible and providing suitable crossing points where needed.
f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;	This will be detailed in any planning application for the site, with specific reference to the construction and decommissioning stage. As no biomass, anaerobic digestion or additional wind turbines are proposed at the site, then the potential for adverse impacts is generally lower and the addition of further solar pv and battery storage, can be implemented on a modular system as the equipment used for this infrastructure is relatively small in scale allowing for easy erection, disassembly and transport to and from the site.

g) The Development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within the North Northamptonshireand adjoining local authority areas;	A strategic visual review has been undertaken of the proposed development of the Energy Park, identifying short and longer range views to assist in the definition of development boundaries so that the visual impact of the Energy Park is minimised, with areas for landscape buffers identified to provide screening of the new structures at the site. Longer range views have been assessed and an Environmental Colour Review will be prepared to support any application so that the new buildings have an appropriate colour pallet to help them integrate with the existing landscape setting as far as possible. The propose energy infrastructure at the site will generally be low level and have limited visibility, although likely visual and landscape impacts will be assessed as part of any application. A detailed Landscape and Visual Assessment will be undertaken as part of any application for the site. Sources of noise from the Energy Park will be assessed to ensure that potential impacts from the development do not create an isolated or cumulative issue in respect of nearby sensitive receptors. New employment development will be located to minimise break out of noise wherever possible, using mitigation and management measures to address likely impacts at detailed planning stage. It is not anticipated that the proposed energy infrastructure will give rise to any significant noise impacts, but this will be assessed as part of any planning application.

h) The development retains and enhances on site biodiversity and supports the enlargement of, and/or connections to, existing biodiversity assets such as wildlife corridors, where possible.	Existing landscape features such as areas of existing tree planting and plantation woodland will be retained where possible. The site is predominantly in agricultural use as arable land, so has relatively low ecological value, however the development will lead to the loss of some features to allow the Energy Park to come forward. The development will come forward in conjunction with a landscape strategy that will seek to supplement the retained landscape features and provide for biodiversity enhancements and the use of the northern meadow land as a site for Biodiversity Net Gain. The objective is to secure a minimum 10% net gain in biodiversity. The landscape and biodiversity strategy will consider existing habitat areas and allow transit routes, dark zones and look to expand on connections to wildlife corridors. The landscape and biodiversity strategy that accompanies any application will be based on the principles set out in this document at sections 9 and 10.

i). Proposals for Solar Photovoltaic farms avoid the best and most versatile agricultural land.	The land at Burton Wold is identified as being Agricultural Grade 3 in the general classification maps provided by DEFRA/Natural England and it is known to be relatively wet due to the character of the soil so the majority of the site is considered to be classified as grade 3b, which is not considered to be best and most versatile for agricultural production. The addition of hydroponic uses at the site will improve yields and agricultural production as this provides a more controlled environment for growing produce.

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Appendix A: JCS Policy 26 (Renewable & Low Carbon Energy)

POLICY 26 – RENEWABLE AND LOW CARBON ENERGY

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This will:

1. Define development boundaries and also the renewable/low carbon technologies and land uses to be developed on the site;

2. Make provision for a mix of complimentary employment uses to facilitate development of local knowledge,expertise and research and development;

3. Demonstrate how the proposal will contribute towards meeting the energy needs of existing and planned development, including East Kettering SUE, strategic development at Junction 10 of the A14 and employment uses associated with the site;

4. Create a model for zero carbon energy through the installation of exemplary energy efficiency standards in buildings which use energy produced on-site in their operation.

KETTERING
ENERGY PARK

A unique opportunity to create one of the UK's most sustainable developments

Site Analysis, Opportunities & Constraints

January 2023

FIRST RENEWABLE
DEVELOPMENTS

Contents

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2. **Planning Policy Context**
3. **Strategic Overview**
4. **Employment Need/Demand**
5. **Consultation & Studies**
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    a) **Energy Infrastructure**
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    f) **Flood Risk & Drainage**
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8. **Site Analysis – Categorising the Site**

Introduction

This document has been prepared to outline the work that has been undertaken to date to support the preparation of a masterplan that will guide future development of the Kettering Energy Park. The masterplan is being prepared to meet the objectives of Policy 26 of the North Northamptonshire Joint Core Strategy that was adopted in 2016 and which identified the land at the Burton Wold Wind Farm as a location for an Energy Park. The development of an Energy Park at this location has been the ambition of First Renewable and the land owners, Stuart Beaty and his family, for a number of years.

Once finalised, it is proposed that the masterplan document will be considered by North Northamptonshire Council and approved as a document that supports Policy 26 of the Joint Core Strategy. Once approved, the masterplan will then inform future planning applications at the site and provide a framework that subsequent proposals will need to respond to.

The Energy Park has the potential to improve energy security and resilience and to become an exemplar development that could support the transformation of North Northamptonshire to a low carbon economy. The proposals for the Energy Park are being led by First Renewable who assisted with the extension to the Burton Wold wind farm as well as the consented solar farms and 132kv grid connection.

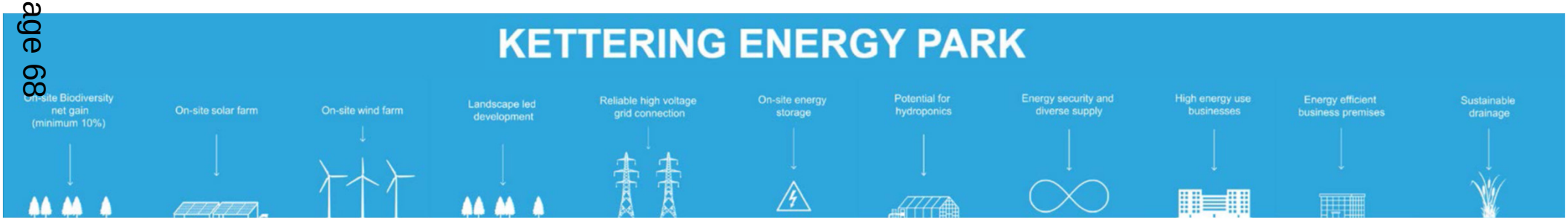
The primary concept behind the Energy Park project is to realise the potential of the existing and consented energy infrastructure at the site and bring forward development that will incorporate a mix of uses including additional energy infrastructure, hydroponics and new employment premises. The objective of the project is to make best use of the renewable energy provided at the site to enable businesses that locate to the Energy Park to meet up to 100% of their energy needs from the on-site renewable sources.

Vision

The vision for the project is to create a sustainable and attractive development that supports the local environment as much as the local economy. The Energy Park intends to match energy production with consumption, to supply renewable energy to energy-intensive businesses and make best use of resources by supplying energy to other complementary uses at the site. This will provide a catalyst for new investment within North Northamptonshire. The Energy Park will be based on principles of sustainability to minimise the impact of development and support low carbon development that will contribute to the local economy.

The vision is underpinned by the following principles:

- A holistic approach – co-location of complementary uses, including employment and renewable energy sources, not at the expense of biodiversity.
- Implementing a Green Infrastructure Strategy that will integrate with existing ecological and landscape settings.
- Implementing a Sustainable Transport Strategy that will offer alternative and sustainable forms of access and modes of transport to the site
- Creating a criteria for future employment development & uses to ensure the Masterplan can attract businesses that have high energy demands or which focus on innovation towards a low carbon economy and society.
- Promoting the principles of sustainability to establish a form of development that is at the forefront of responding to the Climate and Environment Emergency declared by North Northamptonshire Council.
- Providing Energy Efficient buildings that make best use of the available renewable energy.
- Supplementing the existing and consented renewables with new energy infrastructure to increase resilience and energy security.



The Masterplan's vision and principles will be brought forward in conjunction with a Green Infrastructure Strategy. This Strategy will allow the development to come forward in a way that will:

- Respect existing landscape features and planting where possible.
- Provide a pleasant landscape setting for the new development with amenity areas for new employees and improving public access where appropriate.
- Minimise the visual impact of development.
- Incorporate above ground sustainable drainage features.
- Create new or enhance existing areas of native planting as a coordinated part of drainage and biodiversity enhancement measures to secure a minimum 10% net gain.

Planning Policy Context

The proposals for the Energy Park will directly respond to the Climate and Environment Emergency that has been declared by North Northamptonshire Council as well as many of the key requirements of the NPPF. For example, the Energy Park seeks to achieve a sustainable form of development that makes effective use of land, improves biodiversity, uses natural resources prudently, helps mitigate and adapt to climate change and supports the move to a low carbon economy (NPPF Paragraphs 8, 152 & 154).

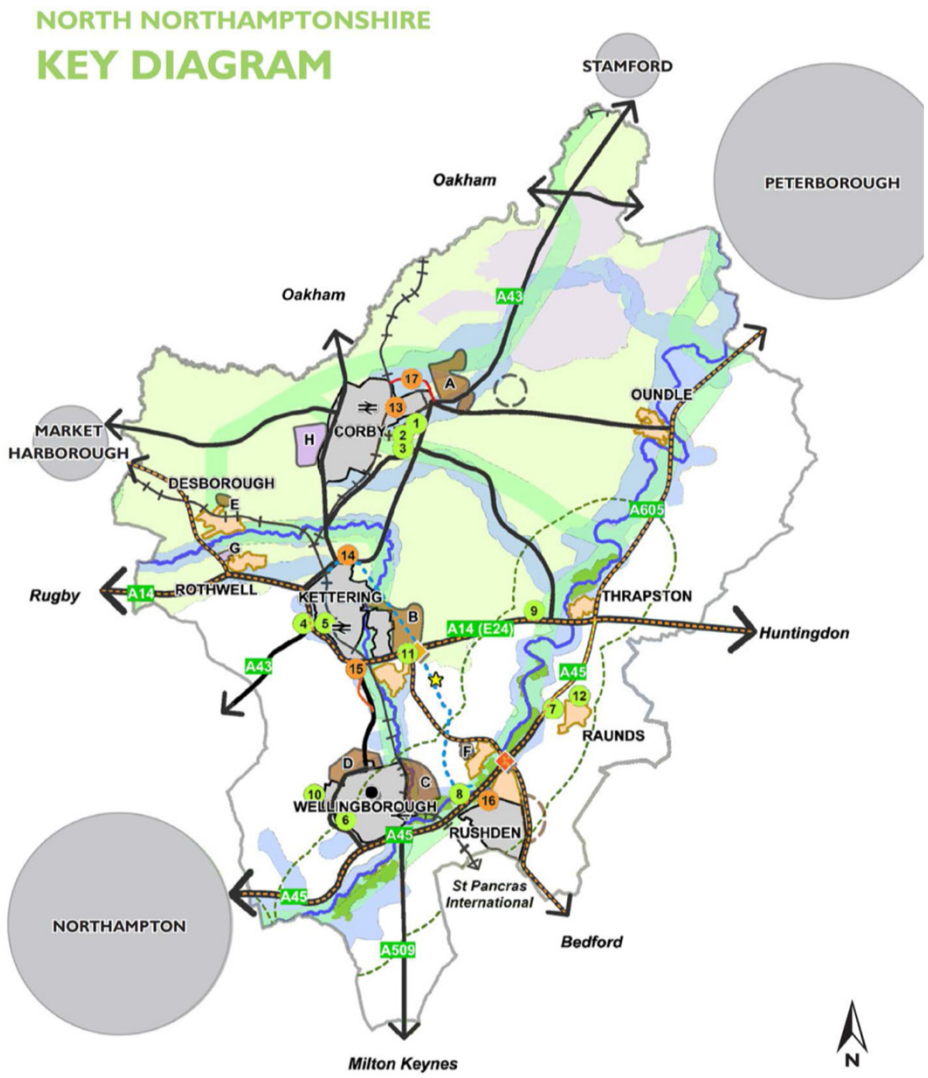


Figure 1: Key Diagram from North Northamptonshire Joint Core Strategy (Energy Park is shown by the star)

At a more local level, the North Northamptonshire Joint Core Strategy (Core Strategy) was adopted in 2016 and this identifies that there is an opportunity to provide an Energy Park at Burton Wold. In strategic terms, the site has therefore already been considered as a suitable location to accommodate an Energy Park as this was reviewed in the course of preparing the Core Strategy. The Core Strategy does not define what form the Energy Park will take, stating the following (para 8.35)

> *Its precise extent and mix of uses is to be determined through a Masterplan prepared in consultation with the local community and stakeholders for agreement with the local planning authority. The impacts of development at this location will be evaluated in greater detail through the consideration of any planning applications.*

Policy 26 of the Core Strategy (Renewable and Low Carbon Energy) identifies that development of the Energy Park will provide a decentralised energy network using renewable technologies and outlines the following about the Energy Park:

Land at Burton Wold is identified for an Energy Park to add to the range of renewable energy technologies already present. The development will serve as a decentralised energy network which will link the energy production to existing and new developments.

Proposals within the Energy Park should meet criteria a) to i) above and should also be in accordance with a comprehensive masterplan which will be prepared in consultation with the local community and stakeholders and agreed by the local planning authority;

This will:

1. Define development boundaries and also the renewable / low carbon technologies and land uses to be developed on the site;
2. Make provision for a mix of complimentary employment uses to facilitate development of local knowledge, expertise and research and development;
3. Demonstrate how the proposal will contribute towards meeting the energy needs of existing and planned development, including East Kettering SUE, strategic development at Junction 10 of the A14 and employment uses associated with the site;
4. Create a model for zero carbon energy through the installation of exemplary energy efficiency standards in buildings which use energy produced on-site in their operation.

The policy therefore provides a flexible planning framework under which development can come forward at the Burton Wold site. For completeness, the full text of the policy is included at appendix A.

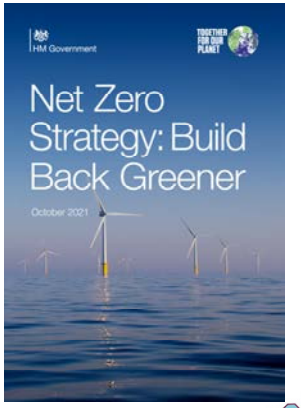
The Masterplan document aims to address the above points of this policy requirement by defining the boundaries of the proposed development and also identifying which energy technologies and other uses could be developed at the Burton Wold site.

The Masterplan will be subject to public consultation and once in a final form it is intended that the Masterplan Document will be used as a material consideration in determining future applications at the Energy Park. It is anticipated that the site will be developed out in phases with planning applications coming forward in due course.

Strategic Overview

The site is located to the south west of Kettering and has excellent access to the A14, and the wider strategic road network, which puts other towns and cities in the UK within easy reach. The site is also within the sphere of influence of the Oxford Cambridge Arc and the associated knowledge and technology centres that these cities support.

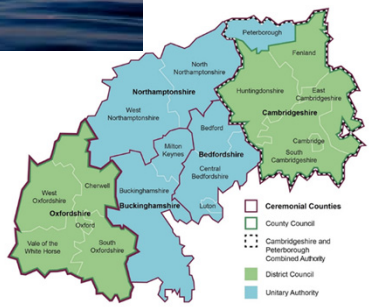
Whilst the Energy Park is not just an employment development, as it will support a number of new businesses at the site that can benefit from access to the existing and proposed energy infrastructure and create an ecosystem of like-minded uses that will support the transition to a low carbon economy. The Government's Net Zero Strategy aims for the UK to be Net Zero by 2050, requiring a 68% reduction in Greenhouse Gas emissions by 2030, whilst North Northamptonshire Council has the objective of becoming carbon neutral by 2030.



- Kettering Energy Park is well-connected at both regional and national level with good access to key transport hubs such as the Port of Felixstowe, the motorway network (M1, A1(M), M6 & M11), nearby urban areas so new businesses will be able to benefit from the site's excellent location near Junction 11 of the A14

- The site is within the notional Oxford-Cambridge Arc that comprises the County areas of Oxfordshire, Buckinghamshire, Northamptonshire, Bedfordshire and Cambridgeshire, which collectively is one of the fastest growing economies in the UK. Infrastructure in this area is expected to improve, including continued investment into East West Rail. The Energy Park site has the potential to attract high-quality businesses and investors and offer businesses more cost-effective lab space or premises for R&D and other high-tech operations, with more traditional areas having limited availability of such space which higher-costs.

- Local population growth has the potential to enhance the workforce available to Kettering Energy Park and equally, the employment component of the site will provide jobs to the growing population



The Energy Park is intended to provide a resilient and robust supply of electricity for the uses at the site and also have the ability to export excess energy to the National Grid by acting as a buffer at times of peak demand elsewhere in the UK. The site is crossed by 132kv overhead power lines, and approval has been granted for a grid connection to import and export up to 50 MW of supply. This provides a robust energy supply to businesses, which is identified as a local constraint of employment land in the Kettering area, and also provides flexibility for the national grid and makes best use of the energy generated at the site.

The Park intends to match energy production with consumption, to supply renewable resources for energy intensive businesses, provide a catalyst for new investment within the area and meet the UK Government and North Northamptonshire's ambitions of carbon neutrality by 2050.

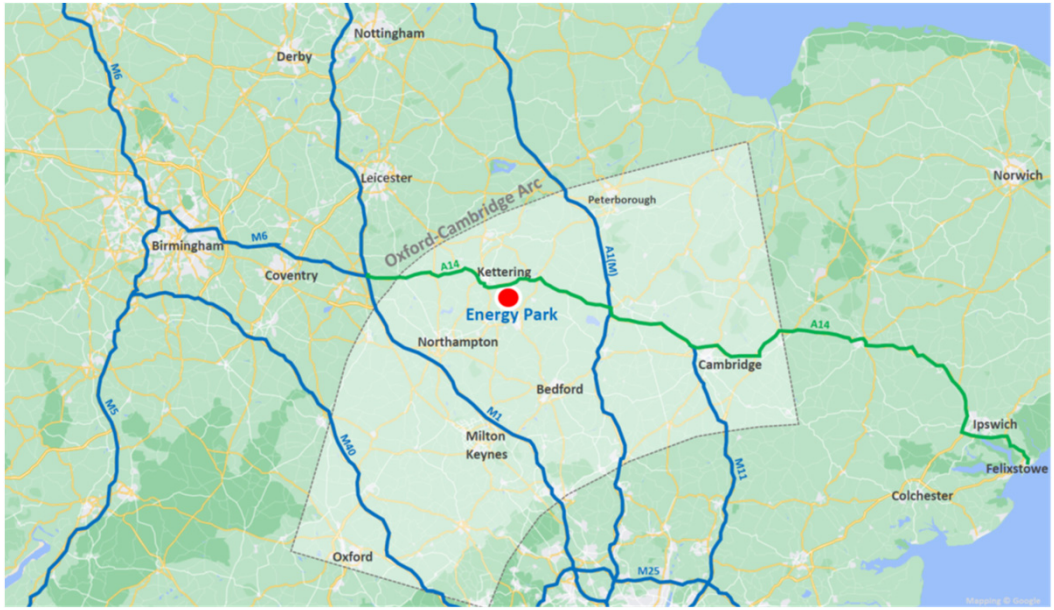


Figure 2: Strategic Context Plan

Employment Overview

A review has been undertaken of the need for employment floorspace in the Kettering and wider North Northamptonshire area. Whilst the area around Kettering offers good connectivity that will be attractive to employers, the research has also revealed that there is a continuing need for high-quality business premises across a range of sectors. A summary of the key points from this research is provided below.

