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**North
Northamptonshire
Council**

Meeting: Planning Policy Executive Advisory Panel
Date: Thursday 19th August, 2021
Time: 9.30 am
Venue: Council Chamber, Swanspool House, Doddington Road, Wellingborough, NN8 1BP

To members of the Planning Policy Executive Advisory Panel

Councillors Steven North (Chair), Valerie Anslow, David Brackenbury, Mark Dearing, Barbara Jenney, David Jenney and Kevin Thurland

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<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p>Proper Officer 11 August 2021</p>			

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Committee Administrator: Louise Tyers - Democratic Services

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Planning Policy Executive Advisory Panel

At 9:30am on Monday 19 July 2021

Held in the Council Chamber, Cedar Drive, Thrapston

Present:

Councillors:

Steven North (Chair)

Mark Dearing

David Jenney

David Brackenbury

Barbara Jenney

Kevin Thurland

9. Apologies for non-attendance

An apology for absence was received from Councillor Valerie Anslow.

10. Members' Declarations of Interest

Councillors	Item	Nature of Interest	DPI	Other Interest
Mark Dearing	Article 4 Directions in Relation to Houses in Multiple Occupation (HMO)	Invests in commercial and single let properties but not HMOs		Yes

11. Minutes of the Meeting held on 29 June 2021

RESOLVED to accept the minutes of the meeting held on 29 June 2021 as a correct record.

12. Adoption of the Part 2 Local Plan for Corby

Terry Begley, Principal Planner, introduced the report which asked the Panel to consider the Part 2 Local Plan for Corby prior to its consideration by the Executive and then Full Council.

Corby Borough Council (CBC) had submitted the local plan to the Secretary of State in 2019, with a public examination being held in 2020. The outcome of the examination was a judgement that the plan produced by CBC was acceptable provided that certain modifications were made to it. The Plan was now ready for formal adoption by the Council, where it would supersede all of the existing saved policies and allocations in the 1997 Corby Borough Local Plan.

During discussion on the report, Members sought clarification that officers were confident that this Plan did not conflict with the other sovereign council Plans which had either recently been adopted or were going through that process. In response, officers confirmed that all of the local plans had to conform with the Joint Core Strategy (JCS) and they had all been consulted on with neighbouring authorities as part of the duty to co-operate and it was believed that there were no significant conflicts. It was noted that the Plan made a commitment to prepare a Gypsy and Traveller Accommodation Plan to meet the need for the Corby area and Members asked whether this would be dealt with on a North Northamptonshire basis going forward. The Chair confirmed that a meeting would be held later this week to consider this issue but we were in a much better place by having the JCS in place.

RESOLVED to recommend to the Executive that:

- (i) the Part 2 Local Plan for Corby be recommended to Full Council for adoption.
- (ii) delegated authority be given to the Executive Member for Growth and Regeneration, in consultation with the Assistant Director for Growth and Regeneration, to make any further Additional Modifications to the Part 2 Local Plan for Corby or its accompanying Policies Map that relate exclusively to factual updates, grammatical corrections and formatting for the purposes of publishing the Plan to presentation standard.
- (iii) delegated authority be given to the Executive Member for Growth and Regeneration, in consultation with the Assistant Director for Growth and Regeneration, to prepare and publish the Adoption Statement and the Sustainability Appraisal Statement and fulfil any other duties required under Regulation 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Reasons for Recommendations

- 1) *The NPPF states that the planning system should be genuinely planned. Succinct and up-to-date plans should provide a positive vision for the future of each area and a framework for addressing housing needs and other economic, social and environmental priorities*
- 2) *The Plan drawn up by Corby Borough Council was subject to thorough examination and has been modified as a result of recommendations made by the Inspector. The Council also made non-substantive modifications to the Plan during the course of the examination.*
- 3) *In the event that the Plan is adopted for the Corby area of North Northamptonshire, it will supersede all of the existing saved policies and allocations in the 1997 Corby Borough Local Plan.*

13. Residential Annexes Supplementary Planning Document

Anne Dicks, Planning Policy Officer, introduced the report which sought Members agreement to recommend to the Executive the Residential Annexes Supplementary Planning Document (SPD) for adoption and use in assessing future planning applications, where relevant, within the former East Northamptonshire parishes.

The SPD had been prepared to address a specific need for guidance within those parishes which previously constituted the East Northamptonshire district and covered the definitions and types of residential annexes, when planning permission would be required and provided guidance regarding permitted development rights. The SPD had undergone a statutory four-week consultation period, prior to the creation of the new unitary council.

During discussion on the report, Members acknowledged the amount of work spent on getting the SPD to this point but noted that it would only cover half of the parishes in North Northamptonshire and had any thought been given to widening it out to cover the whole authority area. In response, officers advised that the SPD had been developed to deal with a specific issue which had been identified in East Northamptonshire and if this SPD was approved, consideration could then be given about whether to roll it out wider. Work was ongoing by officers in learning and identifying best practice from all of the sovereign councils and it was ultimately the intention to have a suite of documents which covered the whole of North Northamptonshire.

RESOLVED to recommend to the Executive that the Residential Annexes Supplementary Planning Document be adopted for those Parishes set out in Appendix B of the report.

Reason for recommendation:

- (i) *To supplement the Development Plan*
- (ii) *To accord with the planning policy of the Council.*

14. Article 4 Direction in Relation to Houses in Multiple Occupation (HMOs)

The Chair advised that there was currently a large amount of media interest, particularly in Corby, around HMOs and he invited Simon Richardson, Development Manager, to explain the issues.

Mr Richardson explained that the Council was aware of a number of concerns around the increasing number of HMOs and the impact that they had on local communities including parking issues and anti-social behaviour. The introduction of an Article 4 Direction would remove certain permitted development rights on a property. North Northamptonshire did not currently have any Article 4s for HMOs but they were in place in a number of surrounding authorities, including Northampton and Peterborough. The Secretary of State had recently announced that Article 4s should only apply to the smallest area possible whilst supporting the Government's wish to deliver this type of housing through national permitted development rights. Housing colleagues were of the view that any increase in HMOs is demand led. Existing powers were already in place to deal with anti-social behaviour and increased enforcement may help in some areas. Any further work to look at the possible introduction of Article 4s should involve a wide number of services including housing and environmental health.

During discussion on the verbal update, Members supported the undertaking of further work in this area. Members expressed concern at the Government's proposed tightening on Article 4 Directions and the increased use of HMOs. It would be helpful to map where HMOs are located to gain an understanding of

the localities and conflicts which have arisen. Members highlighted the growing concerns around the increased number of HMOs and the changes they brought to local High Streets. In response to a question as to whether we would have to change course if the Government brought in any policy changes through the new NPPF, officers advised that publication of the new NPPF was imminent and it may influence any work going forward. This would be an opportunity to better understand the areas where HMOs are and the issues they brought and would be an opportunity to respond to concerns by identifying the most appropriate way forward. The future Housing Need survey would be a way of identifying if there was a need for this type of accommodation in the area. Parking was an area which was suffering in and close to town centres, where there was an increase in flatted developments and HMOs, by taking up parking spaces and in some cases council car parks were being used, with the support of some planning inspectors. Members supported taking this issue forward for investigation across North Northamptonshire and being part of this Panel's work programme.

RESOLVED that officers investigate the possible use of Article 4 Directions for HMOs in North Northamptonshire with regular reports to be brought to this Panel.

15. Close of Meeting

The meeting closed at 10:46am.

Chair

Date



PLANNING POLICY EXECUTIVE ADVISORY PANEL 19 August 2021

Report Title	Isham Conservation Area Character Appraisal and Management Plan	
Report Author	Sue Bateman, Senior Planning Officer Sue.bateman@northnorthants.gov.uk	
Contributors/Checkers/Approvers		
North MO		
North S151		
Other Director/SME		

List of Appendices

Appendix A – Revised Isham Conservation Area Character Appraisal and Management Plan

Appendix B – Revised Isham Conservation Area Boundary Map

Appendix C – Representations received to the consultation and officer responses

1. Purpose of Report

- 1.1. To consider representations received in response to consultation on a draft Isham Conservation Area Character Appraisal and Management Plan together with a proposed amendment to the conservation area boundary and to determine whether to adopt a revised version.

2. Executive Summary

- 2.1 The council has a duty to formulate and publish proposals for the preservation and enhancement of conservation areas and then to actively manage their protection and physical improvement through the exercise of its planning functions.
- 2.2 Consultation has taken place with interested parties on a draft Conservation Area Character Appraisal and Management Plan and a proposed revision to the existing conservation area boundary for Isham. A number of representations were received as a result. These comments have been considered by officers and a number of amendments are proposed as a result. A decision is required on whether to adopt the revised documents and formally amend the conservation area boundary.

3. Recommendations

- 3.1 It is recommended that the Planning Policy Executive Advisory Panel recommends to the Executive Committee that it:
- a) Adopts the Revised Isham Conservation Area Character Appraisal and Management Plan as set out in Appendix A
 - b) Revises the Isham Conservation Area Boundary as set out in Appendix B
- 3.2 Reason for Recommendations – To accord with the Council’s duty to formulate and publish proposals for the preservation and enhancement of conservation areas and then to actively manage their protection and physical improvement.

4. Report Background

- 4.1 Every local planning authority has a duty to determine which parts of their area are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance, and to designate those area as conservation areas. They also have a duty from time to time to review the past exercise of those functions.
- 4.2 The review of the existing conservation area and the creation of an appraisal and management plan for Isham Conservation Area was part of an on-going programme of work by the Borough Council of Wellingborough intended to provide all of the borough’s conservation areas with suitable appraisals.
- 4.3 Isham Conservation Area was designated in March 1980, but the related character appraisal and management plan was not required at that time. A draft appraisal and management plan together with a proposed amendment to the conservation area boundary was considered by the Borough Council of Wellingborough’s Development Committee on 18 January 2021. The Committee resolved that consultation be undertaken with interested parties. The report and minutes are available to review at the following link:
- https://www.wellingborough.gov.uk/meetings/meeting/1191/development_committee
- 4.4 Consultation took place for 6 weeks between 25 January 2021 and 8 March 2021. All properties within the existing and proposed boundary were sent a letter informing them of the proposals and inviting comments. All documents were made available on the Council’s website and the Parish Council, ward councillors, Historic England, Wellingborough Civic Society and Northamptonshire County Council were also consulted.
- 4.5 An authority’s justification for designation of a conservation area, as reflected in the appraisal of an area’s special architectural or historic interest and its character and appearance, are all factors which will be taken into account in considering planning applications within and adjacent to conservation areas.
- 4.6 Character appraisals relate to the recognition and reinforcing of townscape quality and the encouragement of high standards in new design. Character appraisals of conservation areas will render the North Northamptonshire Joint Core Strategy Policy 2 more capable of effective implementation.