- The target for job creation across North Northamptonshire is to secure 31,100 net new jobs by 2031, with the most recent Annual Monitoring Report noting that a further 9,000 jobs still need to be created by 2031 in order to meet this target.
- Investment is currently being lost due to the undersupply and suitability of employment space in the local and regional areas according to the most recent market analysis undertaken by North Northamptonshire Council and the South East Midlands Local Economic Partnership (SEMLEP). This is set out in the Kettering Employment Land Review (Aspinall Verdi) and the SEMLEP Local Industrial Strategy Evidence Base (both November 2018).
- There is high demand for suitable employment space across the industrial and warehouse/logistics sectors, with varying requirements for different sizes of new premises. There are currently low vacancy rates (of circa 1.5%) and increasing rents across the wider Midlands area in the employment sector, which indicates a lack of supply (LOGIC: Midlands Q1 2022, Knight Frank, March 2022).
- There is high demand and a lack of supply of laboratory space and premises for R&D in the established Oxford and Cambridge areas. Rents for such space is high and occupiers are considering alternative and more cost effective locations.
- The provision of high-quality employment floorspace in the Kettering area that has a sufficient power supply, can therefore help to address the undersupply of employment premises to:
    - Enable local businesses to expand or relocate to better premises in the area;
    - Attract new employers and investors to the area; and
    - Support businesses in their efforts to reduce carbon emissions.
- The supply of new homes in the Kettering area is increasing and new employment development at the site would help to provide jobs in the local area and support more sustainable patterns of development.
- The proposed development makes an ideal location to establish employment uses that have high energy requirements, such as cold stores, data centres as well as operations that use robotic retrieval systems.
- Kettering benefits from good links to the wider UK and there is also access to a potential workforce in the urban areas near the site. Kettering has pockets of deprivation and skills and wages are below the England average (SEMLEP Local Industrial Strategy Evidence Base), which new development could help to address.

A number of businesses have already expressed strong interest in securing premises at the Energy Park, with the main attraction being access to a resilient power supply that will help businesses to meet their objectives, and those of the wider UK, to reduce carbon emissions. The site also has flexibility to accommodate a range of different sized units and has good access to the A14 and urban areas, all of which are looked upon favourably by employers.

To address some of the issues identified in the Evidence Base relating to employment matters, it will be important for the Energy Park to address the following:

- Provide for a range of uses and allow for flexibility to accommodate a variety of building size
- Encourage employers at the site to invest in skills and training initiatives to improve the skill of the workforce
- Provide floorspace that will help meet North Northamptonshire Council's objective of creating a total of 31,100 new jobs by 2031

Consultation & Technical Studies

To inform the preparation of the Masterplan initial consultations have been held with stakeholders. The concept of the Energy Park and the production of the emerging Masterplan has also been introduced to a number of the local Parish and Town Councils in the vicinity of the site. Feedback from this initial consultation is being used to help inform the Masterplan and to refine some of the principles of development.

Policy 26 of the Joint Core Strategy notes that consultation will be an important part of preparing the masterplan and the final form of the document will have been informed by both informal consultation and a period of formal consultation. The informal consultation will comprise of meetings and presentations to stakeholders and local community groups (such as local Town and Parish Council's) as well as the use of a website to publicise the proposals and reach out to a wider audience. The informal consultation feedback received will be collated with a view to making any necessary changes to the Masterplan as per the provisions of JCS Policy 26.

Once the Draft Masterplan document has been agreed with the Council, this will then be subject to a period of formal public consultation and the comments received will again be collated and reviewed to determine any changes that may be required to the Masterplan. This approach will ensure that the views of the wider community have been canvassed, which will result in the preparation of a more rounded masterplan that responds to issues identified during the consultation.

A number of surveys have been undertaken to support the preparation of the masterplan, these include the following:

- Ecology Surveys, which started in 2020 and have continued across 2021 and 2022 to provide a comprehensive record and understanding of habitats and species supported at the site
- Highways Modelling has been undertaken and is continuing in conjunction with National Highways and the Highway Authority
- Landscape Appraisals to establish the site context, key features and visibility of the site from surrounding areas
- Assessments of flood risk and drainage issues that may affect the site and will need to be considered by any future development
- Assessment of Archaeology and Heritage context, including geophysical surveys of the site
- Technical studies and assessments to consider issues such as noise, air quality and opportunities for sustainable transport to and from the site

These surveys and assessments have all been used to inform the preparation of the masterplan and will in turn be used to support baseline studies for any future outline application. This document seeks to provide a summary of the work undertaken to date and identifies the key issues that are shaping the emerging Masterplan for the Energy Park.

Site Analysis & Characteristics

The area of search for the Kettering Energy Park masterplan shown on Figure 3 below, is within the countryside, to the southeast of Kettering and comprises mainly arable farmland, extending in area to approximately 445 hectares. The land is considered to be agricultural grade 3b. The town of Burton Latimer is to the west of the site and the village of Cranford St John is to the north, whilst Finedon is located to the south.

The site lies to the south of the A14 is bounded by the A510 Thrapston Road to the east, and the A6 Burton Road to the west. The A510 connects to Junction 11 of the A14.

The site is therefore close to a number of population centres and is readily accessible by the existing road network. The Energy Park, would therefore benefit from an existing labour supply, which will increase as new dwellings continue to be built at the Hanwood Park development located to the east of Kettering (c.5,500 dwellings total).

Initial assessments have been undertaken to identify constraints, opportunities and key areas of the site where development of new energy infrastructure, business premises and other complementary uses could be located. Potential development zones for the Energy Park have then identified based on this analysis. This assessment work for the masterplan has also considered proposals to mitigate any potential impacts that may arise from development at the site. In addition, opportunities are identified that could be incorporated into the masterplan where these would benefit the local area and surrounding communities.

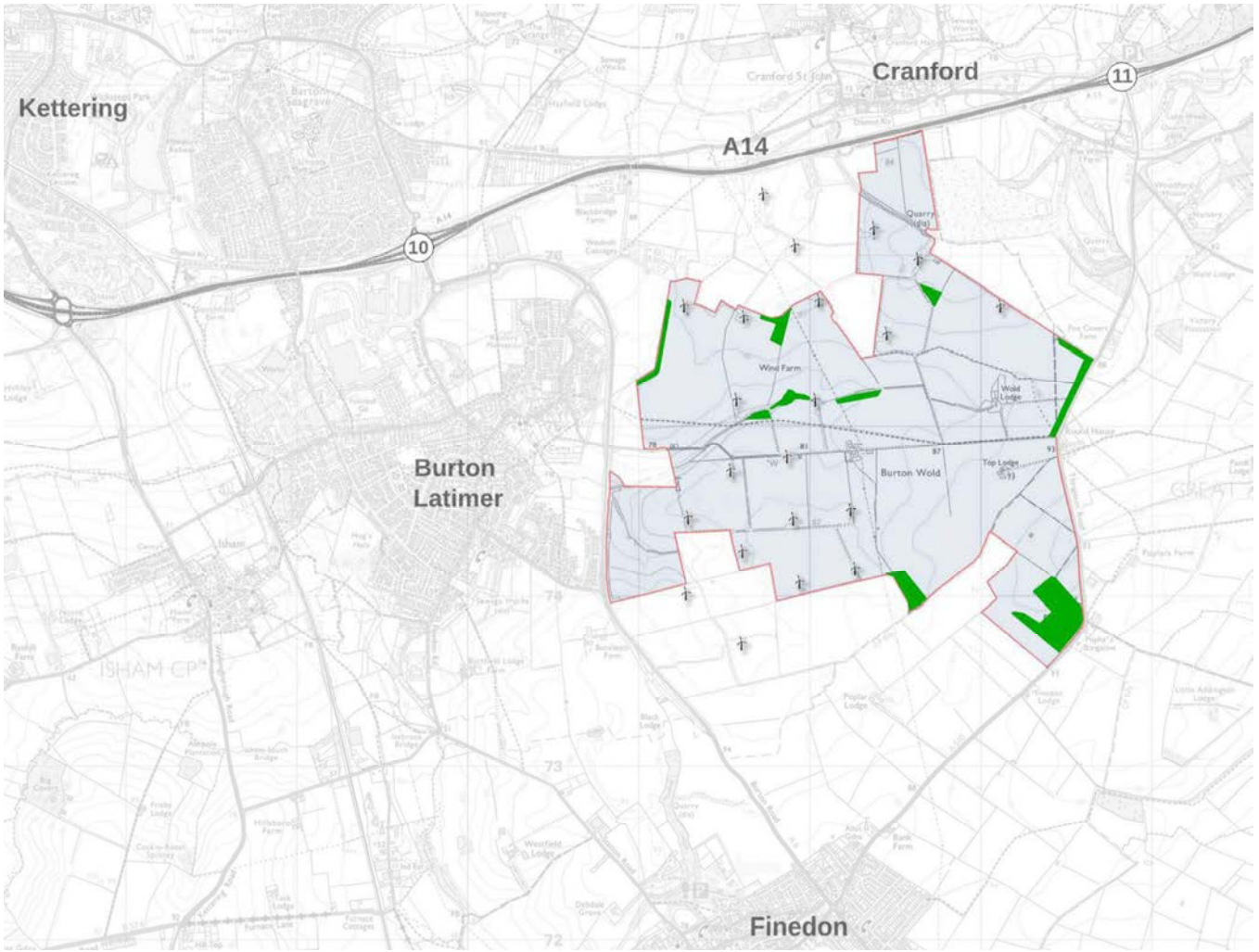


Figure 3: Area of Search for the Masterplan

Energy Infrastructure

The masterplan for the Energy Park is based around the wind turbines that comprise the Burton Wold Wind Farm, the consented solar farms and an available connection to the overhead 132kv power lines that run north south across the site. These key features are why this site was identified as a location for an Energy Park.

The most visible features at the site are the existing wind turbines, which extend between c. 100 m and 110 m in height, to the maximum extent of the turbine blades from ground level. The turbines also act as a form of constraint at the site as the land that they occupy can't be developed and any new buildings or other structures will need to be sited so that they do not adversely affect their operation.

The overhead power lines are also visible features on the skyline and extend to around 36m high from ground level. These also represent an opportunity and constraint. The opportunity exists to import and export energy, via the approved connection point that links to the power lines adjacent to the existing farm buildings at Wold Farm.

The area below and immediately adjacent to the power lines is constrained as the pylons take up land and the potential for the wires to sag in higher temperatures and sway in windy conditions means that development potential under the lines is restricted to smaller scale opportunities.

There are two areas of the site that are to be developed for solar farms. These installations will also need to be considered in respect of the location of new structures and buildings. The solar farms benefit from existing planning permission that has been implemented and will be installed in phases to coincide with development at the Energy Park. The location of the existing and consented infrastructure at the site is illustrated on Figure 4.

There is also an existing planning permission in place for a connection to the Grid via the overhead power lines. The connection point will allow energy to be imported to the site if required, and surplus energy to be exported to the National Grid. This will ensure that there is a robust energy supply for new businesses at the Energy Park and increase resilience in the National energy supply. As the energy generated at the site is renewable incorporating storage capacity, such as in the form of battery storage, will further improve resilience for new development at the site and the Grid to make best use of surplus energy that is not consumed, helping to manage peaks in demand at the site or across the National Grid.

The wind turbines and solar farms have the potential to generate circa 76 Mva, and when based on a notional demand from new business premises, this could be sufficient power for up to 1.5 million sq m of development*.

Recommendations

- The development of the Energy Park should take account of the existing energy infrastructure to ensure that this can be accommodated within the Energy Park and operations are not affected.
- Development of new business premises should therefore be located to the eastern part of the site so that potential impact on the turbines is minimised as prevailing winds are generally from the south and west.
- Space should be provided to accommodate additional energy infrastructure to supplement the existing sources and provide greater resilience and energy security by making use of the approved Grid Connection to the 132kv overhead power lines that traverse the site.
- As the energy generated at the site is renewable, then storage capacity should be provided to help balance peaks in demand by storing surplus energy.
- The scale of the development should aim to make best use of the available power generated at the site to allow businesses to benefit from this direct source of renewable energy.

(* Based on a notional power requirement of 50 kva per sq m, which is typical of modern employment development)

Energy Infrastructure

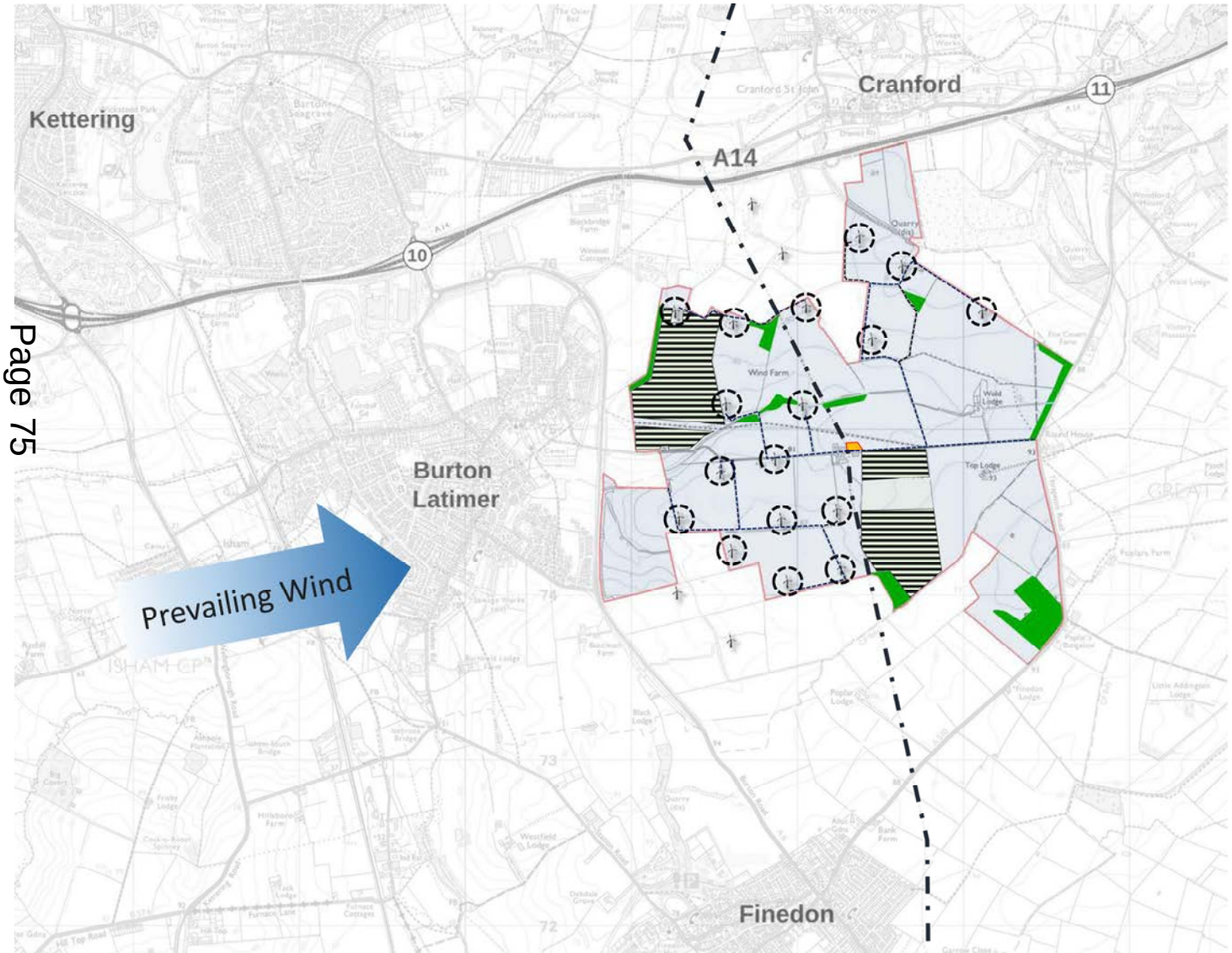


Figure 4: Existing/Consented Energy Infrastructure Plan

Landscape

The site is not affected by any landscape designations and lies within the Regional Landscape Character Type 8a: Clay Wolds, which is a distinctive elevated plateau farmland landscape, separated by rolling valleys. This area is typified by a largely empty character, with views available of the surrounding area.

The site's topography comprises an elevated area with a slightly rounded profile, with ground heights varying from 80m – 90m AOD. The highest part of the site is at the south western extent which gradually falls away to the south towards Finedon and the north towards the A14. The gently undulating plateau is defined by rolling valley landscapes created from rivers and their tributaries. The most notable is the River Nene to the east and southeast; the River Ise to the southwest and west and Alledge Brook to the north and east.

The most notable views of the site are generally localised views within 2 km from the east from Bridleway MB4, Footpath MA14 and the A510 Thrapston Road. Views across the site give a sense of the undulations across the surrounding valleys, which interrupt some views and obscure some of the more prominent features such as the existing wind turbines. In general terms the site is reasonably flat with Wold Road running east west across the site with the operational farm buildings at the centre of Wold Farm. Wold Road is generally flat until it approaches Burton Latimer where the topography changes markedly.

Views from the north along the A510 are obscured by existing boundary planting. Views are also available of the northern extent of the site and existing wind turbines from parts of Cranford on higher ground where there is limited tree planting or landscape cover. Extensive views towards the western extents of the site and the existing wind turbines are afforded from the southern part of the A6, where there is limited boundary planting. Views towards the site from the northern parts of the A6 are more limited due to level differences and more extensive planting along the boundary. Longer range views to the site are generally from the west and north as the land to the south and east is at a lower level. Views from these settlements are naturally or partially screened by the landform. Any views that are possible, tend to be filtered by either built form or by more heavily vegetated areas, often associated with the edges of urban areas.

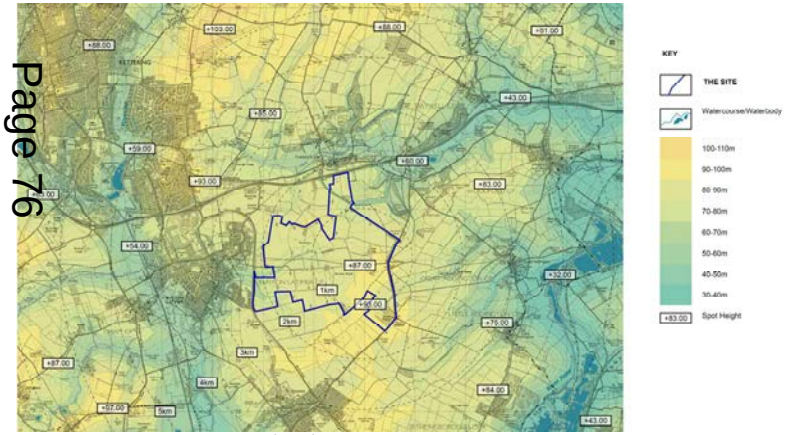


Figure 5: Existing Topography Plan

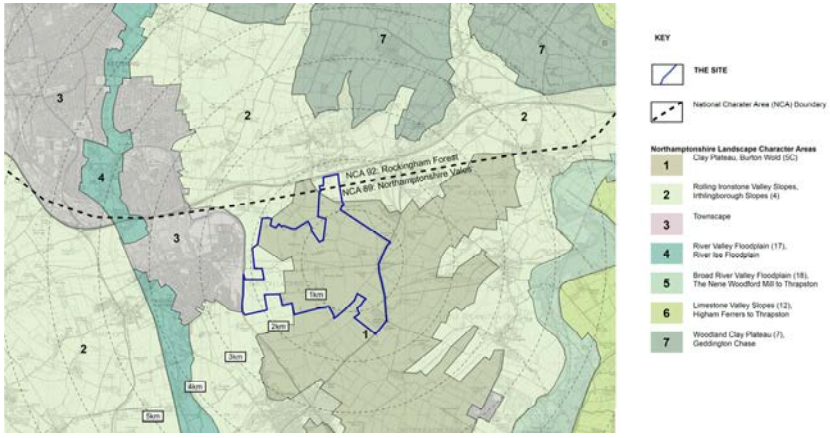


Figure 6: Landscape Character Plan

The North Northamptonshire Joint Core Strategy, Green Infrastructure Delivery Plan , the Plan for the Borough of Wellingborough and the Site Specific Part 2 Local Plan for Kettering identify the green infrastructure networks at both strategic (sub-regional) and local scales across North Northamptonshire.

The sub-regional network consists of interlinked corridors which broadly follow the main river valleys and tributaries, which is complemented by local green infrastructure corridors. The closest to the site is to the north broadly following the route of the A14, from Wicksteed Park to Thrapston. The corridor incorporates various green spaces including Southfield Marsh SSSI and nature reserve to the northwest, Cranford St John SSSI to the north and Twywell Hills and Dales Nature Reserve to the northeast.

There are various small blocks of woodland, spinneys hedgerows and tree belts within and surrounding the site that have no designations, but which provide other habitat areas. These areas provide green linkages to the local green infrastructure corridor at the A14 and provide important habitat for wildlife.

Recommendations:

- The Energy Park proposals should consider the topography and landscape to ensure that as far as possible, the development integrates into the surroundings.
- Development located towards the southern and eastern part of the site should be of a smaller scale where the site levels are at their highest.
- Landscape buffers should be provided to supplement existing perimeter planting to screen the development and where possible account for views towards the development from nearby receptors, e.g. from Bridleway MB4 and the Roundhouse building.
- A Green Infrastructure Strategy should be prepared to guide future development of the site and ensure that a holistic approach is taken to delivery of development that includes sustainable drainage, biodiversity net gain, access requirements such as realignment of existing rights of way and potential for new amenity routes and/or additional public access.
- A detailed Landscape and Visual Impact Assessment should be prepared to support any application at the site to identify appropriate mitigation and inform the landscape strategy, building form and the choice of materials and colours for any new development.
- The Joint Core Strategy notes that Green Roofs can be useful tools for larger employment buildings, especially those with large roof spans. The feasibility of providing green will be explored at application stage.

Landscape

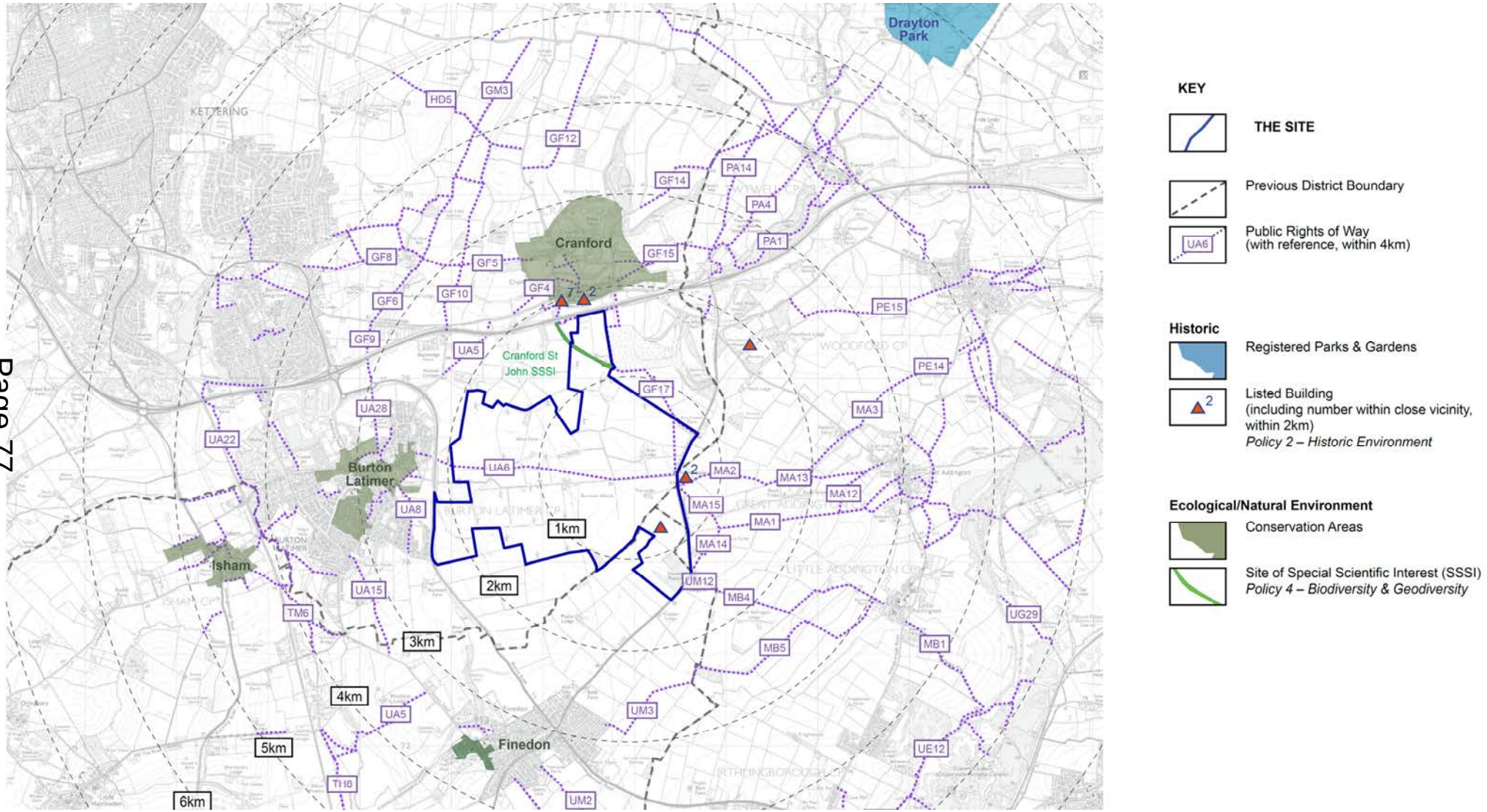


Figure 7: Landscape Policy Plan

Ecology

There are no national, regional or local landscape or ecology designations that affect the site apart from Cranford St John Site of Special Scientific Interest (SSSI), which is designated solely on account of its geological interest and is not therefore identified to be of any significant ecological value. The site is not within or affected by an area of natural beauty or an area of special landscape quality. The site predominantly consists of large arable fields bounded by a mix of hedgerows, scrub/ruderal vegetation, areas of plantation and deciduous woodland with post and wire fences as well as some existing buildings areas of improved grassland. There are several drains and streams that run adjacent to, and through, the site, which provide drainage to the farmland and two ponds within the area of search, one located adjacent to the existing property of Wold Lodge and the other in the western part of the wider site.

The nearest protected sites (SSSI's, Special Areas of Conservation (SAC), Special Protection Areas (SPA) and RAMSAR sites) are:

- The Twywell Gullet SSSI, circa 2km to the north east of the site adjacent to Junction 11 of the A14;
- The Southfield Farm SSSI located circa 2km to the north west of the site and just south of Kettering;
- The Upper Nene Valley Gravel Pits SSSI and SPA/Ramsar site which is circa 3km to the east of the site and extends from Great Addington down to Irthlingborough; and
- The Aldwincle Marsh SSSI which forms part of the Upper Nene Valley SPA/Ramsar site is circa 7 km to the north east and just north of Thrapston.

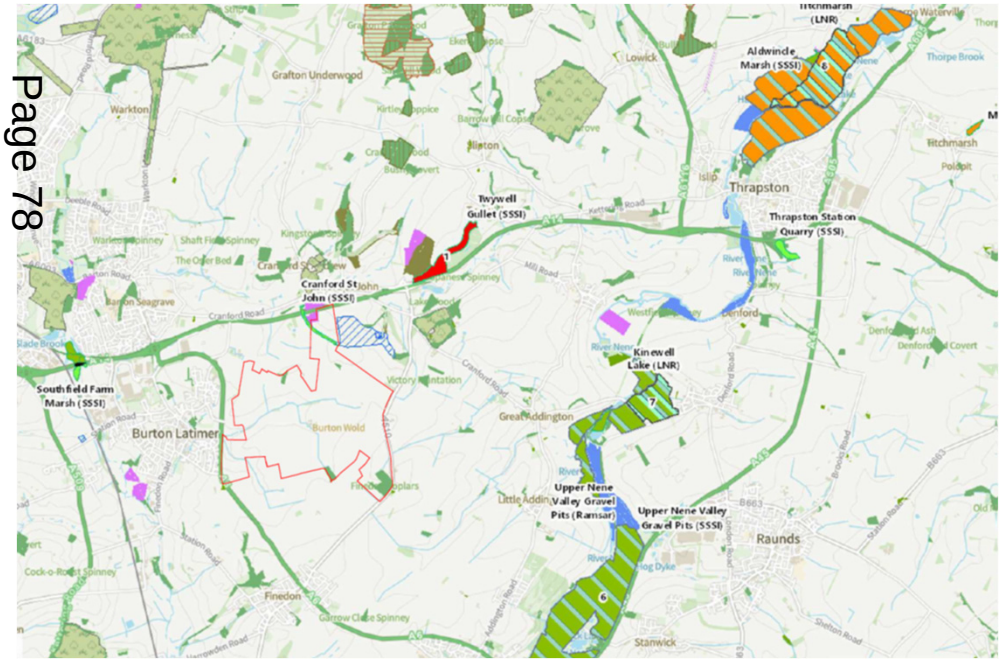


Figure 8: Extract from Magic Map (© Magic Map/DEFRA & others)

The site is characterised by arable farmland that is in agricultural use, but it does include other habitat types as illustrated on Figure 9.

The ecology surveys undertaken to date comprised initial walkover surveys followed by detailed surveys for individual species that were considered to be appropriate, as well as wintering bird surveys.

The surveys found no evidence of badgers or reptiles and due to the extensive agricultural nature of the site it is considered to be of limited ecological significance. A wintering bird survey was carried out in the winter of 2020/21 that recorded few instances of wetland species visiting the site. The wider site does, however, support nesting birds, foraging and commuting bats including Barbastelle as well as Great Crested Newts.

The meadow adjacent to the Cranford St John SSSI is relatively remote and has a steep change in levels caused by the extraction of the iron ore during the mining operations. The soil is not good quality agricultural land as it contains numerous rocks and material that prevents it being sowed to produce crops. It is considered that this part of the site would not be suitable for development but has good potential to be improved to become a biodiversity net gain receptor site as it is currently just a meadow area used for grazing with limited biodiversity value in its current state..

Recommendations

- Existing areas of broadleaved and plantation woodland should be retained wherever possible, particularly the areas to the eastern boundary and to the west.
- Areas of hedgerow within the site should be retained where possible.
- Transit areas for foraging and commuting bats including Barbastelle should be provided within the site to ensure movement of these species across and through the site
- An external lighting strategy will be needed to identify how dark zones will be maintained for wildlife
- Biodiversity Net Gain (minimum 10%) should be secured to be exceeded wherever possible, to include use of the receptor area to the north.
- New water features should be provided as part of the sustainable drainage strategy and designed to support biodiversity and provide habitats
- Defined amenity areas should also be provided for employees to reduce pressure on naturalised areas that provide habitat.
- Native species should be used for new planting as part of any landscape proposals.

Ecology

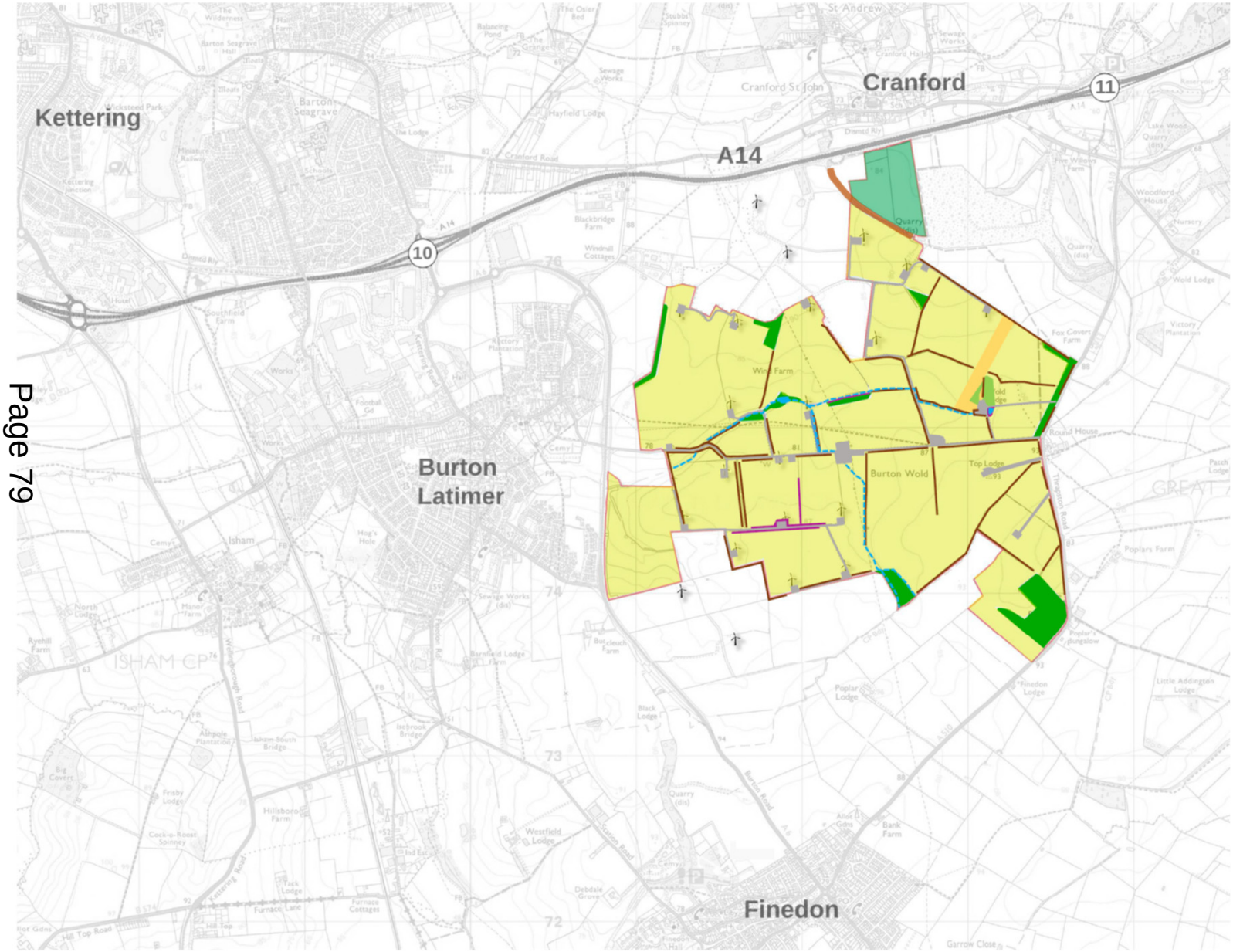


Figure 9: Existing Habitat Plan

Heritage & Archaeology

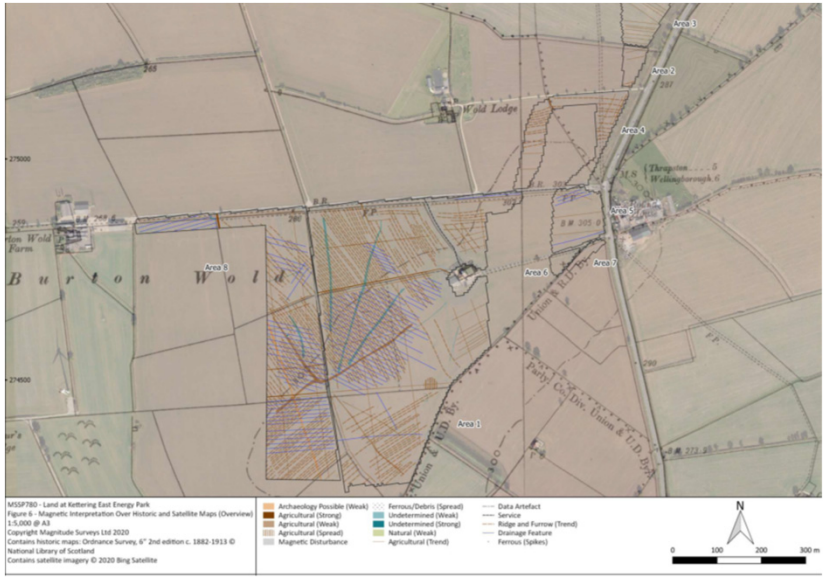
An initial assessment has been made of heritage assets and potential archaeological features that could potentially be affected by the Energy Park proposals. There are two Grade II listed buildings within or adjacent to the site as follows:

1. Within the site – A mid-18th century barn - 640m to the southeast (although it is understood that this was rebuilt and little of the original building now exists)
2. Adjacent to the site – The Round House - to the east on the A510 opposite the site

Apart from these assets, there are no designated heritage assets (Conservation Areas, Scheduled Monuments, Registered Parks & Gardens or Registered Battlefields) within the Masterplan Area of Search. As these Listed Buildings are inter-visible with the site, the potential impact of the development on their respective significance has been considered. The other buildings within the site comprise residential buildings and operational buildings such as modern barns associated with the current agricultural use. These are generally the equivalent of 2-3 storeys high with ancillary single storey buildings and are of no heritage value.