- 4.7 Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Any demolition, development or construction in conservation areas will generally need planning permission. The local planning authority must also be notified 6 weeks before any work on trees begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, to create a Tree Preservation Order (TPO) to protect it.
- 4.8 The appraisal was undertaken and the documents prepared by Place Services on behalf of the council. Place Services is a recognised Historic Environment Service Provider (HESPR) with the Institute of Historic Building Conservation (IHBC), and a Registered Organisation with the Chartered Institute for Archaeologists (CIFA). They have a proven track record of undertaking Conservation Area Appraisals for clients across the West Midlands, Hertfordshire, Essex, and Suffolk. These are completed in line with national and local policy and guidance.

5. Issues and Choices

- 5.1 In response to the consultation, comments were received from 21 respondents including residents, the parish council, the neighbourhood plan group and the local ward councillor. These comments covered a number of issues, but a large number of the comments related to how the appraisal and management plan referred to, and considered, car parking issues. All of the comments received are set out in Appendix C
- 5.2 Officers of the Council and Place Services have carefully considered all of the comments received and individual responses are set out in Appendix C. A number of amendments have been suggested as a result which can be broadly summarised as:
- Amending the appraisal to give further consideration to car parking;
 - Including the Cemetery and Bier House within the conservation area;
 - Referring to several additional significant views within Section 3.3; and
 - Correcting errors/typos.
- 5.3 It is recommended that the council adopts the revised Isham Conservation Area Character Appraisal and Management Plan as set out in Appendix A and amends the Isham Conservation Area Boundary as set out in Appendix B.
- 5.4 Should the council decide to amend the conservation area boundary there is a requirement to notify the Secretary of State and Historic England. The authority is also required to publicise the designation by placing a notice in the London Gazette and in at least one local newspaper circulating in the area.
- 5.5 In addition to the legal requirements, it is suggested that the council write to all properties within the boundary of the existing and proposed conservation area informing them of the designation and setting out broadly the implications of the designation. All those who responded to the consultation process should also

be notified of the decision, once made. The Conservation Area Character Appraisal and Management Plan will be available on the website.

6. Implications (including financial implications)

6.1 Resources and Financial

6.1.1 The cost of the review of the conservation area and the preparation of the associated documents by Place Services has been met from existing agreed budgets. There will be a small additional cost incurred as a result of designation due to the requirement to give notice of the designation in the London Gazette and a local newspaper.

6.1.2 The designation of conservation areas brings additional planning controls and considerations. This will result in more planning applications being required and the need to notify the council of works to trees. This will therefore require additional officer time, however this is not anticipated to be significant. When submitting an application, in most cases there will be a planning application fee. However, for some types of consent, e.g. listed buildings and planning permission for relevant demolition in a conservation area and works to trees, no application fee is required.

6.1.3 Some of the management proposals may have cost implications. As noted in section 5.3 there are funding opportunities available (National Lottery Fund, S106 agreements and Partnership Schemes in Conservation Areas). Any proposals resulting in a requirement for additional resources would be subject to an additional specific report.

6.2 Legal

6.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sections 69 and 70 set out the local planning authority's duties regarding the designation of conservation areas.

6.3 Risk

6.3.1 There are no significant risks arising from the proposed recommendations in this report.

6.4 Consultation

6.4.1 Details of the consultation undertaken are set out in the main body of the report. Comments received and officer responses to those are included at Appendix C.

6.5 Consideration by Scrutiny

6.5.1 This report has not been considered by Scrutiny.

6.6 Climate Impact

6.6.1 Some works to properties seeking to enhance climate change impact such as uPVC double glazing, external insulation and some renewable energy installations would require planning applications as a result of the designation. The climate

impact would need to be balanced against the impact on the special historic interest of the area when determining those applications.

6.7 **Community Impact**

- 6.7.1 There will be an increase in the applications required for certain types of development. The Conservation Area will provide greater protection for that part of the village considered to be of special architectural or historic interest, which it is desirable to preserve or enhance.

7. **Background Papers**

- 7.1 Committee report to the of Borough Council of Wellingborough Development Committee on 18th January 2021
https://www.wellingborough.gov.uk/meetings/meeting/1191/development_committee

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Isham Conservation Area Character Appraisal and Management Plan



Client:
The Borough Council of Wellingborough

Date:
June 2021

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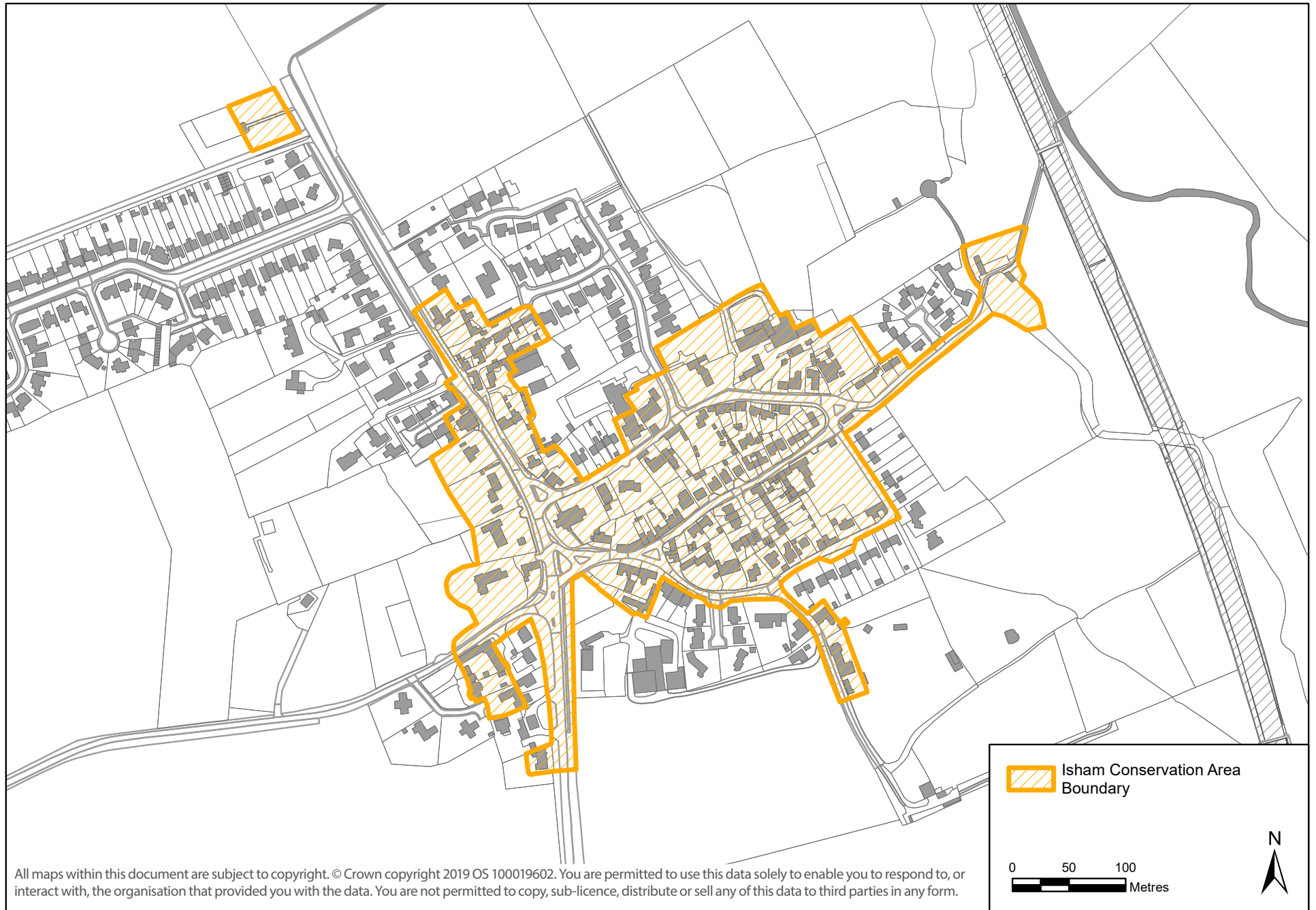


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1. Introduction

1.1 Summary

Isham village is located within the Borough Council of Wellingborough, Northamptonshire. The Conservation Area was first designated in March 1980 and there has been no previous revision.

The Conservation Area includes the historic village core, centred on the village green and St. Peter's Church. The village is positioned on the historic north-south road linking Kettering and Wellingborough on an elevated site which is surrounded by arable land. The Midland Main Line railway and River Ise (also historically known as the Ise Brook) are located to the east of the village in a valley.

The Conservation Area's principal significance is found in its grouping of historic building forms, constructed of a variety of local building materials, and the preserved historic layout of the village.

1.2 Conserving Isham's Heritage

This document is provided as baseline information to support the conservation of Isham's built heritage.

This appraisal provides an assessment of the historic development and character of Isham and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Conservation Area to new development, highlighting key assets of importance.

1.3 Purpose of Appraisal

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the historic environment and its unique character.

The appraisal recognises designated and non-designated heritage assets within the area which contribute to its special interest, along with their setting. It aims to consider how Isham came to be developed, its building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities will be used to assess the key characteristics of the Conservation Area, informing the potential impact future developments may have upon the significance of heritage assets and the character and appearance of Isham. This assessment is based on information derived from documentary research and analysis of the Conservation Area.

This appraisal will strengthen understanding of Isham and its development, informing future design. Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and outcomes.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.



1.4 Frequently Asked Questions

What is a conservation area?

Conservation areas are designated by the Local Planning Authority as areas of special architectural and historic interest. There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they sustain and/or enhance the value of properties within conservation areas.

The National Planning Policy Framework regards conservations areas as 'designated heritage assets'.

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

How are conservation areas designated and managed?

The designation process includes detailed analysis of the proposed Conservation Area and adoption by the local planning authority. A review process should be periodically undertaken, and the Conservation Area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate.

This Conservation Area is supported by an appraisal and management plan. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

What are the Council's duties regarding development in conservation areas?

The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within Conservation Areas should be considered on the basis of whether they preserve and enhance the character and appearance of the area. Applications which fail to preserve or enhance the character of the Conservation Area are likely to be refused as a result. An authorities Local Plan also typically includes a specific policy on Conservation Areas.

How can I find out if I live in a Conservation Area?

Boundary maps of conservation areas can be found on The Borough Council of Wellingborough's website [here](#). The Local Planning Authority also has an online interactive map search allowing you to search for a property, found [here](#). You can also contact your local planning authority directly to find out if you reside within a conservation area.

Do I need to make an application for routine maintenance work?