There is distant visibility of the spire of the Church of St Mary, Burton Latimer from the site, and the Energy Park proposals have the potential to form part of wider views from the church and Conservation Area. However, these views are experienced only distantly from the site and it is not possible to discern their individual heritage significance. In return views east towards the site from the Conservation Area, the open space of the site is not visible by virtue of the intervening modern built form to the southern part of the Conservation Area, vegetation and changing topography. Where the proposed development within the site may potentially be visible, it will be experienced distantly on the horizon beyond the agricultural fields closest to the Conservation Area. There are also existing Conservation Areas at Cranford and Finedon, although the inter-visibility of the site to and from these areas is limited by the existing urban context that makes up the Conservation Area and the intervening landscape.

The Round House (Grade II Listed)



Geophysics Survey with Historic Mapping

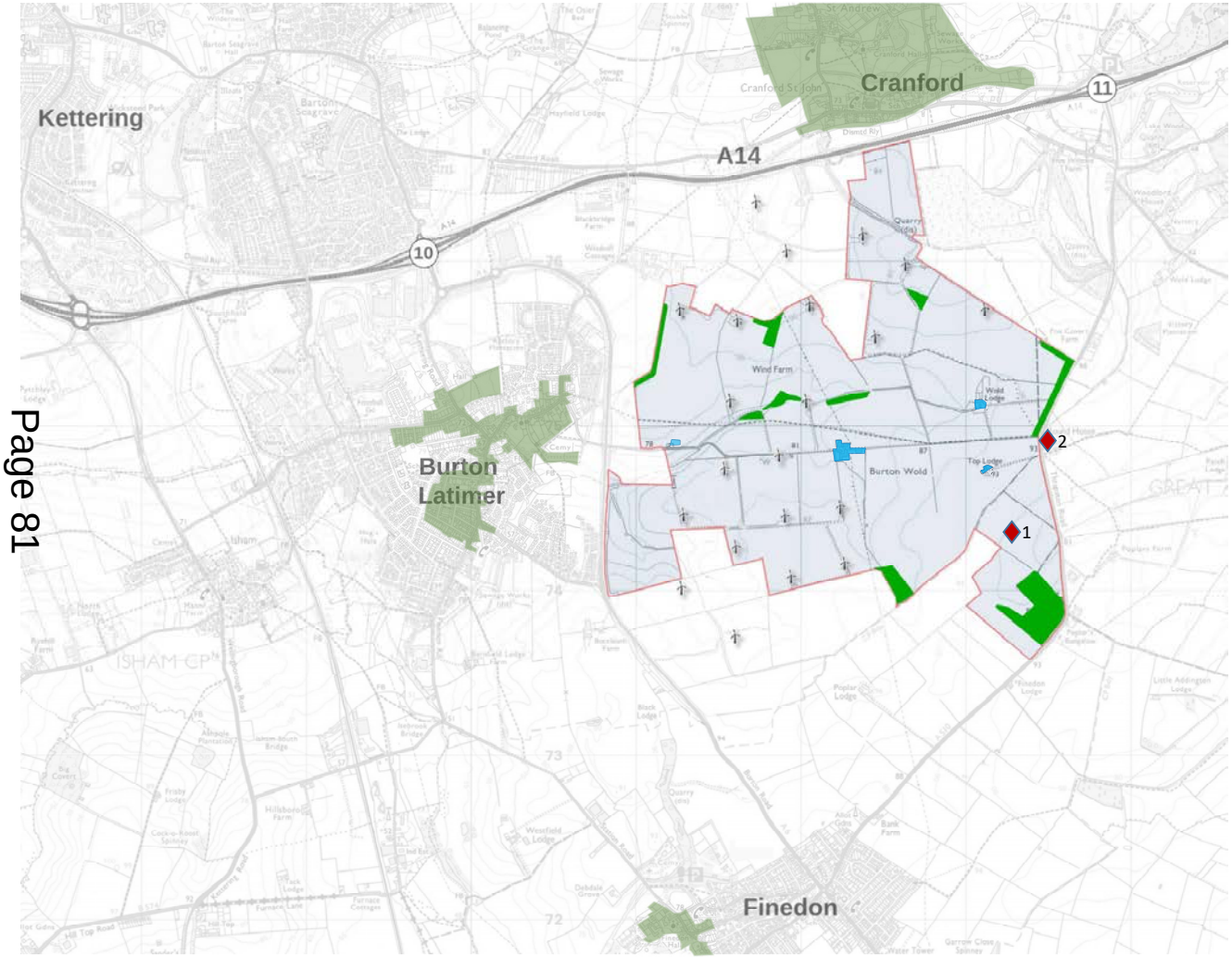
There is the potential for some below ground archaeological features to be present but those at limited depth are likely to have been affected by the farming activity at the site if present. Geophysics surveys have indicated that there is perhaps greater potential for below ground remains of value to be present adjacent to the consented solar farm plot to the western part of the site near Burton Latimer.

The surveys for the solar farm to the eastern part of the site did not identify similar strong areas of potential, but archaeological features could of course still be present. Detailed site investigations comprising trenching have not been undertaken on the majority of the site, but these will need to be undertaken following further detailed assessment prior to any development taking place.

Recommendations:

- The masterplan area should be set back from the southern and eastern boundaries of the site with smaller scale development located to the east, particularly as site levels are higher at this location to take account of longer range views.
- Landscape buffers should also be provided to screen the development and help the development integrate into the landscape with tree planting set back from the boundaries to retain a more open frontage to Thrapston Road opposite the Round House building.
- Views towards and of the Round House should be considered in relation to its setting to inform the future layout and massing of proposed development at the Energy Park.
- A detailed heritage impact assessment will be needed to support any future planning application.
- Investigations will need to be undertaken to establish the presence of archaeological remains and development will need to be planned accordingly following such investigations.

Heritage & Archaeology



KEY

Listed Building on/adjacent to site

Conservation Area

Existing buildings on site

Trees/Plantation Woodland

Figure 10: Heritage Assets

Highways & Access

The site is well located to support employment development as it benefits from good access to the strategic highway network and is located within the Oxford Cambridge Arc. A large part of the UK is within easy reach of the site including the cities, towns, institutions and businesses that are within the Oxford Cambridge Arc.

The site is in close proximity to Junction 11 of the A14 via the A510. Initial modelling work undertaken in conjunction with National Highways and the local Highway Authority indicate that there is capacity at this junction and across the A14 to accommodate new development at the Energy Park. The modelling also anticipates that some traffic will come to the site from other parts of the road network, not just the A14. The most suitable route to access the site, particularly for any larger HGV traffic, will be from the north via Junction 11.

There are 5 existing points of connection into the site from the adopted highway. Access is available from the west from Burton Latimer along Wold Road, which is adopted highway as it crosses the A6. The remainder of Wold Road is privately owned and maintained and no public access is currently allowed along this longer section of the road. Wold Road connects to the A510 Thrapston Road just to the north of the Round House and a further junction exists to the north of this that provides access, again by a private road, to the residential property of Wold Lodge. A further access into the site, again from the A510 on a private road, is available to the south of the Round House which provides access to the residential property of Top Lodge, whilst further to the south along the A510 is another private access leading to Poplars Barn.

The main opportunities for access to the site to serve new development are where the site ownership boundary adjoins the adopted public highway at a main route. There are three such areas where the ownership adjoins with nearby main roads, the A6 to the west, the A14 to the north and the A510 to the east. The best location for access to the Energy Park is from the A510 to the north of the Round House, as an appropriate form of access can be accommodated, which will offer links to Junction 11 and this will not be visible from the Round House.

There are a number of private tracks and roads within the site to provide access around the farm and for maintenance of the wind turbines. Public access to the site is available via public footpath UA6 and Bridleway GF17/GF18. There a number of bridleways and footpaths off site including a link to Cranford is also available via footpath GF21 that connects to Bridleway GF17 to the east near the landfill site.

Figure 11: Public Rights of Way within the site

There are no national cycle routes within the study area, but there are some existing shared cycle way and pedestrian routes to the west from Burton Latimer to Kettering that provide access across Junction 10 of the A14. The existing Bridleway network around the site can also be used by bicycles.

In respect of public transport, the nearest railway station to the site is Kettering Railway station which is some 6.6 miles to the north west. There are no bus stops or bus routes on the A510 that presently serve the site. The nearest bus routes are available in Burton Latimer on Church Road, Higham Road and the High Street served by routes 47, 48 and 50 providing connections to Kettering, Wellingborough and Bedford. Cranford is served by route 16, with bus stops on the High Street, connecting to Kettering, Thrapston and Raunds. The frequency of these bus services is variable.

Recommendations

- Main Point of Access to the site should be via the A510 with traffic directed to use Junction 11 of the A14.
- The main point of access to the Energy Park site should be from the east off the A510 to the north of the Roundhouse toreduce its intervisibility with this Listed Building (Option 4).
- Access to the site from Burton Latimer using Wold Road should be limited to walking, cycling and emergency access.
- The existing junction of Wold Road and the A510 could be retained as an emergency or secondary access to the site
- Access to the site from the south via Finedon and the A6 will be minimised where possible using management measures.
- Opportunities to improve pedestrian and cycle access should be explored, particularly strengthening connections to Burton Latimer and Cranford and potentially Finedon.
- Opportunities to enhance sustainable travel to and from the site should be explored, potentially by providing a shuttle bus from the nearest transport hubs such as Kettering and Wellingborough.

Highways & Access

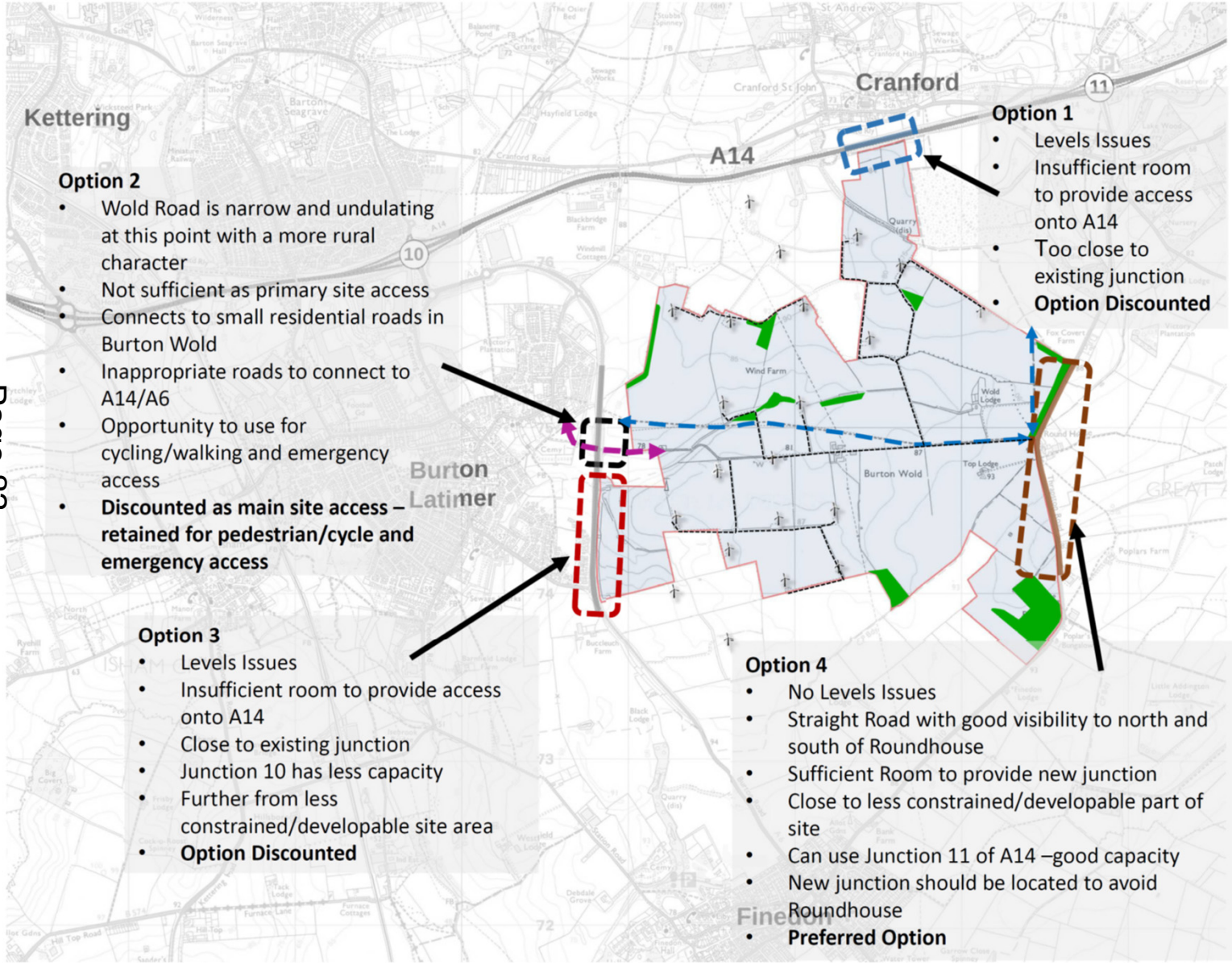


Figure 12: Site Access Opportunities Plan

Flood Risk & Drainage

The site is within Flood Zone 1 and is therefore at a low risk of flooding. The Strategic Flood Risk Assessment for the Kettering area has been reviewed and no flood events have been identified that have led to flooding at the site.

The nearest main watercourse to the site is the Alledge Brook which is approximately 1.2km to the north and so it is not considered that flooding from this or any other river will pose any significant risk. There are a number of unnamed ordinary watercourses that cross the site and which provide elements of drainage, which are understood to drain variously to the west, southwest, north and north east. These are not shown on the Environment Agency mapping systems due to their small size and limited catchment.

The Environment Agency mapping for surface water flood risk also indicates that the site is at a low risk of flooding from surface water, however limited areas of potential risk are shown on the mapping which generally correlates with the location of the ordinary watercourses on site. The main flood risk at the site is therefore associated with the existing ordinary watercourses although some of these are outside of the proposed Masterplan area and are understood to carry water away from this area. The watercourses within the site will therefore need to be considered as part of the Energy Park proposals to ensure that the risk from surface water flooding is handled appropriately.

The location of the ordinary watercourses will need to be reviewed to assess how they are affected by the Energy Park proposals and whether any diversions may be needed. Where the ordinary watercourses are retained, then a suitable riparian buffer will need to be maintained adjacent to these. Any works to these watercourses will need to be discussed with the Drainage Board.

In geological terms, the site is predominantly underlain by a Limestone bedrock, although a small part of the site to the eastern boundary is underlain by mudstone. The vast majority of the site is also shown to have a layer of superficial deposits overlaying the bedrock, made up of Oadby Member although there is a small area to the west with diamicton of Bozeat Till.

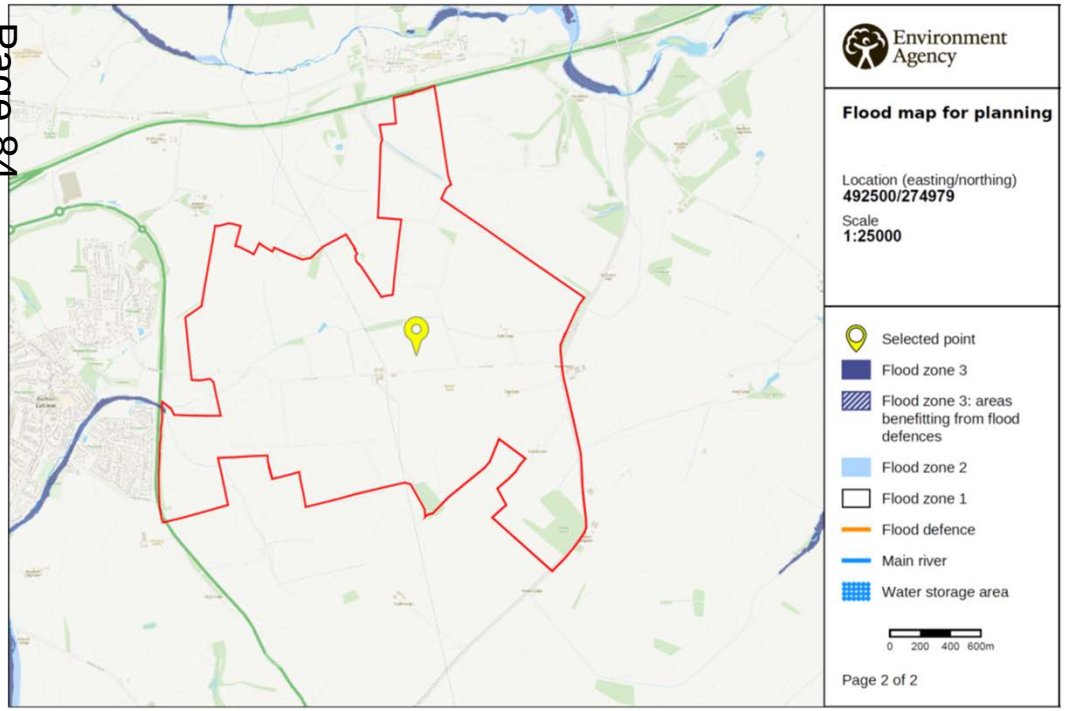


Figure 13: Extract from Flood Risk Map for Planning (© Environment Agency)

The Limestone formation is classified as a Principal Aquifer however the other geology is classified as either unproductive or in the case of the predominant Oadby Member to be Secondary (undifferentiated). The geology of the site indicates that infiltration should be possible as part of the drainage strategy.

The Energy Park proposals would lead to the addition of new impermeable surfaces at the site, which will increase surface water run off compared to the site's predominant existing use as agricultural land. To ensure that the incidence and severity of flooding does not increase as a result of surface water run-off, a drainage strategy will need to be prepared.