If routine works of maintenance are to be carried out using authentic materials and traditional craft techniques, on a like-for-like basis, you are not likely to need to apply for permission. The use of a contractors with the necessary skills and experience of working



on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building. It is recommended you contact the local planning authority for clarification before commencing any works.

Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?

Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, cartlodge or greenhouse will need to be designed with the special historic and architectural interest of the Conservation Area in mind. Your Local Authority will provide advice as to how to proceed with an application.

Can I demolish a building in a conservation area?

Demolition or substantial demolition of a building within a conservation area will usually require permission from the local planning authority.

What is an Article 4 Direction?

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works, such as domestic alterations, can normally be carried out without planning permission. However, some conservation areas are covered by an Article 4 Direction, which brings certain types of development back under the control of a local planning authority. This allows potentially harmful proposals to be considered on a case by case basis through planning applications. Article 4 Directions are used to

control works that could threaten the character of an area and a planning application may be required for development that would otherwise have been permitted development. Historic England provides information on Article 4 Directions on their [website](#).

Can I remove a tree within a conservation area?

If you are thinking of cutting down a tree or doing any pruning work, the local planning authority must be notified 6 weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, create a Tree Preservation Order (TPO) to protect it. Consent will be required for any works to trees that are protected. Further information on TPOs can be found on Historic England's [website](#).

How do I find out more about a conservation area?

Historic England's website has information on conservation areas and their designation. Further information on the value of conservation areas and what it means to live in a conservation area can also be accessed via their [website](#).

Historic England has also published an [advice note](#) called Conservation Area Designation, Appraisal and Management which sets out advice on the appraisal of conservation areas and managing change in conservation areas.

In addition, local planning authorities have information on the conservation areas within their boundaries available on their websites. They will have information pertaining to when the conservation area was designated, how far it extends and the reason for its designation.



1.5 Planning Policy and Guidance

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's Advice Note 1 for Conservation Area Appraisal, Designation and Management (2018) and Advice Note 3 *The Setting of Heritage Assets* (2017).

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas.

National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Chapter 16 of the Government's National Planning Policy Framework (DCLG 2019).

The Conservation Area is located within the area covered by The Borough Council of Wellingborough. Local planning policy is set out in the North Northamptonshire Joint Core Strategy 2011-2031 (JCS) / The Plan for the Borough of Wellingborough (PBW) (adopted February 2019). Policy 2 of the North Northamptonshire JCS pertains to the Historic Environment.

See: <http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1573>

1.6 Designation of the Conservation Area

Isham Conservation Area was designated in March 1980, there have been no boundary alterations since this time. There is no existing Conservation Area Character Appraisal and Management Plan.

1.7 Article 4 Directions

There are currently no Article 4 Directions within the Conservation Area.

2. Isham Conservation Area

2.1 Context and General Character

The village of Isham is situated in the northernmost part of the Borough of Wellingborough, within the County of Northamptonshire. It is located south of the outer suburbs of Kettering and west of Burton Latimer, four kilometres north of Wellingborough town's suburban limits.

Junction 9 of the A14 is located to the north, where it is met by the A509. The village is isolated and surrounded by arable pasture on all sides with the centre of the village at 78m above sea level. The land slopes generally eastward down to the River Ise valley where the Midland Main Line railway is located.

The historic form of the settlement and Conservation Area are chiefly derived from the crossing of two navigational routes. The first, and primary route, passing north-south, remains the principal road between Kettering and Wellingborough, known as the Kettering Road. A secondary route west to Orlingbury and east to the now ruined Isham Mill bisects the Kettering Road, continuing to the Mill via Middle Street and Mill Lane. Parallel to Middle Street to its north, is Church Street, and to the south, South Street. The urban form of the village can be seen to have further evolved from a number of village farms serving fields surrounding the settlement; Langton Farm, Isham Farm (shown opposite), All Saints House, Manor House Farm, and Manor Farm. Converted barns and worker's cottages constitute the majority of the village's other surviving historic buildings, in addition to St Peter's Church, a Wesleyan Church, the former Rectory, former Old Red Lion public house, The Lilacs public house, and the primary school. Though ruined, Isham Mill at the eastern end of the Conservation Area is also an historically important structure within the village.

A large amount of infill development, of varying quality, has taken place within the village over the twentieth and twenty-first century. The settlement has expanded to the north along the new cul-de-sac roads of The Sorrels and Fairfield Road. The result of this is that former adjacencies of many of the historic buildings to surrounding fields and



Historic agricultural building on village fringe at Isham Farm

pastures has been diminished at many locations, with few open spaces remaining within the Conservation Area other than the verges and small triangles of grass, and St Peter's church graveyard.

Tall historic boundary walls, mature trees, hedges, and narrow historic streets cut down into the landscape, generating an experience of narrow enclosure, seclusion and tranquillity at many locations within the village. This is in contrast to the open agrarian landscape experienced at the edge of the settlement which forms the setting to the Conservation Area. The exception to this experience of narrow enclosure is the semi-open character of Isham cemetery.

Whilst this appraisal focuses on the area defined within the Conservation Area boundary, it is important that consideration is given to Isham's relationship with those aspects of the wider environs and setting which contribute to its significance.



Aerial photo showing conservation area within its context (Source Northamptonshire County Council)

2.2 Origin and Evolution

The following section provides an overview of the history of Isham and the surrounding settlement.

Prehistory (500000 BC – 43 AD) and Roman (43 – 410)

1.8 kilometres west of the St Peter's church, and north of Isham Lodge farm, a number of rectangular irregular ditched enclosures with internal features have been identified in addition to two lines of aligned pits. These features suggest the location of an abandoned Iron Age and Roman settlement. Excavations here have revealed pottery and worked flints.

Pre-Roman and Roman potsherds including Samian Ware have been found at locations immediately north and south of St Peter's church, also found were tesserae, animal bones and building materials from the Roman period. Additional Roman era remains have occasionally been found during construction in other areas of the village over the past century and together this suggests Roman activity. Roman coins have reportedly been found in the environs of the wider parish however their provenance is unknown.¹

Early Medieval (410 – 1066)

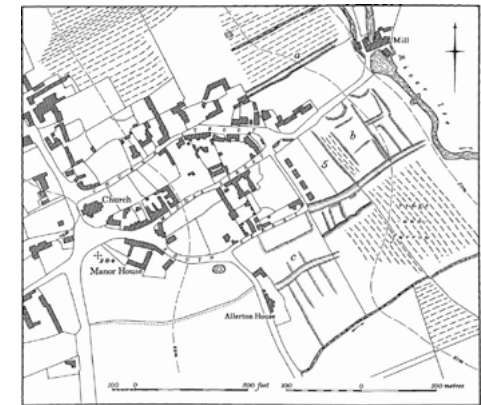
Little is known about the settlement in the early medieval period before the Norman conquest and the precise origin of the settlement's name is unknown. The name possibly derives from the river 'Ise' that flows to the east of the village, and the Saxon 'ham' meaning village.

Prior to the Norman conquest, a manor was held in Isham by Earl Brithnoth (Byrhtnoth) and latterly by the Benedictine Ramsey Abbey after the Earl gifted it to the abbey, apparently confirmed to the abbey by King Edgar in 974, and later by King Edward the Confessor and succeeding kings. For a period it was taken by force by Eustace, Sheriff of Huntingdonshire, before being restored to the abbey by King William II.²

Medieval (1066 – 1540)

Isham is recorded in the Domesday Survey (1086) as a settlement in the Hundred of Orlingbury with a population of 23 households, a large village for the date. The land is identified in the ownership of Bishop Geoffrey of Coutances, Guy of Raimbeaucourt, and Eustace the Sheriff of Huntingdonshire at this time.³

South of St Peter's church, and to the west of Manor House Farm, sherds of late Saxon St. Neots, Stamford, and Lyveden Ware, as well as further pottery found dating from 1100AD to 1300AD, were found in addition to pots, glazed roof tiles and ridge tiles. In the same area south of the church; hearths, pits, a well-head, and thirteenth century pottery were discovered, with evidence of metalworking present and a pair of iron tongs found.



Plan showing location of earthworks (Source British History Online)

To the east of South Street, and south of Mill Lane, the remains of an abandoned part of the village are identified in earthworks outlining street and field patterns. These earthworks indicate that the settlement may have been planned in its layout in the early-medieval period.⁴ St Peter's Church, and the village green, are located at the centre to the west, surrounded by farms, houses and agricultural land beyond, with as many as four parallel historic lanes identifiable running downhill east to the river (shown above).⁵

Perpendicular hollow-ways, scarped closes, and ridge-and-furrow cultivation patterns covering this land further suggest that the village may have been planned. Ridge-and-

¹ <https://www.british-history.ac.uk/rchme/northants/vol2/pp99-101>

² <https://www.british-history.ac.uk/rchme/northants/vol2/pp99-101>

³ <https://opendomesday.org/place/SP8873/isham/>

⁴ <https://www.nationalarchives.gov.uk/domesday/world-of-domesday/towns.htm>

⁵ <https://www.british-history.ac.uk/rchme/northants/vol2/pp99-101>

furrow patterns are identifiable in a number of the fields to the north and east of the village. The outline of this settlement layout is particularly visible in aerial photos taken in 1947.

St Peter's Church (opposite) is late twelfth century in origin c.1180, though the majority of the existing building dates from a reconstruction in the thirteenth century, with the aisles being of the latter half of that century. The tower dates from the fourteenth century, with various windows and parts of the church altered in the fifteenth and sixteenth centuries. The entire church was significantly restored and altered in 1870.

Manor House Farm on South Street may be of medieval origins, featuring a Romanesque and a Gothic arch to its north elevation, both blocked with masonry.

Post Medieval (1540 – 1901)

The 1779 Eyre and Jeffreys Map of Northamptonshire (shown overleaf) shows Isham Mill and a milestone north of the village in the approximate location of the roundabout where Station Road meets the A509. Also noted on this map are the locations of structures to the south and west of the village in the location of the Rectory, Manor Farm and Manor House Farm, with no buildings other than the St Peter's church shown to the east, though the mapping is likely to be diagrammatic in representation and not an exact record.⁶

The 1779 Enclosure Map shows the common fields of the parish as enclosed by Act of Parliament in the eighteenth century.