Recommendations

- Further detailed work is required at application stage to assess the details of the drainage strategy and review issues such as diversion of the existing watercourses and drainage channels at the site, which may be required to facilitate the development.
- A suitable drainage strategy should be prepared for the site, which will need to attenuate volumes of up to the 1:100 year event with an allowance for climate change, with run off controlled at the equivalent greenfield rate.
- Principles of Sustainable Urban Drainage should be used to form the drainage strategy, with the use of above ground drainage features such as basins. The drainage will generally use existing levels with drainage falling to the north and west. A sequence of drainage basins and channels could be provided at the site to allow the development to come forward in a phased manner so that required infrastructure can be provided to serve each phase.
- The drainage strategy should have input from the project ecologist to see what biodiversity gains/habitat areas can be created/enhanced as part of the drainage approach.
- The Joint Core Strategy notes that Green Roofs can be useful tools for larger employment buildings, especially those with large roof spans. The feasibility of providing green roofs on larger buildings that may come forward at the site will be explored at application stage.

Flood Risk & Drainage

The below graphics are from the Strategic Flood Risk Assessment for Kettering Borough, which extends to its former administrative boundary, with the area to the south east covered in the Wellingborough Strategic Flood Risk Assessment, however the information is visible as a partially occluded layer, which relates to surface water drainage. The information within the SFRA identifies that the site is not prone to flood, is in Flood Risk Zone 1 and the only constraint to address in relation to flood risk and drainage relates to surface water.

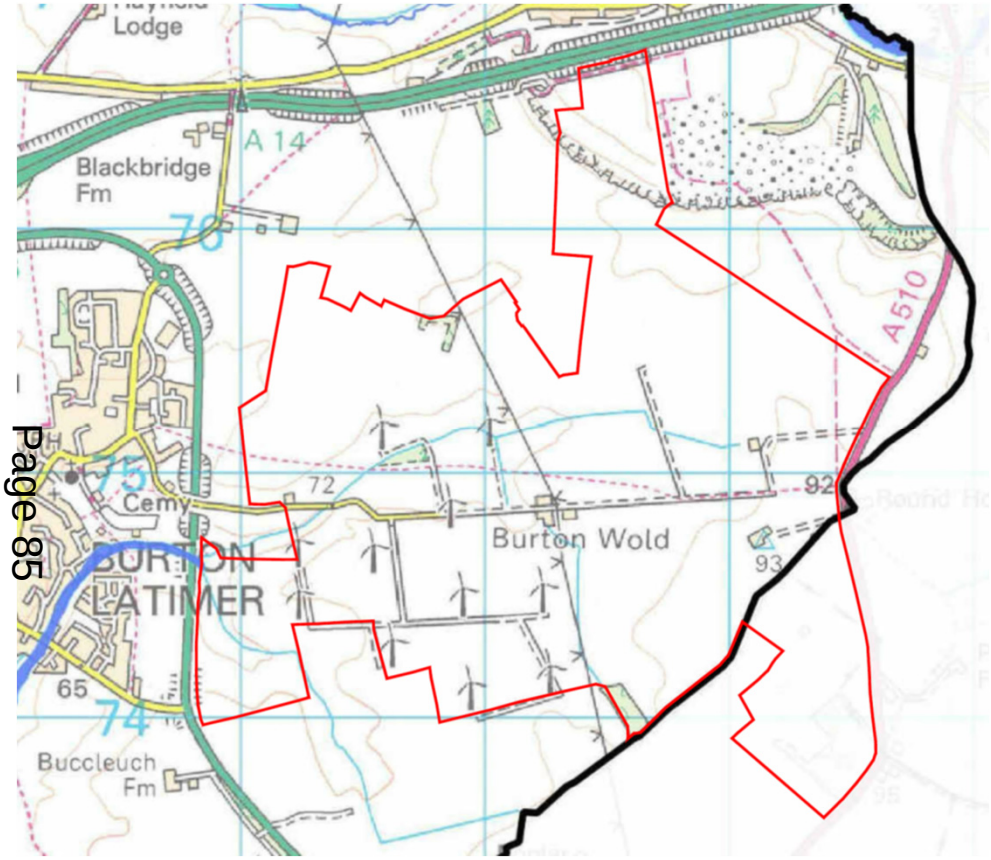


Figure 14: Extract from Kettering SFRA – Flood Risk from Rivers

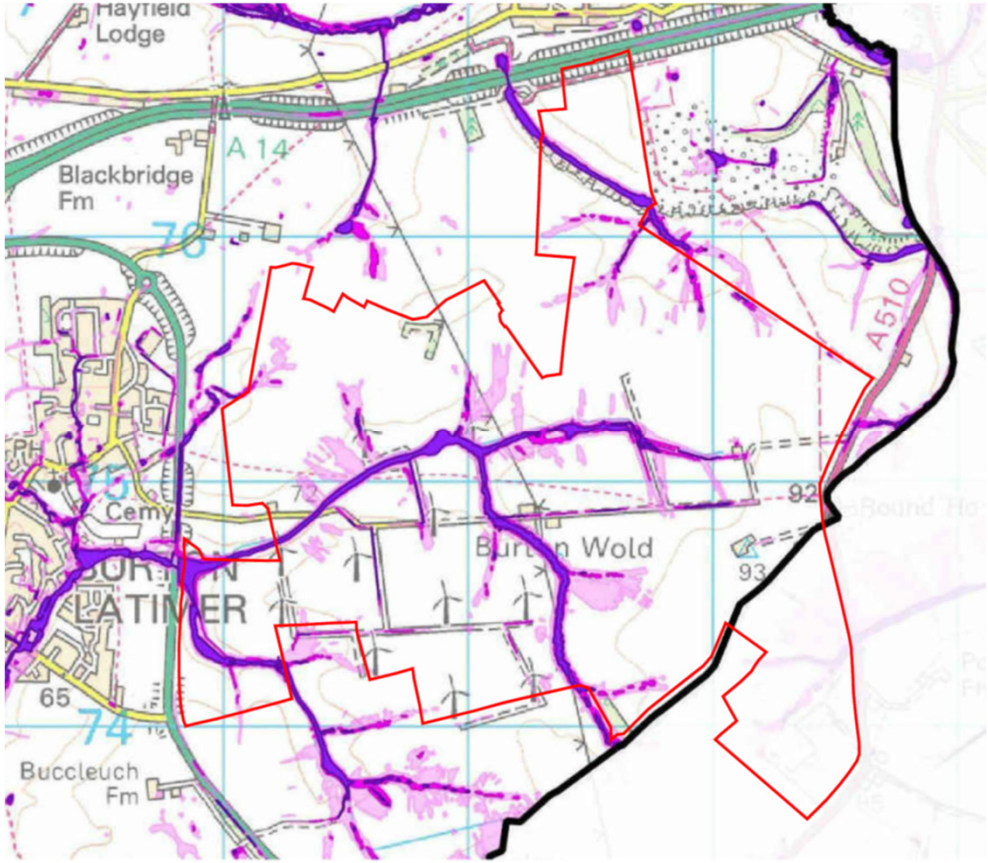


Figure 15: Extract from Kettering SFRA – Flood Risk from Surface Water

Constraints & Opportunities

The previous sections of this report outline the constraints and issues that will inform the preparation of the masterplan and in turn any future planning application. The assessment work undertaken to date demonstrates that the area of search for the Masterplan is not affected by any designations or significant constraints that would affect development of the Energy Park. The constraints that need to be taken into account relate to more localized matters, such as the location of the wind turbines and certain areas of the area of search are more suitable to accommodate development than others.

The issues that will need to be considered in the preparation of the masterplan are generally as follows:

- Location of existing and consented energy infrastructure and ongoing access requirements/cabling that serves this
- Requirement to maintain operational farm buildings to service retained agricultural land
- Requirement to accommodate surface water drainage to avoid future flood risk on the site and to adjoining areas
- Site Levels and visibility of future development from the local area and from longer range views
- Existing planting and habitat features, to be retained where possible
- Existing public rights of way within the site
- Relationship of the development with the immediate surroundings, particularly the Round House to the east which is a designated heritage asset

The analysis of the existing site has identified a series of recommendations to avoid impacts or to mitigate potential impacts that my arise from development at the site. The concept of the Energy Park is to provide a form of development that supports the transition to a low carbon society and contributes to economic growth in a way that allows the development to integrate into the surroundings as much as possible to create a sustainable form of development.

Whilst it is important to identify the constraints that need to be taken into account, it is also important to consider the opportunities that are presented by development. The key opportunity presented by the site and the proposed Energy Park is to create a development that will meet the main objectives of the Joint Core Strategy and National Policy in supporting economic growth and job creation in a way that reduces carbon emissions and presents a possible template for other similar developments in the UK.

The initial meetings with some of the nearby Town and Parish Councils have also helped to identify issues that the surrounding communities will be interested in and how the development can respond to these. The opportunities presented by development include:

- Providing flexibility to provide new lab space and other uses that are priced out of areas such as Cambridge or Oxford, where land and new premises are in short supply
- Support the development of new, modern, energy efficient employment premises across a range of types to provide for future needs of Kettering and North Northamptonshire
- Provide a site where businesses with high energy use can benefit directly from a resilient, renewable energy supply to meet their operational needs
- Providing additional energy capacity through further generation or storage at the site to improve resilience in the Grid, including PV's on the roofspace of new buildings
- Making new buildings energy efficient to ensure energy is used efficiently, targeting BREEAM Excellent
- Securing a net gain for biodiversity on site, with the potential to exceed the 10% requirement set in the Environment Act
- Improve cycle and pedestrian access to Burton Latimer, Kettering and Cranford
- Use the least constrained land to provide new business premises and energy infrastructure
- Incorporate a sustainable transport hub at the site
- Accommodate new, native planting within the development area to provide landscape buffers, amenity areas and screening of new buildings
- Explore opportunities for improving public access at the site
- Incorporate above ground sustainable urban drainage features that can also support biodiversity
- Make best use of the available on site energy and supplement this with new infrastructure including solar photovoltaic panels on the roofspace of new buildings
- Support modern agricultural practices and provide space for hydroponic uses that could also make use of renewable energy/excess heat if generated by future businesses
- Establish a potential a Community Fund to spread the benefits of the development to the surrounding area.

Constraints & Opportunities

There is an opportunity to accommodate development at the site to form part of the Energy Park, which include additional energy infrastructure, employment uses and hydroponics uses. These different uses have been assessed to understand what requirements they have in respect of site characteristics or location. This has then informed the site analysis, which considers which parts of the Burton Wold site may be best suited to accommodate these uses.

The key requirements for these uses are summarised below:

Hydroponics

Ability to accommodate lightweight structures of up to 8 metres in height

Regular and relatively flat plots are required to accommodate the structures, ideally with minimal work to adjust ground levels

Proximity to on-site renewable infrastructure and other uses where excess heat generation can be used to supply the structures

Requires frequent but low intensity access for deliveries from HGV's and employees

Employment Uses

Flexible Plots with the ability to accommodate different layouts and building footprints to meet occupier requirements

Can be adapted to provide for flexible uses across Class E (office, research & development, light industrial), B2 (manufacturing/industrial) and B8

Ability to accommodate new buildings/units of varying heights – from circa 8 metres potentially up to circa 30 m

Good, convenient access to the highway network required for HGV's and employees

Proximity to on-site renewables and grid connection

Energy infrastructure

Located in close proximity to Grid Connection and proposed development it will serve

Requires minimal access, only for maintenance & management

Ground levels for solar pv and battery storage can vary as installed in modular arrangements

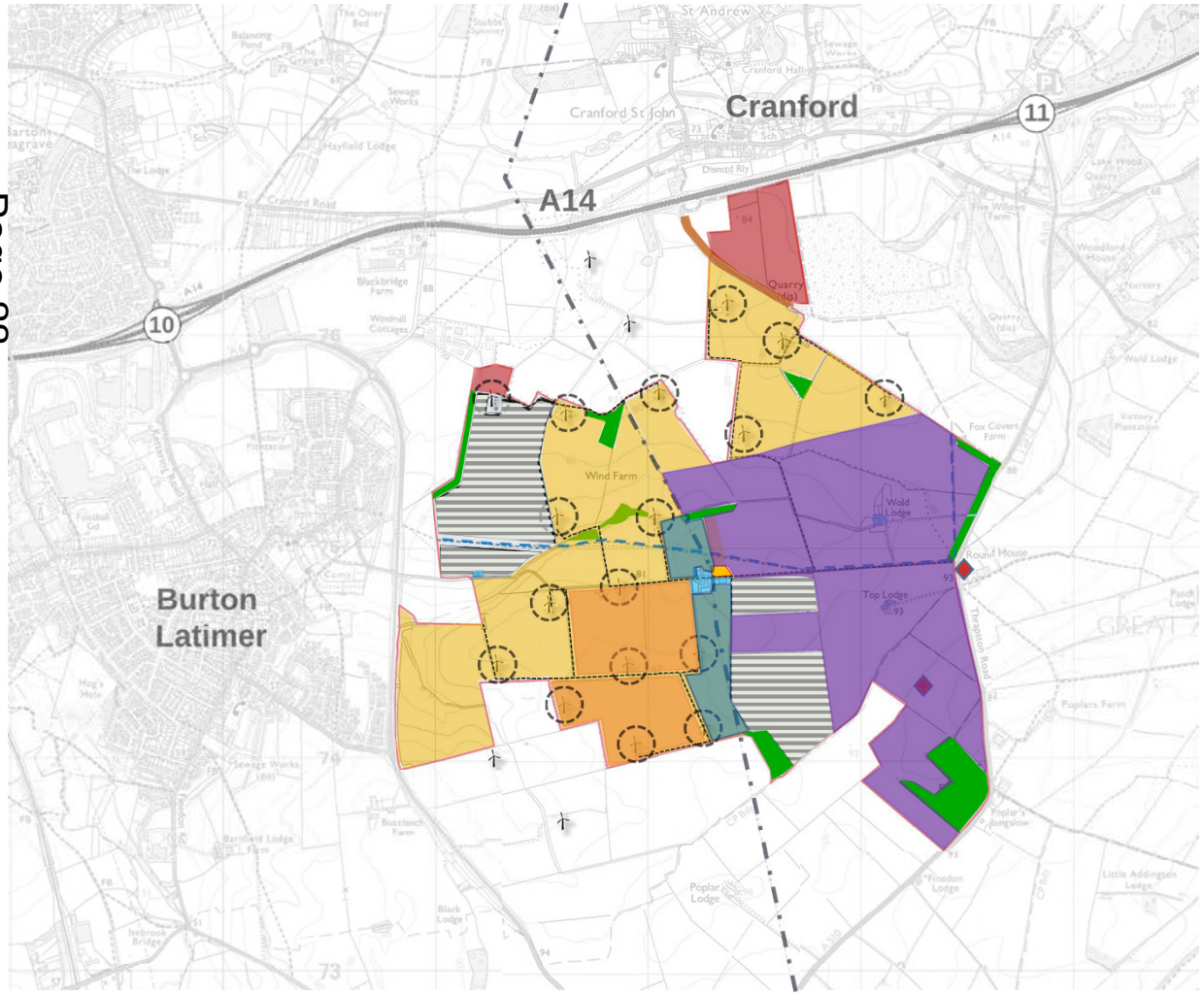
Solar PV needs to have good southerly aspect with limited shading to ensure efficiency of power output.

Site Analysis – Categorising the Site

To assist in identifying where development would be most suitable, based on the assessment work and identification of site constraints, the land within the area of search was categorised to indicate its development potential. In turn, this would then form the basis for the masterplan and future more detailed studies that would be undertaken as part of any future planning application. The site has been categorised as follows:

- Land that is generally unconstrained, although consideration of some features/issues will be needed (coloured purple on Figure 16)
- Land is constrained by proximity to the wind turbines, but lower height and less intense development could be supported (coloured amber/orange on Figure 16)
- Land is constrained by proximity to overhead power lines but this could be suitable for additional infrastructure and other energy uses (coloured blue on Figure 16)
- Land considered best for retention as agricultural use as has limited development potential (coloured yellow on Figure 16)
- Land is not accessible and/or has significant constraints (coloured red on Figure 16)

These categories are shown on Figure 16 below, which also includes existing and consented energy infrastructure and key features of the site. From this it can be seen that the least constrained parts of the site are to the east and south.



KEY

- Area with strongest development potential
- Area with potential for additional Energy Infrastructure
- Area's best retained for agriculture with more limited potential
- Area with greatest potential for Hydroponics
- Area with best opportunity for bio-diversity enhancement
- Consented solar farm
- Consented 132kv grid connection area

Figure 16: Site Assessment Plan 1

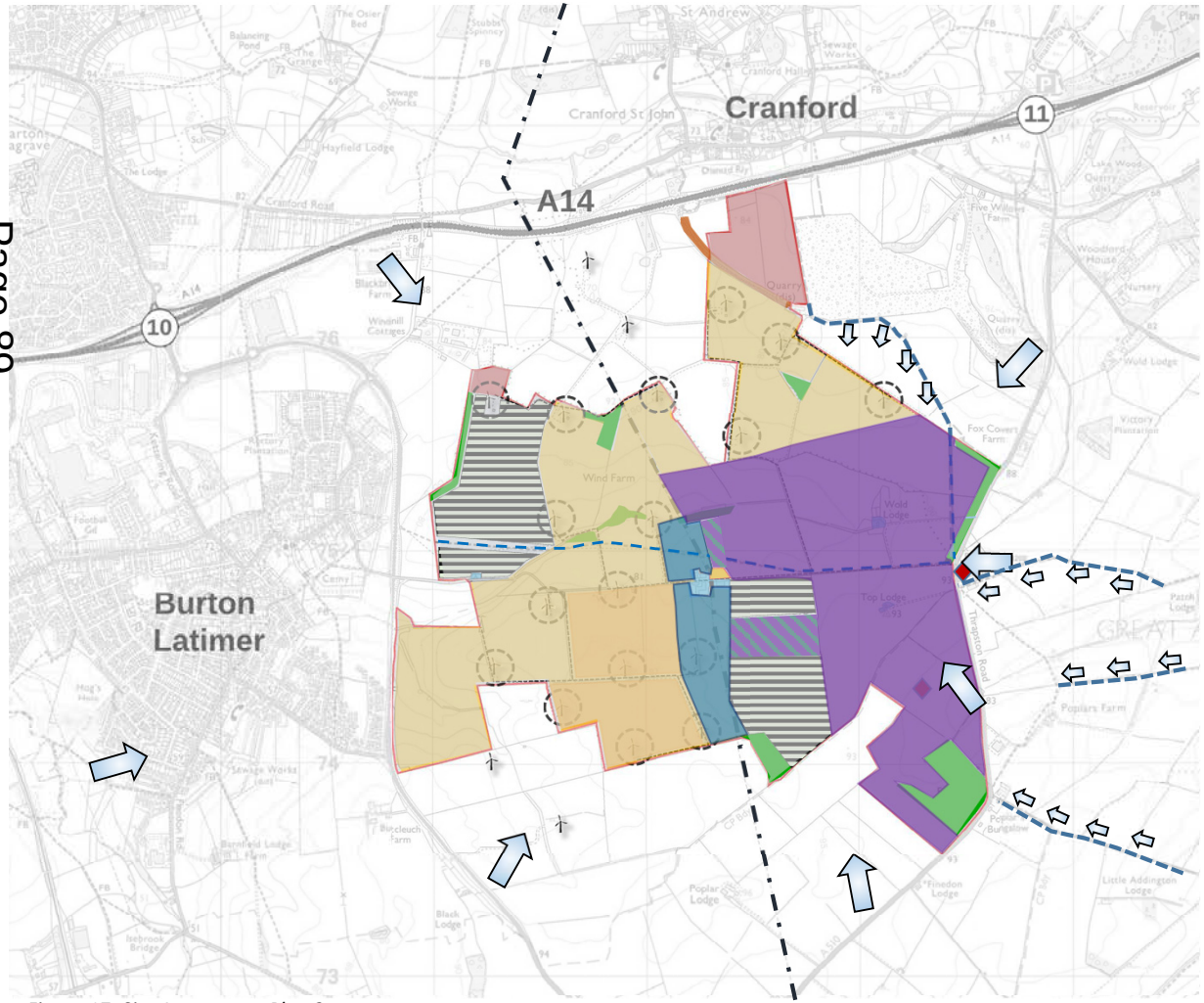
Site Analysis – Categorising the Site

Following the categorisation of the site, further consideration was undertaken of key views of the potential development areas. This part of the refinement process included consideration of the setting of the Listed Buildings within and adjacent to the area of search as well as local prominent views towards the development.