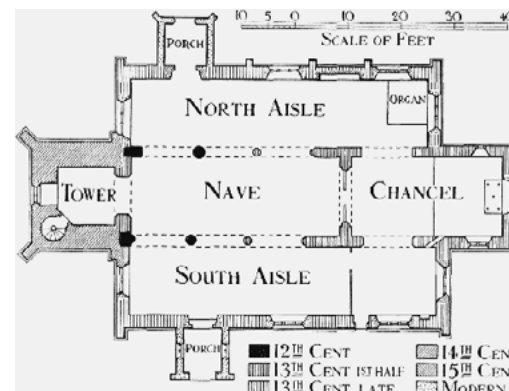
There is little further expansion to the settlement in terms of the number of buildings identifiable on the 1817 preliminary mapping by William Hyett to those shown on first edition Ordnance Survey mapping (both shown overleaf). Though tithe maps exist for some neighbouring parishes, no tithe map has been found to exist for the parish of Isham.⁷

6 <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A79480>

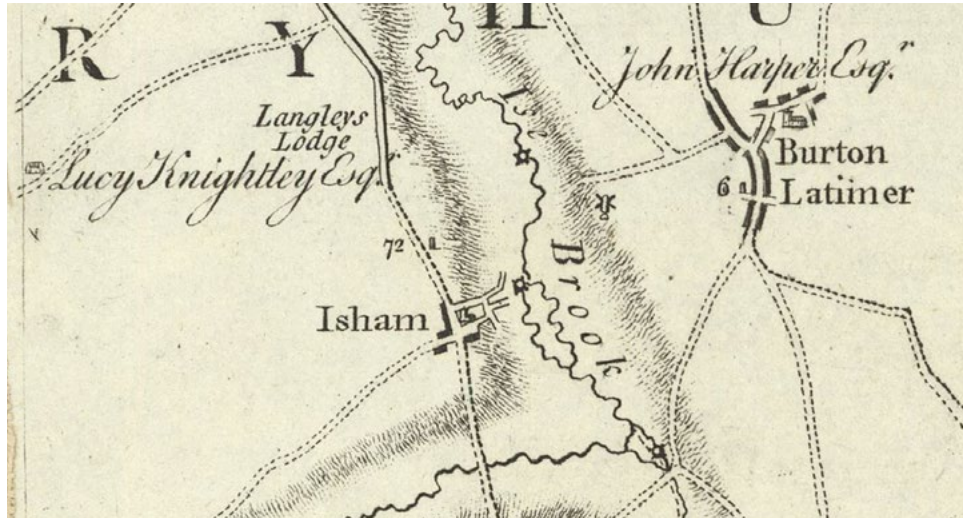
7 R. Kain and R. Oliver. Tithe Maps of England and Wales



St Peter's Church, early 1900s



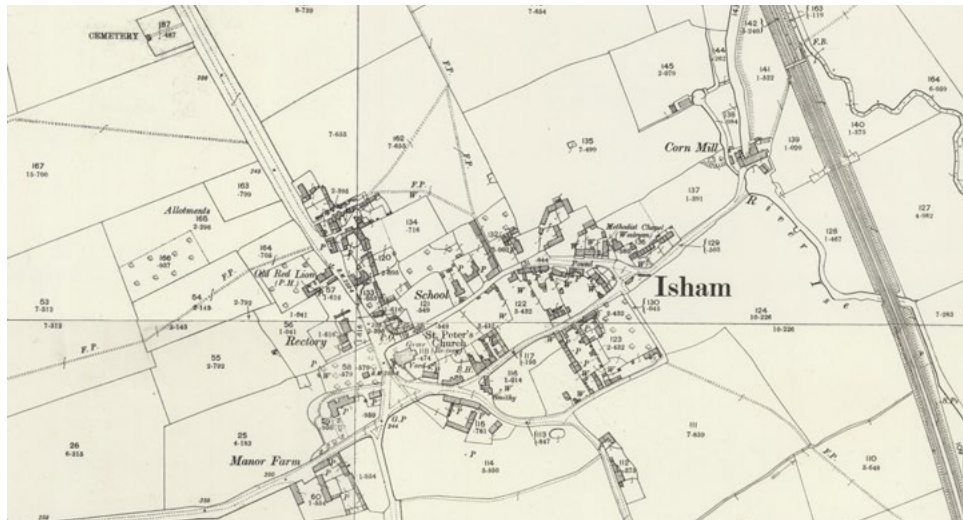
St Peter's Church Plan (source British History Online)



1779 Eyre and Jeffreys Map of Northamptonshire



Wellingborough 1817 OS preparation map, William Hyett (source Wikimedia Commons)



Isham First Edition Ordnance Survey Map 25 inch



Pytchley Hall (source Wikimedia Commons)



1 Church Street

In 1828 or 1829, the nearby Pytchley Old Hall was demolished by George Payne, although there does not appear to be a specific indication of the building on the 1817 preliminary Ordnance Survey Mapping of the area.⁸ The hall was built by Sir Euseby Isham in Queen Elizabeth I's reign and is dated as being of c.1590 construction.⁹ A picture of this building is included in 'Baker's History of Northamptonshire'.¹⁰ The location of a grand house is identifiable on the 1779 Eyre and Jeffreys map, indicated as the residence of 'Lucy Knightley Esq' which would appear to indicate the site of the Old Hall.¹¹ Some decorative masonry from the demolished Old Hall is reputed to have been repurposed in the façade of 1 Church Street.¹² The building is of nineteenth century construction, contemporary with the demolition of Pytchley Old Hall. Decorative masonry from the demolished Hall was also repurposed at the north west entrance gates to Overstone Park.¹³

The village is quartered by four sheets of the 25 inch to the mile Ordnance Survey (OS) mapping of the area. The 1886 edition OS of the north west of the village shows in detail the majority of the historic structures that remain in the village present at the time, also showing Isham Mill, the footbridge over the railway lines close by, and to the north Burton Mill, Isham and Burton Latimer Station.

There are orchards within the village visible on first edition Ordnance Survey mapping of the area as well as a smithy, rectory, school Wesleyan Church, pound, Old Red Lion public house, beer house, and Post Office.

Jubilee Terrace can in all probability be dated to the Golden Jubilee of Queen Victoria in 1887, with the buildings present on the 1885 Ordnance Survey. The Brambles and Allerton House on Green Lane are also shown on the map.

⁸ <https://www.british-history.ac.uk/vch/northants/vol4/pp208-213>

⁹ <https://www.british-history.ac.uk/rchme/northants/vol2/pp123-126>

¹⁰ <https://www.british-history.ac.uk/vch/northants/vol4/pp208-213>

¹¹ <http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A79480>

¹² Pevsner, p349.

¹³ Pevsner, p519



Isham Primary School (© James Bentley Archive)



Isham Mill (© James Bentley Archive)



Isham Green (© James Bentley Archive)



South Street (© James Bentley Archive)

Whilst the existing site is in ruins, Isham Mill was one of the main industrial buildings in the village in the post medieval period. In 1850 the mill was listed to be let after a period of use as a Wollen Mill and previously as a silk mill.

The nineteenth century brought changes to the village in terms of agricultural modernisation and industrial revolution, resulting in new materials including bricks, and changes to the material palette in the village. There was also an expansion of industry at the mill. The village school was built in 1840 and enlarged in 1875-1876 (shown above).¹⁴ Ironstone mining grew in the area to supply the iron production industry to the south at Finedon/Thingdon with quarrying taking place across the river Ise, at Burton Latimer.

The Midlands Railway line, Isham and Burton Latimer Station opened 8th May 1857, initially serving Isham, laterly also the larger village of Burton Latimer, as well as the agricultural and manufacturing needs of the parish (shown opposite). The station closed 20th November 1950 though the line remains open for intercity trains.¹⁵ A substantial brick footbridge carries the Public Right of Way over the rails to the east of the former mill, affording some views towards the village, the span of which historically was of riveted lattice ironwork.

Modern (1901 – present)

The twentieth century brought further material changes to the village. Changing agricultural practices resulted in former barns being converted for residential use, such as those of Manor Farm.

Infill development has taken place using non local traditional materials, building forms, and detailing, with much of this is likely to have taken place in the last fifty years. A loss of a number of historic buildings and many unsympathetic alterations have also taken

¹⁴ <https://www.british-history.ac.uk/vch/northants/vol4/pp188-195#anchorn87>

¹⁵ Butt, R. V. J. (1995). *The Directory of Railway Stations: details every public and private passenger station, halt, platform and stopping place, past and present (1st ed.)*. Sparkford: Patrick Stephens Ltd.



Isham, Kettering Road and The Old Red Lion c.1950 (Copyright The Francis Frith Collection)



Isham and Burton Latimer Station (© James Bentley Archive)



Location of the former Red Lion public house and beer house



Stone-built bus stop shelter

place including installation of UPVC doors and windows, and unsympathetic rooflights. Burton Mill, to the north of the Village, continues to be owned by Weetabix, though the mill has been demolished and the site consists of modern manufacturing sheds which features prominently in the setting of the village to the north beyond the fields. A goods shed remains opposite Isham and Burton Latimer Station and the station itself has been converted to a house.

Isham Mill was partly demolished in 1947 after being derelict for some time. The site has fallen into dereliction since this time.

The former Red Lion public house (latterly the Monk & Minstrel - shown opposite) and the beer house, identified on the First Edition Ordnance Survey Mapping, are both now closed and converted to dwellings with houses built on the land rear of these sites. The Lilacs public house was 100 years old in 2019 and this site is the only remaining pub open in the village.¹⁶

Numbers 5-7 Middle Street were infilled between the 1900 and 1926 edition of OS mapping, though a building may have existed prior to this date as a structure is visible on the 1885 Ordnance Survey Map. The use of bricks for quoins, damp course, and chimneys also suggests this construction date.

Twenty five metres north of the former Old Red Lion public house is a stone-built bus stop which serves northbound buses on Kettering Road. The shelter commemorates the coronation of Queen Elizabeth II, with carvings marking the event and date (shown opposite).

In recent years, as part of the ongoing London to Corby electrification works, the Isham-Burton Latimer footbridge (also known as Randles footbridge) underwent alterations resulting in the removal of the historic riveted Iron latticework bridge that spanned between the two brick stair piers.

Much of the modern change in the village has been minor and there have been no major developments in recent years.

¹⁶ <https://www.bbc.co.uk/news/uk-england-northamptonshire-48065532>



2.3 Revisions to the Boundary

As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which acknowledges the practicalities of Isham's unique built environment.

Additions

The proposed additions to the Conservation area are as follows:

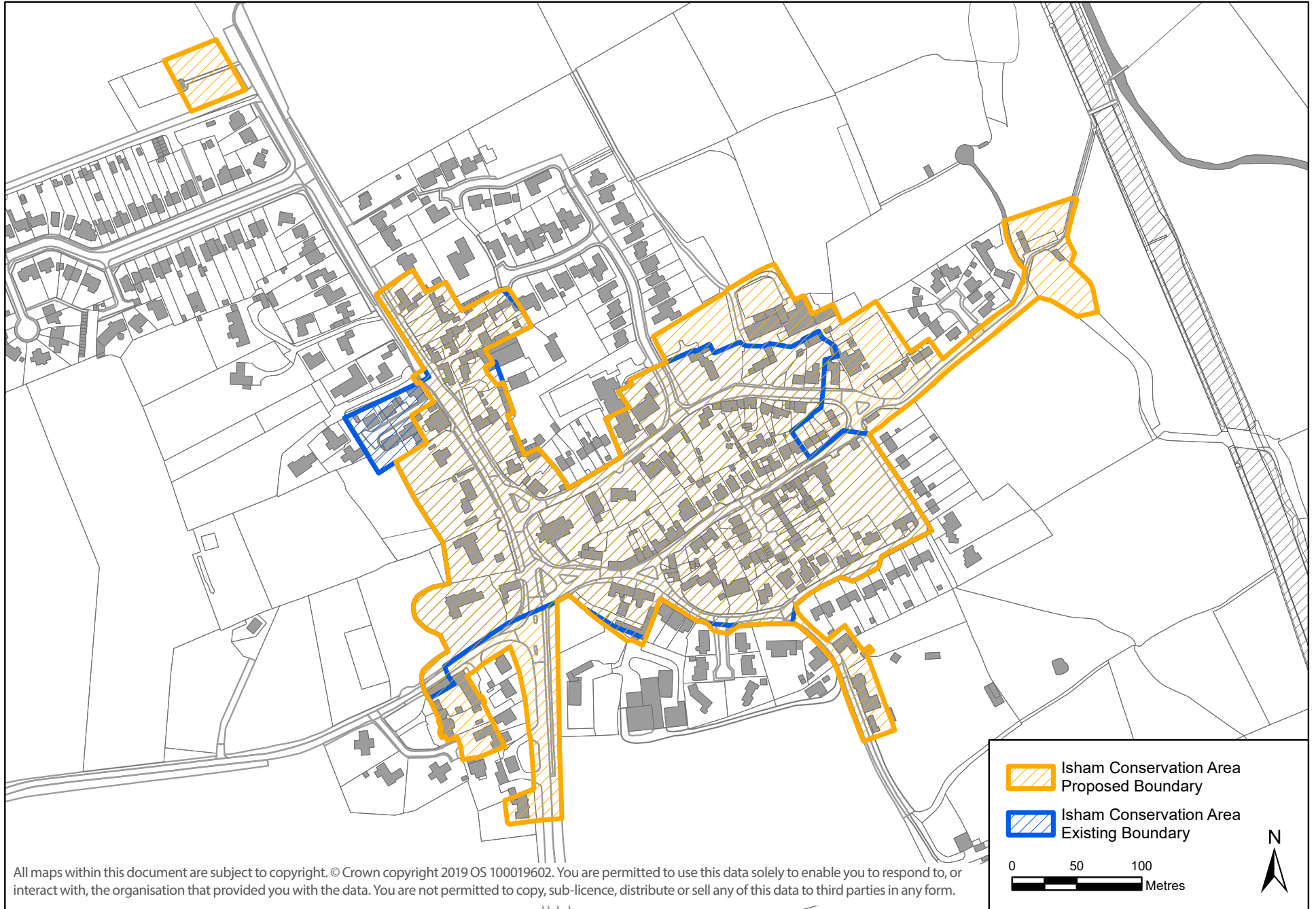
- Inclusion of the remainder of the farm buildings at the former Manor Farm, which have been converted to residential use.
- An eastern extension along Mill Lane and at Isham Farm is proposed, including the ruined buildings, mill chases and millponds of the former Isham Mill. This extension also encompasses the Wesleyan Church and The Lilacs public house, the remaining historic agricultural buildings, and gardens to Isham Farm. At the upper end of Mill lane, 54 South Street, and two rows of historic workers cottages are also included. The bungalows at 30-32 Church Street and 39-43 (odd) Middle Street are not of historic interest, and are of neutral contribution to the Conservation Area, however it is recommended that they are included as part of the Mill Lane extension.
- The building known as Pioneer House on the road south to Wellingborough has also been included along with the splayed grass verges between this building and the roundabout which frame the southern entrance to the village. The newly built house to the rear of Pioneer house is not included and the proposed boundary reflects this.
- The Brambles and Allerton House on Green Lane are also included along with the substantial walling to the eastern side of the lane.
- Four further minor inclusions are proposed to regularise the boundary. To the north of the former Old Red Lion public house, the northbound stone-built bus stop is included, a correction of the boundary to include the entirety of the property at 14 Langton Place is also made. At the south of Manor House Farm, the boundary is adjusted to reflect existing boundaries at the site, and at the junction of Manor Close and South Street, the boundary is adjusted to include the grass verges and low retaining walling.

- Isham Cemetery, its railings gates, walls, gate piers, and Bier House are proposed as a satellite addition to the Conservation Area. The masonry and ironwork boundaries, and the Bier House are of architectural interest. They are a good example of publicly minded municipal architecture from the late Victorian period which could be considered Arts and Crafts in style. These structures are the only buildings of this style found located within the village and as such make an important positive contribution to the Conservation Area. The Cemetery also contains a sculpturally diverse variety of gravestones dating back to the cemetery's establishment in the late nineteenth century. The gravestones are of artistic and local historic interest and as such make a positive contribution to the Conservation Area. The cemetery has historically provided a funery service to the local community, and continues to do so, making a positive contribution to the Conservation Area through its important social and historical association with the village.

These buildings and structures are of architectural and/or historic interest and contribute positively to the character and appearance of the area. Their inclusion within the Conservation Area boundary enhances the area's significance.

Necessary Reductions

It is proposed to rationalise the boundary by reducing it in three locations. The main reduction is the removal of the housing development to the rear of the now converted former Old Red Lion public house, while retaining the former public house within the boundary. One minor removal is also recommended of a small area of land at Langton Farm, and a lean-to shelter of modern construction which is not of historic interest.



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2.4 Designated Heritage Assets

There are 24 designated heritage assets within the Isham Conservation Area boundary, ranging from domestic and agricultural buildings, a church, a war memorial, and a telephone kiosk. A full list of all the designated assets within the Conservation Area is included in Appendix 6.1. They are also listed by street in the description for each Character Area, outlined in Section 3 of this document.

These buildings, structures and features have been listed due to their special historic and architectural interest as defined by Historic England. Further information about the listing process can be found on the Historic England [website](#).

Isham Conservation Area contains no Scheduled Monuments, Registered Park and Gardens, or Registered Battlefields.

Listed Buildings

The rarer and older a building is, the more likely it is to be listed. As a general principle, all buildings that pre-date 1700 and are in a relatively intact condition will be listed, as will all buildings that date between 1750 and 1850. There is a strict listing criteria for buildings built after 1945 and buildings less than thirty years old are unlikely to be listed unless they have been deemed as exceptional examples of their type.

Listed buildings are split into three grades in England. Grade I buildings are of exceptional interest and make up approximately 2.5% of all listings; Grade II* are of more than special interest; Grade II are of special interest and most common, making up 91.7% of all listings.¹⁷

Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations to a listed building will not affect its special interest. It may be possible to alter, extend or demolish a listed building but this requires listed building consent and sometimes planning permission.

¹⁷ Historic England, Listed Buildings <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

Isham Conservation Area contains a high number of listed buildings which emphasises its special interest. Many building types are designated, including dwellings, a church, cottages, farms, dovecotes shops and monuments, providing a rich and layered representation of English architectural history. The variety is important, highlighting how the town has developed and altered over time and acknowledging the multiple phases of Isham's development and social history.

2.5 Non-Designated Heritage Assets

Every building, space and feature within a Conservation Area makes a contribution to its character and special interest, be it positive, neutral or negative. Please see 3.2.1 Contribution by Key Un-Listed Buildings for more information.

Heritage assets are defined in Planning Policy as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.'¹⁸

Not all heritage assets are listed, and just because a building is not included on the list does not mean it is of no heritage value. Buildings and other smaller features of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area's historic interest and its general appearance. Local listing is an important tool for local planning authorities to identify non-listed buildings and non-designated heritage assets which make a positive contribution to the locality.

The local planning authority has an adopted [Local List of Heritage Assets Supplementary Planning Document](#) setting out the criteria for a local list of heritage assets, which was adopted in 2013.

¹⁸ NPPF, p67





2.6 Heritage at Risk

The Borough Council of Wellingborough does not have a heritage at risk register. The following buildings are identified to be at some risk in 2020:

- Isham Mill
- Derelict workshop at the western end of the cottages on Mill Lane

2.7 Archaeological Potential

A few small-scale excavations have been undertaken within the Isham Conservation Area. These have recorded finds and features from multiple archaeological periods.

The archaeology of the Conservation Area is likely to be dominated by medieval and post-medieval features, structures and finds, although earlier settlement evidence has also been identified inside the Conservation Area and through cropmarks within the wider landscape.¹⁹

There is a focus of Iron Age archaeology on the highest ground at The Sorrels overlooking the nearby River Ise. Archaeological excavation undertaken in advance of building works identified several gullies and pits, as well as a ring gully that could represent a roundhouse.²⁰

Roman activity has been largely identified around St Peter's Church and along Church Street. Excavations undertaken on land off Middle Street recorded Roman occupation comprising features and finds including a pit and gully. This activity seems to be indicative of wider Roman occupation in the area, a Roman kiln and spot finds attest to its existence though its precise nature is not yet determined (HER 3261,9771, 8842, 3638). Occupation continued into the Saxon period, with hearths, pits and evidence of metalworking recorded in the area.

¹⁹ Steadman 1992

²⁰ ULAS 2014

Existing earthworks indicate the potential for medieval settlement evidence centred on the village green and the church. Whilst the medieval and post-medieval buildings are more likely to be sited along the street frontage, the backyard areas also contain archaeological remains of the medieval settlement. Along Church Street, excavation has shown good preservation of backyard features such as rubbish pits and boundaries. Ridge and furrow associated with medieval agriculture has been found within the Conservation Area, demonstrating that the original medieval core was smaller than the current Conservation Area.

There is likely to be good preservation of any burials, paleoenvironmental and waterlogged deposits present towards the east of the Conservation Area within the valley of the River Ise. Waterlogged deposits can be anticipated and probably also survive in deeper features such as wells and cesspits. There has been dispersed post-medieval quarrying within the urban area, but these are small-scale in nature.

Within the wider area, larger scale surveys including the archaeological work undertaken for Isham Bypass, have identified eighteen cropmark sites outside of the Conservation Area of potential Iron Age and Saxon date.

3. Assessment of Significance

3.1 Summary

The village of Isham developed along Kettering Road and the lanes connecting this road with the River Ise Valley and Isham Mill.