Preliminary visual studies identified areas that the proposed development zone were visible from. The issues considered from a visual perspective are as follows:

- Views from access routes around the site, primarily the A510 and A6
- Views from pedestrian rights of way within and also outside the area of search
- The visual setting of the Listed Buildings adjacent to and within the area of search

Some visibility of the proposed development at the site will be inevitable given that the site is currently characterised by open arable farmland, but development zones and landscape buffers can be located to minimise the visual effects of development and help the Energy Park integrate with the surroundings. The views towards the site that were considered as part of this process are identified in Figure 17 below.



KEY

- Key Views towards Potential Development Site
- Views from off site Public Rights of Way
- On site Public Rights of Way
- Area with strongest development potential
- Area with potential for additional Energy Infrastructure
- Area with potential for development or infrastructure
- Area best retained as agriculture as more limited potential
- Area with greatest potential for Hydroponics
- Area with best opportunity for bio-diversity enhancement
- Consented solar farm
- Consented 132kv grid connection area
- Listed Buildings
- Existing buildings on site

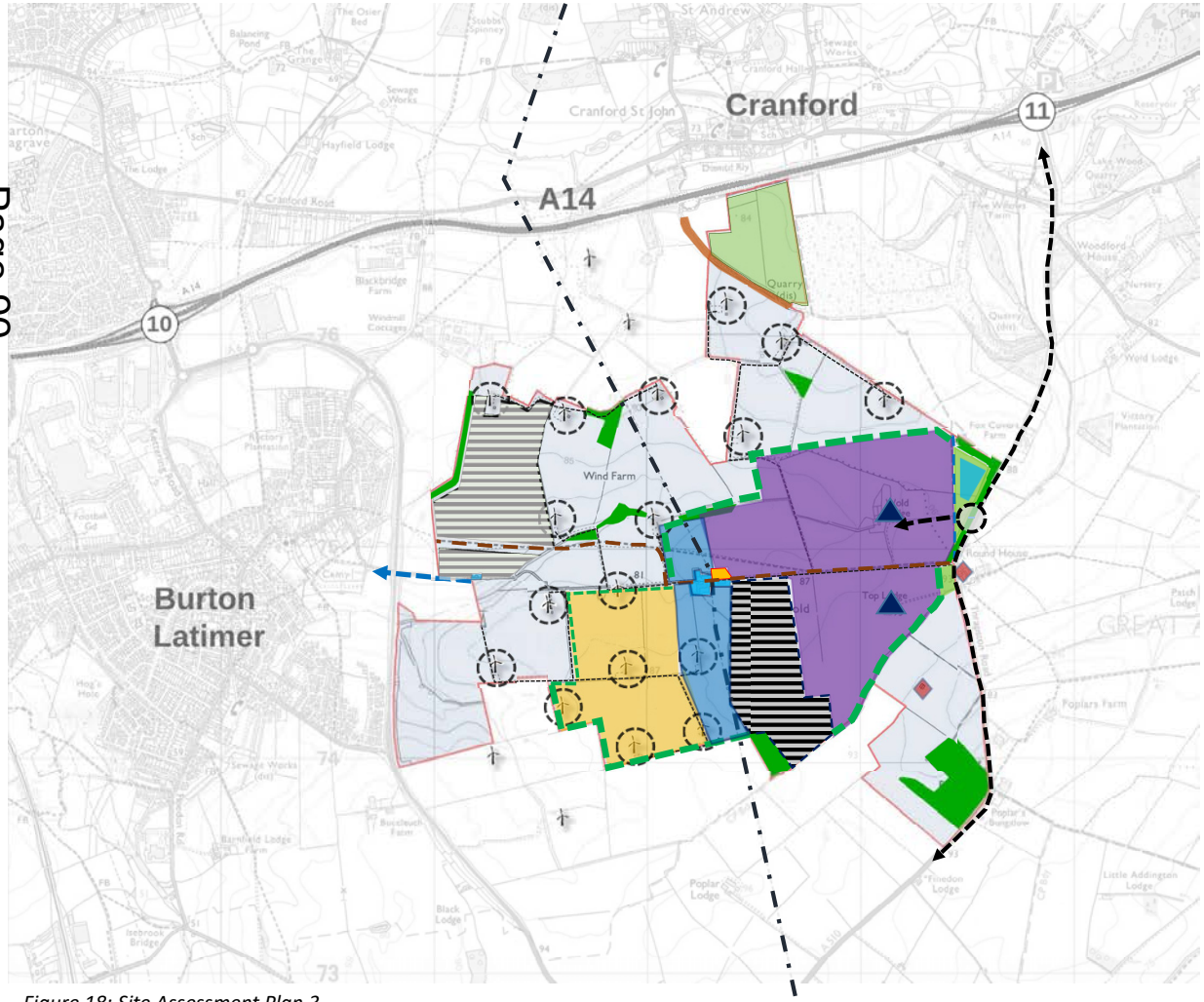
Figure 17: Site Assessment Plan 2

Site Analysis – Categorising the Site

The potential development zones and key principles were then refined to take account of the constraints to minimise views from outside the site and make best use of the least constrained land. As a result of the process, the potential development zone for the Energy Park has been amended as follows:

- Development Zone pulled back from southern and eastern boundary with a landscape buffer provided adjacent to the more visible aspects of the site and the adjacent Listed buildings.
- New access from A510 into site to the north of the Roundhouse, with the new estate road using the alignment of the existing private access
- Rationalise solar farm to make better use of land and provide a more regular development plot
- Provision of landscape buffers around the perimeter of the development zone, with wider buffers to south eastern and eastern boundary incorporating grassland and tree planting
- Hydroponics area provided on land adjacent to the wind turbines. These uses are anticipated to be under 8 metres in height, so they won't impact the operation of the wind turbines and can be accommodated within the constraints of this part of the site
- Identification of areas for future solar farms and battery storage adjacent to the point of connection and located under the overhead power lines.

The development zones shown in Figure 18 below will therefore form the basis of the Masterplan with issues such as uses, landscape principles and building heights considered within the Masterplan document.



KEY

- Proposed site access
- Enhanced pedestrian and cycle link
- Biodiversity Net Gain receptor Site
- Buildings to be demolished
- Buildings retained
- Footpath diverted (subject to DMMO)
- Solar farm rationalised
- Area for energy and other infrastructure
- Landscape/drainage Area
- Proposed hydroponics Area
- Energy Park Development Zone
- Land Retained for Agriculture
- Landscape Buffers
- Listed Buildings
- Retained vegetation
- Cranford St John SSSI

Figure 18: Site Assessment Plan 3

Next Steps

The work undertaken to date to analyse the site and identify the various constraints and opportunities will now inform the preparation of the Masterplan for the site. This assessment work has identified the areas of the site with the strongest potential to accommodate development of various types. The next stage of the assessment work is to provide more detail about the principles of development and set this out in a draft masterplan document to include a development framework that future planning applications will be guided by.

The principles of development that will be set out within the draft masterplan document will include the following:

1. A Green Infrastructure strategy to identify landscape principles, including strategic landscape buffers
2. A Biodiversity Plan to identify the principles for Biodiversity Net Gain that will be incorporated into the development
3. Sustainable Drainage Principles
4. Infrastructure Requirements to serve the development
5. Access and Sustainable Transport Strategy
6. Sustainability Principles for new development
7. The Energy Criteria for new development and businesses coming to the site
8. Development Principles for new buildings such as allowable uses, heights and materials/appearance.

Once the draft Masterplan document has been prepared, this will then be subject to public consultation.

Appendix A – Policy 26 of the Joint Core Strategy

POLICY 26 – RENEWABLE AND LOW CARBON ENERGY

Proposals for sensitively located renewable and low carbon energy generation will be supported where it can be demonstrated that the proposal meets all of the following criteria:

a) The landscape impact of the development is minimised and mitigated against;

b) The development links to a specific demand through a decentralised energy network or where this is not possible, the necessary infrastructure is provided to supply power to the National Grid;

c) The siting of development avoids harm to the significance of a heritage asset and its setting in accordance with the provisions of the NPPF;

d) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and/or businesses, either in isolation or cumulatively, by reason of noise, odour intrusion, dust, traffic generation, visual impact or shadow flicker;

e) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way;

f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;

g) The development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within North Northamptonshire and adjoining local authority areas;

h) The development retains and enhances on-site biodiversity and supports the enlargement of, and/or connection to, existing biodiversity assets such as wildlife corridors, where possible;

i) Proposals for Solar Photovoltaic farms avoid the best and most versatile agricultural land.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant and/or at the end of the permitted period for time limited planning permissions.

Land at Burton Wold is identified for an Energy Park to add to the range of renewable energy technologies already present. The development will serve as a decentralised energy network which will link the energy production to existing and new developments.

Proposals within the Energy Park should meet criteria a) to i) above and should also be in accordance with a comprehensive masterplan which will be prepared in consultation with the local community and stakeholders and agreed by the local planning authority;

This will:

1. Define development boundaries and also the renewable/low carbon technologies and land uses to be developed on the site;

2. Make provision for a mix of complimentary employment uses to facilitate development of local knowledge,expertise and research and development;

3. Demonstrate how the proposal will contribute towards meeting the energy needs of existing and planned development, including East Kettering SUE, strategic development at Junction 10 of the A14 and employment uses associated with the site;

4. Create a model for zero carbon energy through the installation of exemplary energy efficiency standards in buildings which use energy produced on-site in their operation.

KETTERING
ENERGY PARK

A unique opportunity to create one of the UK's most sustainable developments

Consultation Schedule

JANUARY 2023

FIRST RENEWABLE
DEVELOPMENTS

Introduction

This document provides a summary of the issues raised during the consultation that has been undertaken in the preparation of the Masterplan for the Kettering Energy Park. The consultation on the masterplan included initial presentations to nearby Parish and Town Council's to introduce the concept of the Energy Park to them and to let them know that further information and consultation will come forward in the future.

This consultation summary identifies the issues raised at these initial meetings, which comprised the following:

1. Introductory briefing to Burton Latimer Town Council – 5th July 2022
2. Introductory briefing to Finedon Town Council – 13th July 2022
3. Introductory briefing to Cranford Parish Council – 28th July 2022
4. Introductory briefing to Woodford Parish Council – 16th August 2022
5. Planning Policy Review Meeting – 24th October 2022
6. Consultation Website – requesting feedback from the 31st October to 28th November 2022

The issues raised at each of these consultation events is set out in table form below and will be added to as more consultation events are held. This document can then be used as a record to identify the steps that were taken to increase awareness of the proposals and to demonstrate how feedback and responses from the local communities around the Energy Park site have been taken into account in the preparation of the masterplan for the proposed development as well as future planning applications.

The preparation of the masterplan has also been informed following engagement with stakeholders across the course of 2022, including the following:

- North Northamptonshire Archaeology Officer
- Anglian Water
- Beds, Cambs & Northants Wildlife Trust
- North Northamptonshire Ecology Officer
- Natural England
- National Highways
- North Northamptonshire Highways Officer
- Place Services – providing advice on landscape and heritage matters

Burton Latimer Town Council

Comment No.	Comment Raised	Response to Issue/Comment	Masterplan Amended to address comment/issue?
1	Will there be a similar Community Fund as for the wind farm?	Opportunities for a similar Community fund will be explored for the Energy Park proposal.	Reference to a Community Fund has been made in the Masterplan
2	How much water will the Hydroponics use?	It is anticipated that the hydroponic system will use rainwater harvesting to provide the majority of water. Additional top up may be needed from other sources. The amount of water needed for this use will depend on they type of system used and the produce grown.	This will be assessed at application stage.
3	What is the duration of the Planning Permission for the solar farms?	The solar farms permission has a lifetime of 40 years from installation of the panels.	N/A
4	Concerns over the recycling and impacts of battery storage in terms of minerals extraction etc	Recycling of batteries is a growing sector and is developing rapidly to make best use of the resources. As with any energy technology there will be associated impacts, but there are also benefits to using battery storage and it is considered that it will be complementary to the energy mix at the site and for the wider energy grid.	N/A
5	Will biomass form part of the proposals?	It is not proposed that biomass will form part of the proposals. It is also anticipated that anaerobic	The Masterplan confirms that biomass will not form part of the proposals.

		digestion will not be included as part of the Energy Park.	
6	Sustainability – as much use should be made of the land underneath windfarm	Noted. It is proposed that the best location for new business premises will be to the east, however land near the turbines can be used for hydroponics uses or continuing agricultural production.	N/A
7	Landscape led development should be emphasised	Noted – the landscape element of the proposals will form a key element of the Energy Park.	A Green Infrastructure Strategy supports the Masterplan.
8	How will building sustainability be prioritised?	Buildings will be design to be energy efficient and water efficient to make best use of the energy produced at the site. The specification of new buildings will reflect high levels of energy efficiency.	Detail of building sustainability is included in the Masterplan.
9	Emphasise Burton Wold location	Noted – however from a business perspective, Kettering is more widely known in respect of the geographical location so this is likely to be part of the name so that it can be easily identified.	N/A
10	Will there be a benevolent Fund contribution	N/A	N/A
11	When will development start?	Development will start as soon as possible following the completion of the masterplan and securing planning permission.	N/A
12	Burton Latimer has a reputation for supporting progressive development, this could be such a development.	Noted.	The

Finedon Town Council

Comment No.	Comment Raised	Response to Issue/Comment	Masterplan Amended to address comment/issue?
1	Will the development compromise a future bypass of Finedon?	The Energy Park site will not include a future bypass of Finedon, however it will not compromise such a bypass being provided at a later date. It is anticipated that the majority of traffic to and from the site will use Junction 11 of the A14, which has capacity, although some traffic will inevitably use routes tot eh south along he A510. Detailed highway modelling is being undertaken to support the development.	N/A
2	Will the development help to enable a bypass of Findeon (financially, provision of land?)	The impact of the Energy Park development on the surrounding roads will be assessed in detail. It is not proposed that any financial contribution will be put towards a bypass at this stage. The land under the control of the applicant does not extend far south so it is not considered that any land could be provided to facilitate a bypass route.	N/A
3	What area of land will the Energy Park cover?	The extent of the Energy Park is set out within the draft Masterplan document. In total this is	The boundary of the proposed Energy Park is set out in the Masterplan.