Located along the historic route between the towns of Wellingborough and Kettering, this connecting route continues to pass through the centre of the village though a bypass has been proposed to the west of the settlement. St Peter's Church tower is visible and prominent in views along the Kettering Road and also from the surrounding fields. A view of the church and buildings of Isham Farm is also afforded from the footbridge over the rail line to the east.

The village retains its rural character within a landscape of arable farmland despite encroachment on this agricultural land by modern housing developments to the north and northwest of the village. The expansion of Burton Latimer on the elevated ground to the east of the settlement across the River Ise, and construction of wind turbines to the east of Burton Latimer, has also encroached upon this agrarian setting.

Post-war and late-twentieth century infill development within the historic core of the village has crowded many of the historic structures that once had a direct link to fields and pasture, the surrounding farmland and remaining areas of undeveloped land within the village are of key significance to the character and setting of the Conservation Area. High quality historic buildings survive throughout the village within the Conservation Area, with many being designated and many others identified as non-designated heritage assets and buildings of positive townscape merit. St Peter's Church, and 1 Langton Place and Manor House Farm are the oldest structures identified, though many of the eighteenth and nineteenth century buildings may feature earlier cores. These listed buildings make a strong positive contribution to the character and appearance of the Conservation Area, and are complimented by well-defined historic boundary walls of predominantly stone construction, with some brick walls and hedging also featuring.

There are other buildings within the Conservation Area which although in some instances are not of historic or architectural interest, make a neutral contribution to the character and appearance of the Conservation Area through their use of traditional materials and being of traditional architectural form.

The Conservation Area draws some of its interest from the fact it has not been intrusively impacted by any major development and retained its quality of character.

The contribution made by these architectural forms, details and materials to the character of the Conservation Area is discussed in the following section.



Manor House Farm



Middle Street



Local building materials



Langton Place



Church Street

3.2 Character Analysis

Summary of Conservation Area

The Conservation Area is predominantly occupied by 1.5 storey and two storey buildings with boundary walls. They largely date from the eighteenth and nineteenth centuries and are constructed of diverse variations in combinations of local traditional materials and regionally distinctive architectural forms.

There are areas of twentieth and twenty-first century infill development of varying quality, with most being neutral in their contribution to general character and appearance. There are a large number, and wide variety of listed and unlisted heritage assets throughout the village with the Grade II* listed St Peter's Church being highest designated and the most prominent building within the village.

3.2.1 Land Usage

The land use within the Conservation Area is predominantly that of dwellings and small domestic gardens. Historic village farms, some still in agricultural use, are dispersed evenly throughout the village with a number of historic agricultural buildings converted to residential use.

Though many former amenities have closed, the village is still served by a primary school, two churches (St Peter's and the Wesleyan Church) as well as a cemetery. Three drinking establishments have historically existed at the Old Red Lion, The Lilacs and a beer hall marked B.H. at the western junction of South Street and Middle Street on historic Ordnance Survey mapping. A village shop and off-license at 4 Kettering Road appears to have been closed for some time. While it is unknown when exactly the post office closed in the village, early twentieth century mapping shows 3 Church Street or the now-demolished buildings adjacent, marked as the location of the post office.

The now-ruined Isham Mill is the only presence of heavy industry in the village; there is evidence of nineteenth cottage industry within the village at Terrace Row though this building has suffered from severe neglect in recent years and much of its historic significance has been lost.

3.2.2. Landscaping and Open Spaces

There are few open spaces beyond private gardens within the Conservation Area, these gardens vary in size, with many of the largest being associated with farms or the Rectory. Kettering Road features long verges of grass, and further to the churchyard there are two small triangles of grass to the south of St Peter's Church with one featuring a Grade II listed K6 Telephone Kiosk. Two further small triangles of grass are located at the junctions at either end of Church Street. The cemetery located to the north of the village is also an important area of public semi-open space containing a variety of historic gravestones.

Three historic closes exist in the village which act as a semi-public open space. Two are located at the north end of the Conservation Area forming an area called Langton Place. The northernmost of the two closes connects to Sorrel Close and the southern part, parallel and to the immediate south, is not a through-route. The third is more private and provides access to the eastern side of Jubilee Terrace.

The village is surrounded on all sides by farmland which falls to the north, south, and east, and rises to the west. At the location of the former Isham Mill, mixed deciduous woodland and watercourses are located between the end of Mill Lane and the railway line.



Churchyard of St Peter's Church



3.2.3. Traditional/Local Building Materials

The Conservation Area features a range of traditional local materials used in a variety of combinations, making a strong contribution to the character and appearance, and also significance of the Conservation Area.

Walls and boundaries are primarily built of locally sourced stone; calcareous sandstone, limestone, or ironstone, predominantly in irregular and loosely coursed rubble with some square coursed and ashlar masonry. The use of visually contrasting ironstone and limestone banding and detailing is a common feature within the village in historic structures which appears to be decorative choice rather than as a structural necessity. Its use of decorative carved features may be due to poor availability of good workable limestone locally for carved details at the time. Nineteenth century decorative stonework is predominantly in limestone or calcareous sandstone, while carved ironstone detailing is found used sparingly in the older structures of the village. Good examples of iron railings and gates on brick and stone walling are found at the cemetery to the north of the village.

Brick is less common than stone in the historic buildings and where found is mostly red in Flemish bond with some buff/gault bricks and Staffordshire blue copings to walls. Some Staffordshire blue bricks are seen used as damp proof courses and window cills at Numbers 5 and 7 Middle Street (shown overleaf). Copings to walls are commonly stone, or terracotta pantile of the Norfolk or corrugated type. Blue Staffordshire clay copings are found at the church retaining wall to Church Street, and at Isham Mill.

Timber lintels are common to the wall openings of many of the older structures in the village and can be seen at 1 Middle Street (shown overleaf). Un-edged timber boarding is found at some current and former agricultural buildings such as 1a Kettering Road.

Timber casement windows are predominant over sash and case, with timber sashes appearing in several nineteenth century buildings; these are typically painted white and feature integral glazing bars. There are some instances of bay windows, for example at

Isham Farmhouse. Some grander mullion and transom casements are visible in the village such as at All Saints House. A high number of buildings within the Conservation Area have retained their historic timber windows and doors, and some properties feature folding internal timber shutters.

A number of buildings feature thatch roofs in both the regional traditional long straw, also known as winter wheat visible at 12 Church Street (shown overleaf), and water reed visible at 1 Middle Street. Both styles feature decorative cross spars.

Welsh slate is the common roofing material within the village, with Collyweston slate found on few buildings within the Conservation Area such as All Saints House and Isham Farm, laid in diminishing courses. Though its use is likely to have been more common historically, few examples survive. Collyweston slate is not geological slate but sedimentary limestone that is split along its bedding planes through natural frost shattering and is traditional to parts of north Northamptonshire as a roofing material (visible overleaf at All Saints House).

Red terracotta tiles are observed in the area, including Norfolk pantiles (boundary wall to Isham Farmhouse) and corrugated tiles (boundary wall to Manor House Farm). There are corrugated metal roofs to the barns at Isham and Langton Farms. The chimneys to historic buildings are predominantly red brick with clay pots, some stone chimneys feature on the grandest buildings in the village and ashlar stone chimneys feature at All Saints House. Where rooflights occasionally feature they are generally small and of slim profile. Verge slating and coped abutments feature to roof terminations. Verge slating in Collyweston slate is found at Isham Farm, with coped abutments at All Saints House. Some gables feature stone kneelers at the meeting of the coped abutments and the eaves (see overleaf at 1 Middle Street).

In addition to the above, there are also some instances of unsympathetic, generic modern materials within the Conservation Area including use of generic non-regional brickwork, concrete or asbestos roof tiles, UPVC windows/doors and plastic rainwater goods.



All Saints House - locally sourced stone building materials



Nineteenth century decorative stonework



1 Middle Street



12 Church Street with traditional long straw thatch



Staffordshire blue bricks

3.2.4. Local Details

Decorative use of ironstone and brickwork for banding, and quoins is found throughout the village. Eyebrow dormers are also a regional feature to thatched buildings common to Northamptonshire (shown opposite).

Buildings featuring sharp gables are resultant from the roof slopes required of 'long straw' or 'winter wheat' thatching traditional to the region which requires a steeper slope than that of water reed to shed water effectively. These historic pitch profiles have been retained on some buildings though the original thatch has been replaced historically with slate.

Decorative use of blue and buff/gault polychromatic brickwork at 54 South Street (shown opposite) may be related to the construction of the Midland railway in the mid-nineteenth century as this is feature found at Wellingborough Station.

Many of the historic buildings within the village feature name and datestones which contributes to the character and appearance of the Conservataion Area as well as an understanding of its historic development:

- 1 Langton Place dated 1688
- 18 Church Street dated 1708 (shown opposite)
- All Saints House dated 1763
- 3 Mill Lane dated as Terrace Row 1846
- 11 Mill Lane dated as Fern Cottage 1892
- Wesleyan Church dated 1861
- 54 South Street dated as Elm Cottage 1877
- 35 Church Street dated as Hill Cottage 1879
- 5 and 7 Middle Street features the date 1908 to the timber lintel above the cart passage
- The more recently constructed Jubilee bus stop on Kettering Road also features a date of 1953



Eyebrow dormers at 9 South Street



Decorative use of polychromatic brickwork 54 South Street



18 Church Street 1708 datestone

3.2.5. Public Realm

Public open space, as discussed above, is limited within the bounds of the Conservation Area, however open countryside is accessible in any direction via a short walk. Grass verges along Kettering road and the small triangles of grass in the village contribute positively to the public realm and to the rural character of the village.

There are few pieces of public furniture beyond the telephone kiosk and two bus stops on Kettering Road. Two public benches are located within the village, one at the southbound bus stop on Kettering Road and one at the upper end of Mill Lane. The Grade II listed village war memorial is a sympathetic historic addition to the retaining wall of the churchyard and is aligned to the west elevation of the church tower and the clock that the tower bears. The village sign is located to the south of St Peter's Church.

Lamposts are found only at the location of the roundabout and at this same location there are several standard highways signs. Beyond these, few items of street furniture interfere with the character and appearance of the Conservation Area.

While boundaries predominantly consist of masonry walls and hedging, in places unpainted picket fences do contribute positively where they are located on narrower streets. Close boarded fences and modern standard steel section railings detract from the high quality of the public realm. Few gates exist in the village, however of note are the two timber gates to the St Peter's churchyard which are decoratively carved in the style of traditional rural lychgates, each featuring iron lanterns oversailing a slender iron archway (shown opposite). The iron gates, railings, and walling to the Isham Cemetery are also of a high quality.



Decorative gates to St Peter's Churchyard

3.2.6. Contribution by Key Un-Listed Buildings

The following buildings are considered to make a positive contribution to the Conservation Area:

- 5-7 Middle Street
- Wesleyan Church (shown opposite)
- Primary School
- Buildings of both closes to Langton Place
- Isham Farm and historic ancillary agricultural buildings to the east
- Former ancillary agricultural buildings to Manor House Farm, now converted
- 1-7 Jubilee terrace
- Isham Mill ruins
- Mill Lane cottages
- 3 Church Street
- 33-35 Church Street
- 3 South Street
- 54 South Street
- Pioneer House, Kettering Road, a post-1900 Edwardian house
- Isham Cemetery, gates and railings, and Bier House



The Wesleyan Church and 35 Church Street



Isham Cemetery Bier House



Isham cemetery gates and railings





3.3 Views

Key views are identified below. The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

1. This view south along Kettering Road towards St Peter's Church incorporates a variety of building forms and materials. This view is considered to be of significance as it is the main view to experience the western part of the village, and one of the key views of St Peter's Church from within the Conservation Area. While the traffic along the historic Kettering Road has become busier in recent decades, this view has remained largely unchanged over recent centuries in its historic appearance.

2. The view north along Kettering Road toward St Peter's Church and its prominent tower incorporates a number of important features within the Conservation Area including the K6 Telephone Kiosk, church graveyard and its retaining wall incorporating the war memorial, 1 Middle Street, 1 and 3 Church Street, and the converted ancillary building to Manor Farm House. This viewpoint is considered one of the best places to experience the architecture of the church and the above mentioned buildings at the core of the village. Similar views of varying combinations of the above buildings and structures are afforded from similar locations close to this viewpoint along the arc of Kettering Road. The kinetic experience and changeable viewpoints along Kettering Road, in addition to the key the stationary view highlighted above are of significance within the Conservation Area.

3. This view west along Middle Street, is illustrative of many of the views within the village characterised by well-defined boundaries of varying traditional materials, creating an experience of enclosure to the street with limited views outward to the surrounding landscape. The narrow streets and strong linear features of the buildings and boundaries

draw the eye down along these streets, terminating in this instance in the east elevation of Manor House Farm with its two historic arches.

4. This eastern view along Middle Street, focussing on the buildings on its south side is of architectural significance, incorporating part of Jubilee Terrace, All Saints House with its boundary walls and agrarian farmyard buildings, and terminating in the brick gable of 54 South Street. The variety of contrasting historic building materials, boundaries and details found here, with a backdrop of evergreen foliage and mature planting created by the garden of All Saints House is characteristic of the rich diversity of materials and building forms within the Conservation Area.

5. The views along Green Lane from South Street are an important example of an historically prevalent urban arrangement within the village, though now greatly diminished by infill development and the expansion of the village over the past half century. Historically, many of the roads at the edge of the village were only developed along their inner boundary, with the outer boundary often walled or opening directly onto the agrarian landscape. The substantial stone boundary walls, thick hedging and adjacent fields found here and at other junctions and fringes of the village are characteristic of this once commonplace visual relationship derived from the historic agrarian economy of the village. Many of the buildings historically had direct adjacency with the surrounding farmland with their principle elevations overlooking the pasture and arable fields, making this and similar remaining views in the Conservation Area of significance.

6. The views afforded west along Mill Lane towards the ruined and overgrown buildings of Isham Mill and mill pond, and the raised embankment of the railway line beyond, are of historic importance. The railway line and former mill are representative of the areas principal industrial heritage assets. Of particular significance are the views from the lower end of the lane as the path curves between the mill pond and former mill buildings. There is potential here for the enhancement of this view and of its significance, were the management of the historic buildings, mill ponds, and mill chase to be improved and this important industrial heritage safeguarded.

7. This view towards the village core from the Isham-Burton Latimer footbridge over the railway line is illustrative of the elevated position the village, and St Peter's Church at its nodal centre, occupies in the landscape. Visible in the foreground is the woodland surrounding the site of Isham Mill, agricultural buildings and paddocks of Isham Farm, and in the distance the tower of St Peter's Church. The significance of this view is also found in its permitting of an appreciation of the village within its agrarian and partially wooded context, displaying the prominence of St Peter's Church tower as an ecclesiastical way marker from within the surrounding fields.



View 1



View 2



View 3



View 4



View 6



View 5



View 7



3.4 Setting of the Conservation Area

The NPPF describes the setting of a heritage asset as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Historic England Good Practice Advice Note on the Setting of Heritage Assets (2017) indicates that the setting of a heritage asset is the surroundings in which the asset is experienced. *'Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset'*

Historic England's advice note on setting includes a:

"(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance'. As the advice note states, 'only a limited selection of the attributes listed will be of a particular relevance to an asset.'"

This checklist has been used to inform this assessment.

The setting of the Conservation Area is principally an agrarian landscape of fields put to pasture and paddocking, with undulating arable fields beyond. These fields are bounded by, and interspersed with, deciduous scrub woodland and hedges. An area of water meadow, rivulets, and tributaries is situated to the east of the village in the lower land, which is prone to flooding on the banks of the River Ise. To the north and south of the village, the land slopes steeply downward to two tributaries of the Ise. To the south, larger fields afford uninterrupted views to the village, while to the north and east the fields retain more of their historic boundary hedges.

Historically many of the houses and farms within the village were immediately adjacent to these fields, with several examples remaining at Isham Farm, Manor House Farm, Manor Farm House, and Allerton House, though in some instances more modern agricultural buildings do feature. Many of these historic original adjacencies, visible in historic mapping and photos within this report, have been severed or diminished. The fields around the village have both a historic and functional relationship with the settlement. As such the fields of immediate adjacent to historic buildings at the boundary of the Conservation Area are key to the setting and therefore the historic significance of these buildings and the significance Conservation Area.

Late twentieth century and twenty-first century expansion development to the east of South Street, and cul-de-sac development at The Millglade, Sorrel Close, Manor Close, Fairfield Road, and Ormond Place have resulted in large areas of the Conservation Area being detached from their historic relationship with the agrarian landscape.

The rail line to the east of the village features prominently in the in the setting of the Conservation Area as a man-made linear feature, raised up on an embankment above the flood-prone meadows and features frequent rail traffic. The increases in the volume of rail traffic has resulted in a partial reduction of the rural tranquillity of the village.

Away from the road and rail transport corridors the tranquillity of the Conservation Area is preserved. The potential bypassing of the A509/Kettering Road to the west of the

village would, while interrupting the agrarian setting to the west of the village, result in an alleviation of traffic through its centre which would be of benefit to the Conservation Area.

Urban expansion of Burton Latimer westward and the expansion of the industrial site of the Weetabix plant, has altered the setting at the north and east of the Conservation Area, being of modern mass-produced materials and form, unfortunately making them prominent in the landscape, particularly as the land slopes west to the River Ise valley. Though three kilometres east of the village the development of a large windfarm to the east of Burton Latimer features prominently in the eastern views from the Conservation Area. These developments have resulted in a reduction in the contribution made by the eastern agrarian landscape to the significance of the Conservation Area.



Farm building within agrarian setting



Modern farm buildings with adjacent fields



Undulating topography with wind turbines on horizon



Railway line



4. Opportunities for Enhancement

The following opportunities for enhancement have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the opportunities identified unique to Isham with many being shared with other Conservation Areas.

4.1 Car Parking

Car parking has been found to be an issue in the Isham Conservation Area and was the most commonly highlighted issue by residents during the consultation for his appraisal.

The issue of parking is not uncommon in Conservation Areas. This is typically due to the combination of densely grouped historic buildings which were constructed before the advent of the motor car, and therefore no space was allowed for storage, and the rise in car ownership per household in recent years. The issue in Isham is varied, during the daytime there are places to park around the settlement, the issue is found in the evenings when individuals return from work and the maximum number of household cars are present.

Whilst the parking presents an issue for residents, a high number of cars in the streetscape also detracts from the character and appearance of the Conservation Area. There is no solution to this problem for the short or medium term. The alteration of historic boundary treatments, to accommodate parking within individual properties, will not typically be supported. Effort should be made to ensure the situation is not exacerbated and as such any new buildings in the settlement should be designed accommodate adequate parking provision within their property.

4.2 Inappropriate Modern Development

There are examples of inappropriate development within the Conservation Area. These may be isolated examples or more widespread poor quality alterations. Types of inappropriate modern development are summarised below:

- Use of non-traditional materials such as incongruous modern pantiles. There are also examples of poor quality stretcher bond and more aesthetically incongruous brick types, renders and paint.
- There are many examples of UPVC windows and doors, particularly brown 'timber effect' windows. UPVC is a poor quality replacement for timber windows and should be discouraged and where possible removed throughout the Conservation Area.
- Traditional boundary treatments make a positive contribution to the Conservation Area. The use of modern steel section railings and close boarded fencing for boundaries is considered intrusive.
- Whilst rooflights are not prevalent in the Conservation Area, there are examples which are visible in prominent locations and on forward facing pitches which detract from character and appearance of the streetscene.
- There are examples of loss of traditional long straw thatch and replacement with non-traditional water reed.

Through management of the Conservation Area there is opportunity to ensure the issues above are not exacerbated and where possible reversed.

4.3 Maintenance

Many of the buildings in Isham are in good repair, superficially at least. There are however some maintenance issues and approaches to conservation which could be improved. One example is the injection of damp proof courses. Whilst there is little evidence to suggest this method works, the unfortunate result is pugged holes in the front elevation of a building which detract from the architectural interest of the building as well as the character and appearance of the Conservation Area. It is recommended that approaches such as this are avoided.

4.4 Public Realm

There is very little paraphernalia and street furniture in Isham which is a positive aspect of its character and appearance. Should new street furniture be required, either as highways requirements or via power networks/service providers, then discussions should be had at an early stage to ensure new installations are appropriate.



Unsympathetic UPVC window with inappropriate detailing



Two different attempts to resolve damp issues through inappropriate and unsympathetic methods

One of the issues to consider bespoke to this Conservation Area are the retention of the granite sett kerb stones. These are historic and positively contribute to the character and appearance. These have been lost in areas and consultation should be undertaken with the highways authority, prior to any future works, to ensure these features are both retained and where possible replaced.

The A509 and its traffic load are a significant visual and audible presence within the western half of the Conservation Area. Ongoing plans for a bypass to the west of the village would help alleviate this.



Granite Sett Kerb Stones

4.5 Heritage at Risk

There are two buildings in Isham which are currently considered to be 'at risk'. The first is a small workshop, partially collapsed, at the top of Terrace Row. This structure appears to have recently declined and its retention, conservation and conversion would have a beneficial impact on the Conservation Area.