4	Can we confirm that the hydroponics won't use GMO variety crops and will only use traditional grains and varietals?	The type of crops or produce that may be grown in the hydroponic system is not yet known. The hydroponic uses will be detailed at a later stage and will be subject to demand from operators.	N/A
5	What form would the battery storage take - this is developing all the time and is not necessarily a good thing due to the impacts of extracting materials to create the batteries and technology may be out of date by the time it is installed.	It is anticipated that the battery storage would comprise a modular system using lithium-ion batteries. The exact type of batteries will be detailed at application stage to reflect the type that is most suitable. As with any energy technology there will be associated impacts, but there are also benefits to using battery storage and it is considered that it will be complementary to the energy mix at the site and for the wider energy grid.	This will be detailed at a later stage, energy storage is a developing technology but lithium ion is perhaps the most likely technology at the current time..
6	Burton Latimer have clearly benefitted from the community fund that Finedon were not part of, will this be extended?	Opportunities for a similar Community fund across a wider area will be explored for the Energy Park proposal.	Reference to a Community Fund has been made in the Masterplan

Cranford Parish Council

Comment No.	Comment Raised	Response to Issue/Comment	Masterplan Amended to address comment/issue?
1	It will be good to understand the location of the site and extent of the proposed development.	The proposed area of search for the Masterplan was included on the project website that was launched at the end of Octoebr 2022. The areas that are to be developed for the component parts of the Energy Park are set out in the draft Masterplan document.	The boundary of the proposed Energy Park is set out in the Masterplan.
2	The baseline work and assessment of sensitive receptors will be good to understand	A range of work has been undertaken to support the preparation of the Masterplan. This is summarised in the Opportunities and Constraints Document that supports the draft Masterplan.	The opportunities and constraints document summarises the baseline work undertaken and reports also support the Masterplan.
3	To secure community buy-in, it will be important for the developers to be up front and accountable. Issues were encountered with the Kettering East project where Code for Sustainable Homes level 6 (zero carbon) was promised but later downgraded.	Noted – First Renewable intend to be open about their approach to bringing the Energy Park forward and	N/A
4	The principle of a development such as this is supported subject to provision of all the matters that are promised will form part of the infrastructure and underpin the principles for the development.	Noted – the planning authority and other stakheolders will also want the development to provide sufficient infrastructure and ensure that the principles of the development	The Masterplan has tried to eb as comprehensive as possible although some areas will only be detailed at later application stage.
5	The PC would not support additional onshore wind turbines	It is not anticipated that additional wind turbines will be provided as part of the proposals, however	N/A

		the lifecyle of the existing turbines may be extended, with the gearing also upgraded to improve their efficiency.	
6	A form of community fund similar to that secured by Burton Latimer with the existing wind turbines would be welcomed and would help the local community secure some benefits from the development.	Opportunities for a similar Community fund across a wider area will be explored for the Energy Park proposal.	Reference to a Community Fund has been made in the Masterplan
7	Will community heat be available?	Due to the likely energy infrastructure provided at the site, it is not anticipated that community heat will be available. Some businesses that locate to the site may generate heat as part of their operations but transmission distances and uncertainty on loadings will mean that community heat is not viable. If excess heat is generated, then this can eb fed into the hydroponic use when operational and if required.	The Masterplan notes that community heat is not considered to be feasible.
8	Will public access be improved/allowed, such as to the Biodiversity Net Gain area?	Opportunities for additional public access will be considered. Access to the biodiversity ent gin areas may not be appropriate to ensure that these areas are managed to provide suitable habitat and avoid interactions with dogs and walkers etc that may disturb wildlife.	Additional provision for public access is referenced in the Masterplan.
9	A key issue will be the authority of documentation to track progress of the development from concept to what is realised on site to old the developer and the Planning Authority to account and identify promises not kept.	Noted	N/A

10	What is the agricultural land quality of the site, isn't it Hanslope, chalky boulder clay?	The wider site is categorised as Agricultural Land Classification 3, with detailed surveys noting that this is generally sub category 3b with wet soil, limiting its suitability for many types of crop/agriculture.	N/A
11	Will the energy integrate with other sites and battery storage provision?	The energy provided at the site will have a direct connection to the grid and provide greater resilience for the UK power network, with the battery storage helping to increase resilience by storing excess renewable energy to feed into the grid in times of need.	N/A

Woodford Parish Council

Comment No.	Comment Raised	Response to Issue/Comment	Masterplan Amended to address comment/issue?
1	Where is the site and how big will the development be?	This will be clarified on the consultation website and in the draft Masterplan document	The boundary of the proposed Energy Park is set out in the Masterplan.
2	Will buildings be developed at the site?	Yes, buildings will be provided for businesses that have a high energy demand so that they can make best use of the available energy at the site.	
3	Will it just be big sheds/warehouses for B8 uses?	Occupiers are not known at this stage and it is proposed that there will be B8 uses as well as flexibility for manufacturing (B2) and also research and development uses at the site. The size of buildings required by occupiers is not yet known.	The scale and proposed uses of buildings at the site are set out in the Masterplan. The final form will be subject to occupier demand.
4	There are lots of empty sheds and vacant flats so there is no need for new development	There is continuing demand for modern energy efficient premises for businesses especially where there is access to the energy infrastructure and renewable sources.	N/A
5	The new development near Burton Latimer adjacent to the A14 was surprising and no one consulted anyone on this.	Noted – this is why early engagement is being undertaken to raise awareness of the Energy Park proposals before an application is submitted.	N/A
6	The planning application for B8 at Titchmarsh was done under the noses of the residents who oppose the development.	Noted – this is why early engagement is being undertaken to raise awareness of the Energy	N/A

		Park proposals before an application is submitted.	
7	Will new wind turbines be developed?	It is not anticipated that additional wind turbines will be provided as part of the proposals, however the lifecycle of the existing turbines may be extended, with the gearing also upgraded to improve their efficiency.	N/A
8	The energy at the site should be put to use by powering local residential uses to help lower bills.	The proposals for the Energy Park are to use the renewable energy for business with high energy use and also to feed excess energy into eh grid to improve energy security and resilience making the UK less reliant on energy imports, which will help to stabilise energy prices for residential properties.	N/A
9	How will Woodford as a community benefit?	Opportunities for a similar Community fund across a wider area will be explored for the Energy Park proposal.	Reference to a Community Fund has been made in the Masterplan
10	What is the benefit of enhancing biodiversity? Don't you need to do this anyway?	There are benefits in enhancing biodiversity such as supporting insect populations and pollinators. The emerging requirement is to secure a minimum 10% net gain, which we will be looking to exceed where possible at part of the proposals.	N/A
11	How is a net gain in biodiversity calculated?	This is calculated using the latest version of the DEFRA metric and based on surveys of the land to	N/A

		assess the pre-development biodiversity value and the value following the enhancement measures.	
12	Why wasn't more information provided such as a site plan?	This is an introductory briefing to raise awareness of the project. More information will be produced in due course through a website and with the issue of the draft Masterplan.	More information is now included within the Masterplan
13	How has the site already been allocated, doesn't this mean that this is a fait a accompli and the consultation is meaningless?	The site was identified as a location for an Energy Park in the North Northamptonshire Joint Core Strategy which was adopted in 2016.	N/A
14	Attention should be focused on helping animals move across the countryside and protecting them from the traffic on nearby roads.	Noted – wildlife corridors and transit routes will be considered in the masterplan proposals.	The Masterplan includes a strategy to connect landscape and habitat areas.
15	How many cars will be on the roads as a result of the development?	This will depend on the businesses that come to the site, detailed highway modelling is being undertaken based on worst case scenario.	A summary of the modelling and highway assessment is included to support the Masterplan.
16	How much energy can be supported to power development and transfer to/from the National Grid?	The approved solar farms can generate 40 Mva and it is proposed that a similar amount can be imported/exported to and from the grid.	N/A
17	The natural environment is getting isolated at the expense of development and there will be no open fields to look out over anymore.	There is a need for development to take place and the Energy Park proposal seeks to minimise the impact of the development where possible.	The Masterplan includes a strategy to connect landscape and habitat areas.

18	Will the jobs created just be low skilled and low paid roles? How will skills and training be improved?	The type of jobs created will depend on the type of businesses that locate to the site. The Energy Park will have flexibility for a wide range of employment uses across research and development, manufacturing as well as storage and distribution. Many jobs supported by B8 uses are no highly skilled positions associated with supply chain, management as well as the installation and management of robotic and automotive systems. Skills and training initiatives will be supported as part of the proposals during the construction and operational phases with potential links with training and employment initiatives in the local area.	The Masterplan notes that detail of skills and training initiatives will be provided at application stage.
19	Resistant to farmland being lost to development, modern ways of doing things are supported but this shouldn't be at the expense of the natural world.	Noted – however the site is already identified as a location for an Energy Park and there is a continuing need for development to meet the needs of business, especially where this is based on renewable energy.	N/A
20	Will the public have access to the biodiversity and other areas of the site, won't this just be private for the benefit of companies and employees?	Opportunities for additional public access will be considered. Access to the biodiversity ent gin areas may not be appropriate to ensure that these areas are	The approach to public access is set out in the Masterplan.

		managed to provide suitable habitat and avoid interactions with dogs and walkers etc that may disturb wildlife.	
21	Will there be any local benefits from the development such as towards energy or a community fund?	Opportunities for a similar Community fund across a wider area will be explored for the Energy Park proposal.	Reference to a Community Fund has been made in the Masterplan

Policy Panel Review 24th October 2022

Comment No.	Comment Raised	Response to Issue/Comment	Masterplan Amended to address comment/issue?
1	Big interest in the community fund whether this is focused around sustainability, biodiversity and or education		Reference to a Community Fund has been made in the Masterplan
2	Queries were raised whether fossil fuel or biomass would be provided on site as part of the Energy Park proposals.	It was confirmed that no energy infrastructure related to fossil fuels, biomass or anaerobic digestion would be developed at the site.	The Masterplan details the energy technologies that are considered appropriate.
3	Queries were raised regarding Junction 11 of the A14 and whether any improvements would be needed to the junction or supporting infrastructure Will there be any mitigation or improvements in regards to this junction as part of the development? Comments were also made regarding the roundabout junction at Finedon where the A510 meets the A6 and whether any changes would be made to this.	It was noted that assessment work relating to the highways network was ongoing and discussions were being held with National Highways and the highway Authority and any requirements for infrastructure improvements would be considered as part of these discussions.	A summary of the modelling and highway assessment is included to support the Masterplan.
4	A query was raised regarding the financial structure and funding of the project, particularly in respect of the community fund that was mentioned.	It was clarified that First Renewable Developments are a private company and privately funded. The reference to the community fund is something that is being considered as part of a potential S106 package to spread the benefits to the wider community.	N/A
5	A query was raised regarding Woodford House and whether potential impact on this had has been assessed?	It was confirmed that this had been picked up by the review work to identify nearby heritage assets and potential visual relationships.	The work to assess opportunities and constraints is set out in the Masterplan and supporting documents.
6	It was noted that recent proposals for employment development in the area had promised particular things and not delivered on these promises. It was queried whether this development will just turn into a big 'shed' site without the energy approach of using the renewable energy.	It was noted that this was not the intention for this site and that the Energy was seen as a key component by occupiers that were interested in coming to the site.	N/A

7	A recent example of a development was discussed where the operator struggled to recruit from the local area and needed to secure an accommodation block to house workers from further afield. Whilst this is a good location for employment development how and where will the workers for the proposed 5,000 jobs come from?	This would be noted for future consideration in any future application for the site.	N/A
8	A query was raised regarding the overall height of the hydroponic structures and whether up/down drafts from the nearby wind turbines would cause issues with the 'lightweight' materials and the foundation of the structures?	It was noted that the turbine blades don't cause up or down drafts so such turbulence should not be an issue for the hydroponic uses.	N/A
9	Are we proposing to re-locate the Great Crested newts	The population of Great Crested Newts at the site is considered to be small and not on the part of the site where buildings are proposed so an appropriate approach to mitigation is available.	A biodiversity strategy is included in the Masterplan.
10	The proposal to implement a design code for the development was well received.	This point was noted	Initial principles for design and placemaking are included in the Masterplan/
11	It was noted that the Oxford Cambridge Arc is effectively dead and no longer seen as progressing, however, it is important that the site can accommodate overspill from Cambridge which is seen as overheating and Kettering could see benefits of this.	It was noted that the form of the Arc was included to show the site in its strategic context and to highlight the fact that even through the Arc may be 'dead' there are still opportunities presented by the proximity to Cambridge and other parts of this are.	References to this have been amended in the Masterplan to state it is in the area of influence of Oxford and Cambridge.
12	There was a general question regarding the project team's experience with renewable development– might be worth mentioning this when we have further consultation e.g. with members of the public	A Watkins expanded on the experience of First Renewable as a developer and agent of change with a focus on strategic projects including infrastructure and energy development.	N/A

13	Comment was made regarding the old iron stone mine working in the area and whether we had assessed this?	It was confirmed that a risk assessment for Iron Stone would be undertaken.	This is to be undertaken to support an application.
14	Query regarding the life span of the batteries and the efforts to recycle these.	It was noted that the life span of batteries relates to how many charging cycles are undertaken so the more they are used, and the more successful they are in storing and discharging energy, the quicker they will need to be replaced but they will have paid for themselves due to their usage. It was also noted that there is a growing industry for recycling of batteries such as these.	N/A
15	How will we address and mitigate the accumulative traffic between Rugby and Huntingdon on the A14	It was noted that this will be covered by ongoing discussions with the Highway Authority and National Highways.	A summary of the modelling and highway assessment is included to support the Masterplan.
16	Is Hydrogen likely to form part of the Energy mix?	It was noted that some form of Hydrogen infrastructure may be included at the site, the technology is advancing quickly so this may be something that can be accommodated, potentially at the Innovation/Enterprise hub.	Flexibility to incorporate hydrogen technologies is included in the Masterplan.
17	The efficiency of the wind turbines was queried.	It was noted that the first phase of wind turbines were designed for consistent and slightly higher wind speeds, whilst the larger GE turbines erected as part of the wind farm extension were those used in the Pacific Rim for lower wind speeds as they are more efficient, with n efficiency rating of nearly 50% conversion	N/A
18	BREEAM was noted as something that often resembled a tick box approach so should not be seen as the only target to reach and is sometimes a distraction.	It was noted that occupiers often want to have a particular BREEAM rating and that it covered a number if issues that related to sustainability issues.	The Masterplan notes that new buildigns will have a target rating of BREEAM Excellent, but this is not the only target for the development

19	This sounds like good news, the proposals should be promoted through a concerted publicity and communication campaign	This point was noted and it was confirmed that a project website was soon to be launched to publicise the proposals.	N/A

Website Consultation 29th November 2022 – full details of the comments are provided in Appendix 1

Comment No.	Comment Raised	Response to Issue/Comment	Masterplan Amended to address comment/issue?
1	Update required on the application timescales and whether a draft masterplan will be published and made available to the public?	The masterplan will be made available to the public as part of further consultation and a planning application will follow as soon as possible thereafter.	N/A
2	The introduction of industrial units will compromise the visual landscape and overall enjoyment of the Cranford Countryside.	The landscape and visual impact will be assessed as part of a future application and the scope of this will be agreed with the Council	A landscape and Green Infrastructure strategy supports the Masterplan.
3	Continual updates requested throughout the planning process.	Noted	N/A
4	In favour of using existing resources such as wind and solar power however this has discouraged homeowners to install solar panels on their own home due to costly process they have to follow.	Noted	N/A
5	The energy created on site will not benefit residents if it goes into the national grid.	It will benefit residents by increasing energy security in the UK and having less reliance on imported energy. infrastructure such as battery storage at the site will help to improve resilience in the UK energy network.	N/A
6	The proposal will fail to respect the environment as it introduces employment units and numerous lorry and commuter cars which are not characteristic of the area.	The proposal seeks to make employment development as sustainable as possible. Potential impacts of the development will be assessed in full at the application stage.	N/A

8	Concerns regarding the increased vehicular movement expected on the A510, A14 and the turnings from Little Addington and Woodford which are already subject to existing safety concerns.	Highways modelling is being carried out to assess likely impacts and highway capacity of the surrounding network.	A summary of the modelling and highway assessment is included to support the Masterplan.
9	The proposed new roundabout near the Beaty Farm entrance would not fit in this already dangerous and tight area.	There is sufficient land to accommodate a roundabout access, which will be located to the north of Wold Road.	N/A
10	Lack of information available regarding the proposed community fund.	The detail of this is still being worked up.	Reference to a Community Fund has been made in the Masterplan
11	Concerns regarding the increased traffic which will occur on the A510 which will exacerbate traffic issues and highway safety hazards.	Highways modelling is being carried out to assess likely impacts and highway capacity of the surrounding network.	A summary of the modelling and highway assessment is included to support the Masterplan.
12	The roundabout at Finedon cannot cope with the existing amount of traffic and would become a complete gridlock with more traffic accessing the park from that direction.	Highways modelling is being carried out to assess likely impacts and highway capacity of the surrounding network. This will include the roundabout at Finedon on the A6.	A summary of the modelling and highway assessment is included to support the Masterplan. It is noted in the Masterplan that further detailed assessment may be needed of this junction.
13	Concerns regarding the visual and ecological impact that the proposal will have on the surrounding environment.	The proposals will be brought forward with a landscape and Green Infrastructure Strategy that seeks to minimise the visual impact of the development. The development will also be supported by a Biodiversity Strategy that will incorporate a minimum 10% net gain.	A Biodiversity, Landscape and Green Infrastructure strategy supports the Masterplan.
14	Query regarding the land retained for agriculture.		N/A

15	Concern regarding the increase noise and light pollution the development will have on neighbouring occupiers.	These matters will be assessed as part of the proposals to minimise light pollution where possible and ensure that noise levels are appropriate for neighbouring uses.	Principles for external lighting are set out in the Masterplan and issues related to noise will be assessed at application stage.
16	Will the proposed development only benefit the on-site employment units or will local residents also reap the benefits?	The Energy Infrastructure will benefit the wider grid by improving energy security and resilience. A Community Fund is also proposed to spread the benefits of the development to nearby areas, such as through supporting sustainability and energy efficiency measures.	Reference to a Community Fund has been made in the Masterplan
17	How will the historical buildings on site such as the Round House be preserved?	The Round House is adjacent to the development site and the proposed buildings will be set back and the area in front of the Round House will be landscaped.	The Masterplan includes a strategy to ensure that the setting of the Listed Building is respected.
18	There is a lack of public awareness about the proposal, will there be more consultation with local residents?	Local Parish and Town Council's have been made aware of the Energy Park proposals. There will be further public consultation on the draft Masterplan for the site and consideration will be given to further outreach.	N/A
19	How is the proposal going to manage the increase traffic along the A510 and the A14?	Highways modelling is being carried out to assess likely impacts and highway capacity of the surrounding network.	A summary of the modelling and highway assessment is included to support the Masterplan.
20	There has been a lack of notice given to neighbouring properties, will there be further opportunity for consultation?	Yes, there will be further opportunities for consultation, including on the draft masterplan document.	N/A
21	Welcoming of the proposed sustainable ways of living.	Noted	N/A

22	Residents fear that the discussion of industrial, warehousing, research units and hydroponics will just result in another industrial scheme.	There will be an employment component to the proposals, as envisaged by the Joint Core Strategy. The exact type of employment use that will locate at the site is not yet know and will be subject to occupier requirements.	N/A
23	The existing agricultural land is deemed inappropriate for this sort of development	The site has already been identified as a potential location for an Energy Park within the adopted Joint Core Strategy.	N/A
24	Concerns that the promotional information available on the website is inaccurate.	Noted	N/A
25	Favour of the layout of the site, which seems to be well integrated with the existing wind turbines.	Noted	N/A
26	The solar panels should be designed to allow the grazing of sheep on site to ensure that no total loss to the agricultural economy.	Noted	N/A
27	A battery storage would be appropriate on site.	Noted	N/A
28	Concern regarding extra traffic around the Junction 11 and along the A510 close to it. Junction 11 is already busy and an increase of commercial traffic coming north on the A510 as a result of the proposed developed site would represent an extra hazard to local traffic.	Highways modelling is being carried out to assess likely impacts and highway capacity of the surrounding network.	A summary of the modelling and highway assessment is included to support the Masterplan.

Key Issues Raised during Stakeholder Engagement

Stakeholder & Topic	Comment	Response/Notes	Masterplan amended to address comment/issue?
North Northamptonshire Council Archaeology	Geophysical surveys will be required to support a planning application and additional investigations (trenching) will be needed to examine areas of identified interest,	A geophysical survey has been undertaken across the development area and the results are being compiled to support a future planning application. These have not identified any potential archaeological features that would preclude development at the site	N/A
Anglian Water	There is existing capacity for foul water discharge for the proposed development, although requirements for potential trade effluent will need to be be reviewed subject to potential occupier requirements	Noted – additional assessment is underway so that operational foul water requirements are considered.	N/A
Beds, Cambs & Northants Wildlife Trust	The Wildlife Trust stated that the range of surveys undertaken was comprehensive, although some areas need to be supplemented with further work, which again is as anticipated. Detailed analysis of habitat replacement and provision for biodiversity net gain will be needed, the approach to securing a net gain of a minimum of 10% was supported.	Additional surveys have been undertaken to provide a complete record for the site, including surveys for bats, Great Crested Newts and breeding birds. A summary of the surveys undertaken to date is provided in the briefing note prepared by Ecology Solutions.	N/A
Ecology	The Council ecologist stated that the range of surveys undertaken was comprehensive, although some areas need to be supplemented with further work, which again is as anticipated. Detailed analysis of habitat replacement and provision for biodiversity net gain will be needed, the approach to securing a net gain of a minimum of 10% was supported.	Additional surveys have been undertaken to provide a complete record for the site, including surveys for bats, Great Crested Newts and breeding birds. A summary of the surveys undertaken to date is provided in the briefing note prepared by Ecology Solutions.	N/A

Natural England Ecology	Whilst the site itself is not part of a designated site, it is in relative proximity to the Upper Nene Valley Gravel Pits (UNVGP) Special Protection Area (SPA) and Ramsar site and so winterin birds could use the proposal site. Additional compensatory measures should therefore be considered as part of the proposals.	An additional area of habitat has been identified to be included as part of the development to provide a habitat area for Lapwing or 3 Ha in size. This is to be located to the south eastern boundary of the development area and will comprise a flat grassland area with a wetland area that will also comprise attenuation as part of the sustainable drainage proposals.	Yes – additional habitat area was included to provide for Lapwing.
National Highways & North Northamptonshire Highway Authority Highways and Transport	Discussions have progressed jointly with National Highways and the Highway Authority. Initial assessment and modelling work has been undertaken to assess the highway capacity and identify any potential issues. No formal consultation response was provided as such.	The results of the modelling and assessment work is set out in the supporting Masterplan Transport Assessment Rport prepared by David Tucker Associates, which summarises the work undertaken to date and future work needed.	N/A
Place Services Landscape	Consideration will be needed to assess the context of the site to both mitigate the impact of the proposed development and provide some site-specific interventions to minimise harm A Landscape and Visual Impact Assessment will be needed to support any future application including appropriate graphics and visuals. A Design code should also be prepared to support any future application. The development approach will introduce a number of new trees to the landscape, which will change its character so detail is needed on certain aspects. The proposed design recommendations are generally supported	The points have been noted and additional work undertaken to prepare indicative cross sections of the proposed employment part of the development. The assessment work has identified existing landscape features on the site and the draft masterplan document notes that these are to be retained wherever possible. The masterplan document is supported by a Green Infrastructure Strategy and a landscape design strategy.	The masterplan has been refined following the changes to provide buffer zones around the proposed employment buildings so that screening of the development can be provided and an appropriate landscape setting is formed.

	although more information will be needed on the following: • Which existing landscape features are to be retained as part of the proposals. • Treatment of the site boundaries to help the proposals integrate into the surroundings • Building design and elevation treatment to demonstrate how they will look in the landscape setting • How impacts from external lighting will be minimised		
Place Services Heritage	The approach to provide an open frontage to the eastern boundary of the site opposite the Round House is supported and it is noted that the other listed building in the vicinity of the site, known as Poplars Barn, is a modern rebuild so is unlikely to have limited significance in heritage terms. Views towards the round House from within the development site should be retained so that new development does not close off such views. Longer distance views across the site towards existing features such as towards the Burton Latimer church spire will need to be assessed in the LVIA.	The comments were noted and further consideration was taken to assess view towards the Round House. The requirement to consider heritage assets that may be visible in longer distance views was noted and this will be assessed as part of the landscape and visual impact assessment at application stage.	Yes – the proposed location of new development near the Round House was revised so that this was further from the Listed Building. Furthermore, a view corridor was identified where new building's would not be developed to maintain views of the Roundhouse from within the Energy Park site.

Appendix 1 – Website Comments in Full (28th November 2022)

Comment
I am doing some background research on the Energy Park and wondered if you had any update on timescales or whether a draft master plan has been published and is available to the public? Many thanks.
i am devastated i moved to Cranford so as to get a way from towns and enjoy the country life as i was getting older and all i see around such a beautiful village is land being taken up for industrial units, as what is happening all over the place now is they hide it all around the green movement but this is all about money. i will be dead against this plan and will fight this all the way .
Can you please keep me updated of the development via email. I am a home owner in Cranford Many thanks
I think this is a step in the right direction to help save our planet. I'm all for using the resources we have; wind power, sola power, tidal / wave power. My husband and I have wanted to install solar panels on our property, but as we live in a conservation area we have costly hoops to jump through and this is sadly discouraging us from fitting the panels.
The energy will not be for the surrounding area. If it goes in to the national grid, it goes into the supply for the whole UK. How can premises that are going to be massive "sheds" and manufacturing with numerous lorries and commuter cars coming in every day be deemed to "respect the environment".
The A510 is already a dreadful road: the two roundabouts off the A14 are very bad and have notoriously poor vision. When coming off the westward exit, it is impossible to see cars coming and people tend to drive into that roundabout from Cranford without stopping. Has exceptionally bad vision and often exacerbated when grass allowed to grow high.
lorries.
Before get to entrance of Beaty property, have dipped hill and sharp bend and past the exit going to Finedon have another blind dipped hill and sharp bend. Extremely dangerous already and can't see how a roundabout could fit. We were promised great grants to the community from the wind farms - absolutely nothing has materialised.
We are very concerned about the proposals for the Kettering Energy Park:
1. The A510 is a busy and dangerous road where many accidents have occurred including a fatality. The energy park would increase the traffic load significantly, causing further potential traffic issues and highway safety hazards (particularly when exiting the A14 at Jct 11 and approaching the Woodford and Addingtons turnings). The roundabout at Finedon cannot cope with the existing amount of traffic and would become a complete gridlock with more traffic accessing the
2. The proposals state that the park will not 'impose itself, ecologically or visually, on the surrounding environment'. How can this be possible when the suggestions for businesses include cold storage, logistics and distribution which all require huge imposing buildings. The noise and light pollution will impact all nearby households and the park would undoubtedly impose itself on the surrounding environment.
used on the website.
4. The sales pitch for the original wind farm included promises that the energy produced would benefit the local community and homes nearby. The new proposal now states that the energy will benefit the new businesses onsite. This brings into question the integrity of the whole project. Is this truly an energy park or just another industrial business park being proposed under the pretence of an energy park?
5. There are historical buildings such as The Round House directly opposite the proposed site that should be preserved within their current surroundings. 6. There is a lack of public awareness about the proposals – more communication is needed for the local community to be given a fair chance of having their say.
Traffic along the A510 from the A14 is already heavy, the road is of poor quality with poor visibility. Is any consideration being given to properties situated on this road? How are you proposing to stop traffic accessing from Finedon? A sign saying no access will be ignored as are speed limits along this road.
If this development goes ahead, which it undoubtedly will, as no one has been given any notice even close neighbours (nothing unusual for Kettering Council) would it not be better to go ahead with the previously planned J10a to feed both the housing development and energy park?
We are long term residents of Cranford. We live on the east of the village close to the Junction 11 of the A14. We are very keen to see less fossil fuel use and more sustainably green ways of living in general. For that reason we are happy to have the current array of wind turbines on the Wold site which is just across the A14 from us. However, we have serious concerns after reading through all the promotional information on you website.
A general concern is that the site is at present rural and agricultural and separate from the industrial and warehousing sites around Burton Latimer. This makes us consider it inappropriate for the sort of development you envisage. Having read through the information on your website we find that there is little hard definition of your plans.

There are lots of aspirational words and things you hope will happen which, although cloaked in all the right reassuring tones, seem to us to be 'greenwashing' a desire to develop yet another industrial estate - albeit apparently it is to be very well planned and laid out and in some way connected to the presence of the turbines.
Are we to understand that the installation of about 180 acres of solar panels is now approved for installation? If so, then we would reluctantly find them just about acceptable as, we understand, they can often be designed so as to allow the grazing of sheep on the same site so would not be a total loss to the agricultural economy. A battery energy storage system would also potentially be appropriate
industrial.
As they stand, alone, at present, we do not consider the present wind turbines have changed the rural nature of the site. (We are very aware of the site's history over the last half-century and were pleased to see it restored to its rural condition after the quarrying and landfill it had been subjected to.)
Lastly, potential extra traffic around the Junction 11 and along the A510 close to it. he installation of a new roundabout close to the Round House on the A510 tends to suggest that there will be an expected significant increase in traffic. Junction 11 is already busy and an increase of commercial traffic coming north on the A510 from your proposed developed site would represent an extra hazard to local traffic.
increase significantly.

Appendix D – JCS Policy 26 (Renewable and Low Carbon Energy): Compliance with criteria A – I

AD1 Although the focus of this report has been on the compliance of the Draft Masterplan Document with those elements of Policy 26 which are specific to Land at Burton Wold and developing a masterplan for the site, the Policy contains a range of other criteria which are to be met in the development of proposals for the site. These constitute 9 separate criteria which were developed to minimise the impact of new renewable and low carbon energy development in a locality, as outlined below:

POLICY 26 – RENEWABLE AND LOW CARBON ENERGY

Proposals for sensitively located renewable and low carbon energy generation will be supported where it can be demonstrated that the proposal meets all of the following criteria:

a) The landscape impact of the development is minimised and mitigated against;

b) The development links to a specific demand through a decentralised energy network or where this is not possible, the necessary infrastructure is provided to supply power to the National Grid;

c) The siting of development avoids harm to the significance of a heritage asset and its setting in accordance with the provisions of the NPPF;

d) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and/or businesses, either in isolation or cumulatively, by reason of noise, odour intrusion, dust, traffic generation, visual impact or shadow flicker;

e) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way;

f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;

g) The development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within North Northamptonshire and adjoining local authority areas;

h) The development retains and enhances on-site biodiversity and supports the enlargement of, and/or connection to, existing biodiversity assets such as wildlife corridors, where possible;

i) Proposals for Solar Photovoltaic farms avoid the best and most versatile agricultural land.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant and/or at the end of the permitted period for time limited planning permissions.

AD2 In relation to Kettering Energy Park, these proposals have been developed in the context of the existing wind farm, comprising 19 turbines, and consent for the installation of 40MW of solar arrays. Through the Masterplan proposals provision is made for additional solar on the roofs of new buildings as well as battery storage to increase on site resilience and energy security. In terms of the latter, although new infrastructure on site, this technology constitutes storage, and not energy generation and on this basis, relative to the provisions of JCS Policy 26, it is therefore considered that this element of the proposals does not require the need for assessment relative to criteria a-i. In terms of the other element of new technologies on site – rooftop solar – the masterplan does not provide detail on the potential scale of this albeit the inference is that this could be relatively significant given the floorspace proposals within. Notwithstanding this, however, given the lack of specifics in this respect, and the fact that the scale of new buildings, and inter alia, rooftop solar, this will be an issue for any forthcoming planning applications, it is considered that similarly, the provisions of criteria A-I of Policy 26 in this regard are not applicable at the present stage of the development proposals in terms of assessing this Draft Masterplan Document. However, the anticipation is that this shall be of greater relevance as and when future planning applications are brought forward whereby the provisions of these criteria shall be assessed in greater detail.

AD3 Notwithstanding the above assessment, for completeness, the promoters have undertaken a review of their proposals against the provisions of JCS Policy 26 at Section 25 (Appendices) of the Draft Masterplan Document. This is provided below.

a) The landscape impact of the development is minimised and mitigated against;	The masterplan has been prepared following a strategic landscape review to consider the visibility of the site and any future development proposals. The proposed boundaries of the Energy Park, as set out in this masterplan, have been defined to move future development at the site away from more sensitive viewpoints and to provide potentially taller buildings on lower parts of these site or in locations that are less visually sensitive. These steps have sought to minimise the potential landscape impact of the development, however it is acknowledged that any development at this site will have some form of landscape and visual impact. Existing, prominent landscape features at the site will be retained where possible, such as existing plantation woodland and larger areas of woodland planting at the site, which will be supplemented with additional tree planting and strategic landscape buffers to mitigate the visual impact of future development. Any application for development of the Energy Park will be accompanied by a detailed Landscape and Visual Assessment to consider likely impacts and to detail specific mitigation measures at this application stage. The Landscape and Visual Impact Assessment will also be accompanied by an Environmental Colour Assessment to consider how new structures and development relate to the landscape context and to identify appropriate colour palettes and materials for the development
b) The development links to a specific demand through a decentralised energy network orwhere this is not possible, the necessary infrastructure is provided to supply power to the national grid;	The development of the Energy Park proposes the co-location of high energy use employment development and hydroponic uses as well as additional energy infrastructure to supplement the existing wind turbines and consented solar pv. The demand for energy is therefore linked to the employment uses and these will have the potential to be fully powered by available energy generated at the site. The employment and hydroponic uses at the site will therefore be able to operate within their own energy network, although for resilience and to ensure that there is a robust supply of energy available at the site, a point of connection to the national grid is also proposed to allow the import and export of energy to and from the Energy Park. The principles of this approach to the energy strategy are set out in the masterplan.

c) The siting of the development avoids harm to the significance of heritage assets and its setting in accordance with the provisions of the NPPF;	The masterplan has been prepared in consideration of the heritage assets both at the site and in the nearby area. Heritage assets such as conservation areas, Listed buildings and Registered Parks and Gardens were also identified and assessed as part of the strategic landscape review that supported the preparation of the masterplan. The closest heritage assets to the proposed Energy Park site are the Round House and Poplars Barn (which is a modern rebuild and is determined to have little significance in heritage terms). The masterplan has been prepared to set development back from the eastern site boundary so that new development does not lead to substantial harm to the setting of this building. The landscape strategy for the development also provides an open frontage to the development site immediately opposite the Round House withtaller landscape and screening features set back from the boundary to provide a suitable relationship of the development with this building. The proposed relationship between the Round House building and the new development opposite this building is demonstrated by the illustrative cross section drawing. The masterplan has also taken views within the site towards the Round House into account to ensure that the proposed development does not completely obscure views of this building and maintains a visual connection. The view cone towards the Round House is illustrated by the below graphic, where landscaping and small ancillary structures (e.g. sub-stations and street furniture) will be allowed but buildings and larger structure will not. Views towards the Church Spire at Burton Latimer and inter-visibility of the development with Woodford House have also been assessed but it is not considered that the Energy Park will lead to any substantial harm in respect of these heritage assets.
d) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and / or businesses either in isolation of cumulatively, by reason of noise, odour, intrusion, dust, traffic generation, visual impact of shadow flicker;	There are relatively few existing occupiers at the site, but the masterplan has been considered to minimise adverse effects on these occupiers. For example, the development will be set back from the Round House and Poplars Barn and the site access will be provided to the North of the Round House, with traffic directed to Junction 11 of the A14 to the north, thereby reducing noise and disturbance from traffic noise. It is not anticipated that there will be any greater incidence of shadow flicker as no new turbines are proposed and other matters relating to noise, odour and dust will be assessed in any future application and mitigation or management measures will be proposed to deal with any likely impacts at construction and operational phases in an appropriate manner.
e) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way;	Discussions have been held with National Highways and the Highway Authority to model the potential traffic generated by the development and this indicates that there is sufficient capacity to support additional vehicle movements on the network. As part of any proposal to accommodate new junctions on the public highway network, a road safety audit will be undertaken which will support any planning application to demonstrate that the new layout will not lead to any safety issues. The development of the Energy Park intends to have pedestrian and shared cycle routes within the site that are segregated from vehicular traffic and any accesses within the site will be designed to have appropriate visibility and give priority to pedestrians and cyclists across junctions from the main estate road. Car parking areas and any service yards will also be segregated to avoid conflicts between site users. Diversions to the existing public rights of way will be required as part of the proposals and the revised routes will be designed to be safe and as convenient for people as possible, avoiding conflict points with traffic where possible and providing suitable crossing points where needed.
f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;	This will be detailed in any planning application for the site, with specific reference to the construction and decommissioning stage. As no biomass, anaerobic digestion or additional wind turbines are proposed at the site, then the potential for adverse impacts is generally lower and the addition of further solar pv and battery storage, can be implemented on a modular system as the equipment used for this infrastructure is relatively small in scale allowing for easy erection, disassembly and transport to and from the site.
g) The Development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within the North Northamptonshireand adjoining local authority areas;	A strategic visual review has been undertaken of the proposed development of the Energy Park, identifying short and longer range views to assist in the definition of development boundaries so that the visual impact of the Energy Park is minimised, with areas for landscape buffers identified to provide screening of the new structures at the site. Longer range views have been assessed and an Environmental Colour Review will be prepared to support any application so that the new buildings have an appropriate colour pallet to help them integrate with the existing landscape setting as far as possible. The propose energy infrastructure at the site will generally be low level and have limited visibility, although likely visual and landscape impacts will be assessed as part of any application. A detailed Landscape and Visual Assessment will be undertaken as part of any application for the site. Sources of noise from the Energy Park will be assessed to ensure that potential impacts from the development do not create an isolated or cumulative issue in respect of nearby sensitive receptors. New employment development will be located to minimise break out of noise wherever possible, using mitigation and management measures to address likely impacts at detailed planning stage. It is not anticipated that the proposed energy infrastructure will give rise to any significant noise impacts, but this will be assessed as part of any planning application.
h) The development retains and enhances on site biodiversity and supports the enlargement of, and/or connections to, existing biodiversity assets such as wildlife corridors, where possible.	Existing landscape features such as areas of existing tree planting and plantation woodland will be retained where possible. The site is predominantly in agricultural use as arable land, so has relatively low ecological value, however the development will lead to the loss of some features to allow the Energy Park to come forward. The development will come forward in conjunction with a landscape strategy that will seek to supplement the retained landscape features and provide for biodiversity enhancements and the use of the northern meadow land as a site for Biodiversity Net Gain. The objective is to secure a minimum 10% net gain in biodiversity. The landscape and biodiversity strategy will consider existing habitat areas and allow transit routes, dark zones and look to expand on connections to wildlife corridors. The landscape and biodiversity strategy that accompanies any application will be based on the principles set out in this document at sections 9 and 10.
i). Proposals for Solar Photovoltaic farms avoid the best and most versatile agricultural land.	The land at Burton Wold is identified as being Agricultural Grade 3 in the general classification maps provided by DEFRA/Natural England and it is known to be relatively wet due to the character of the soil so the majority of the site is considered to be classified as grade 3b, which is not considered to be best and most versatile for agricultural production. The addition of hydroponic uses at the site will improve yields and agricultural production as this provides a more controlled environment for growing produce.

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