Isham Mill presents one of the biggest challenges in the Conservation Area. The site is of significance for both its industrial interest and also as a fundamental part of Isham's historic economy as its main industrial site in the post medieval period. The complex has been reduced to ruins in the form of standing walls and partially silted up mill ponds and races. The site is however rich in features and objects such as the dressed mill stones are still present within the structures. There are a number of approaches which could be taken to this site from a 'light touch' clearance and consolidation or remains to a scheme of regeneration in this end of the village.



Terrace Row



Isham Mill



5. Management Proposals

There are a wide range of opportunities for the Isham Conservation Area, many of which share common themes. This section seeks to recommend management proposals which address these in both the short and long term.

5.1 Positive Management: Short term

The first set of proposals relate to positive management and focus on good practice and improved ways of working with the local planning authority. These are generally low cost and can be implemented within a short timeframe, typically within one or two years.

Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

General Maintenance: Public Realm and Highways

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture to ensure consistency over time as elements are introduced or replaced. This will have a long-term positive impact on the Conservation Area and ensure the preservation of characteristic features of the Area, for example the unique historic kerb stones. There are several small greens within the Conservation Area located in the public realm. It is recommended that the Local Planning Authority retain a program of maintenance for these greens to preserve the character and appearance of the Conservation Area.

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with the NPPF (Para.189), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications within the Conservation Area, and its setting, require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, tree's or highways on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets (2019)*. Applications which fail to have assessed any impact upon views and setting should not be validated.

Local Heritage List

A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of the settlements. The exercise of nominating buildings for the Local List also facilitates a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding.



A high number of buildings within the Conservation Area are considered to be of architectural and historic interest and would merit inclusion on a list. It is recommended the local authority continues the development of their Local Heritage List in consultation with stakeholders.

Neutral Elements

The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

The council should not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built environment. Officers must where possible seek schemes which enhance the built environment and look to conserve and reinstate historic features. It is also considered that poor-quality or unsympathetic schemes should not be allowed, both within the Conservation Area and its setting.

New Development

There are opportunities within Isham and its setting for development which makes a positive contribution to the Conservation Area. To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

Successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which as high in quality of those used in existing

- buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting.

The Local Authority should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Ensuring large scale development schemes are referred to a Design Review Panel (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Public resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development become an issue. A guide could:

- Provide guidance on appropriate design and materials for windows and doors and encouraging the retention or reinstatement of historic glazing patterns and door designs and the use of appropriate materials.



- Provide guidance on the traditional form of boundary treatments and encourage their reinstatement where they have been removed or compromised.
- Provide guidance on traditional roofing materials and encouraging the reinstatement of good quality slate and the removal of unsympathetic modern materials such as interlocking concrete tiles.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Isham's built heritage.

Tall Buildings

The only tall building present is the tower of St. Peter's Church. Most other buildings are of two stories plus attic, with the older, thatched or formerly thatched buildings featuring particularly steep roofs and Gables that are visually prominent on the skyline.

Tree Management

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks written notice has been given to the Council. Six weeks' notice has to be given to the council under S211 of the Act.

It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will ensure the symmetry along tree lined streets and visual rhythm, as well as maintain the green character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

Twentieth Century Premises

There are some twentieth century developments which make a neutral or negative impact on the character of the Conservation Area. There is scope to enhance these sites and buildings through a considered design approach which can guide future improvements. Should opportunities for redevelopment arise in the future, high quality design should be pursued and encouraged through design guidance.

5.2 Positive Management: Longer Term

The second set of proposals are also focussed around positive management but either take longer to implement or are better suited to a longer time frame.

Article 4 Directions

There are no Conservation Area wide Article 4 Directions in Wellingborough which remove permitted development rights. It is recommended that Article 4 Directions are considered to better manage and control the quality of change in the Conservation Area and in particular, where change is permitted, that this preserves or enhances the character and appearance of the area.

Character Appraisal and Management Plan

The Conservation Area Appraisal and Management Plan should be reviewed every five years to monitor change and inform management proposals.

Conservation Area Boundary

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2019) and Historic England Advice Note 1: Conservation Area Appraisal,



Designation and Management (2018). The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

Interpretation: Improved Understanding and Awareness

At present there no interpretation (information boards, signage, interactive QR Codes) within the Conservation Area aimed at improving understanding and awareness. This would be an effective way to improve the awareness and understanding of its historic development. An obvious place to establish any interpretation would be in the area of Isham Mill.

Opportunity Sites

There are some opportunity sites across the Conservation Area which, if sensitively redeveloped, may enhance the character and appearance of the Conservation Area. Sites which may provide opportunity for enhancement include: Isham Mill.

There is also the opportunity to enhance the small workshop, partially collapsed, at the top of Terrace Row. This structure appears to have recently declined and its retention, conservation and conversion would have a beneficial impact on the Conservation Area.

5.3 Funding Opportunities

There are three main funding opportunities which would assist in the execution of these plans:

National Heritage Lottery Fund

The National Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NHLF schemes Wellingbrough Council should consult their appointed Heritage Specialist.

Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Isham. These agreements could be used to fund public realm or site specific improvements.

Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.

6. Appendices

6.1 Designated Heritage Assets

List Entry No.	Name	Grade
1040722	Church of St Peter	II*
1040720	12-14 Kettering Road	II
1190960	4 Langton Place	II
1040721	1 Langton Place	II
1190945	Langton Farmhouse	II
1371692	1 Church Street	II
1040718	10 Church Street	II
1293583	12 Church Street	II
1040719	16-18 Church Street	II
1251303	The Old Rectory and Attached Outbuilding	II
1251287	Dovecote Approximately 20 Metres East Of Dovecote House (Not Included)	II
1262845	Manor Farmhouse	II
1426573	Isham War Memorial	II
1293551	Chest Tomb Approximately 8 Metres South Of South Porch Of Church Of St Peter	II
1040657	K6 Telephone Kiosk	II
1040723	Little Thatches	II
1190990	Manor House Farm	II
1190985	9 Middle Street	II
1040724	11 Middle Street	II
1191031	Dovecote Approximately 15 Metres South Of Number 26 (All Saints House)	II
1040725	All Saints House And Attached Barn And Stables	II
1040726	9 South Street	II
1371693	Cobweb and Attached Barn and Stable	II



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6.3 Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions.
		72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance	
Local Supplementary Planning Document	North Northamptonshire JCS (2016)	POLICY 2 – HISTORIC ENVIRONMENT
Local Supplementary Planning Document	Wellingborough Local Development Scheme (LDS)	
Local Supplementary Planning Document	Plan for the Borough of Wellingborough (2019)	

6.4 Glossary

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

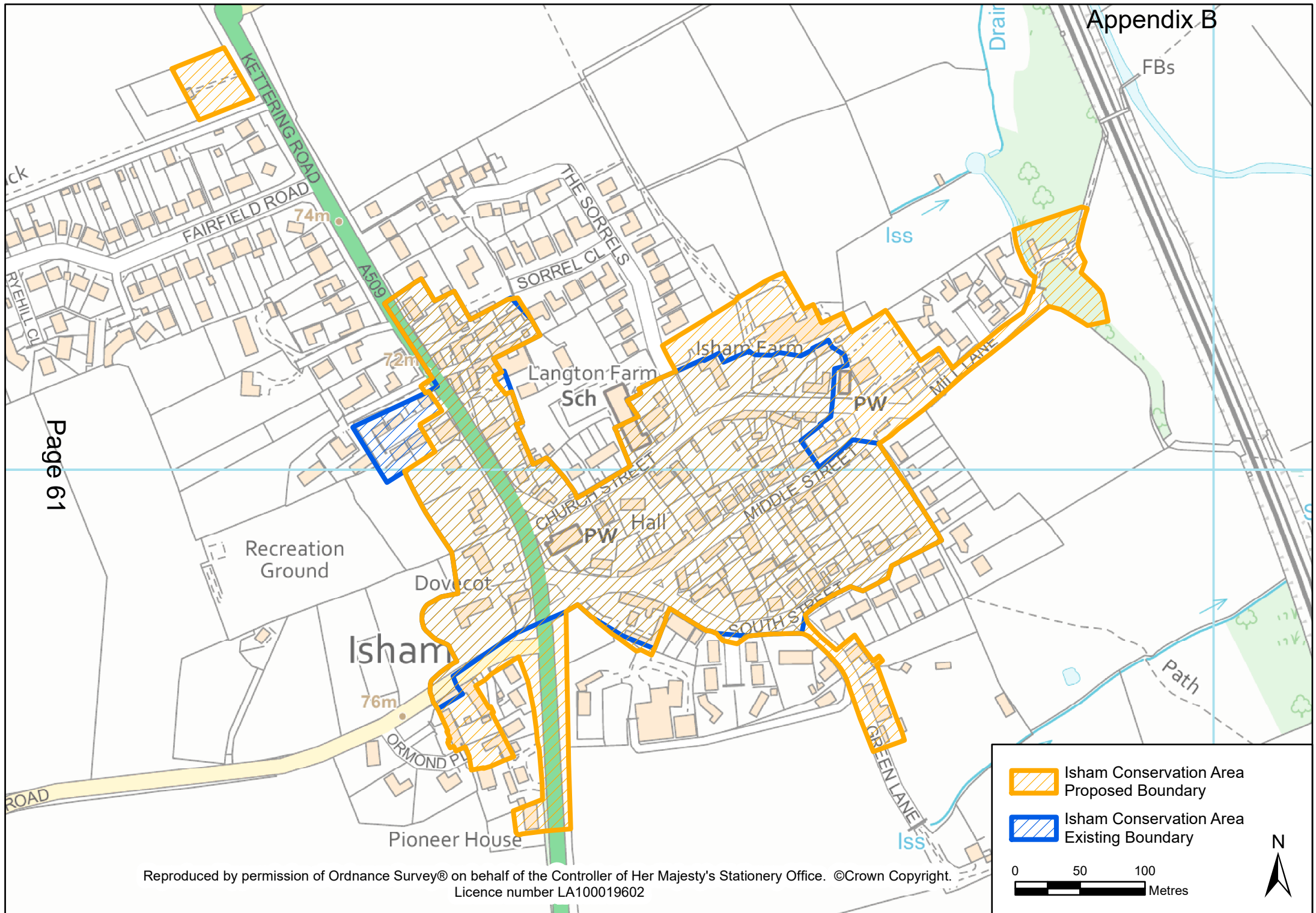
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Isham Conservation Area
 Proposed Boundary

Isham Conservation Area
 Existing Boundary

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 Metres

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Representations received in respect of Isham Conservation Area

Ref	Respondent	Representation	Officer Response
1	Resident	<p>I'm a resident impacted by the proposed boundary change and formally registering my objections.</p> <p><i>1) Freedom of choice</i></p> <p>I've always avoided purchasing property in a conservation area due to the added bureaucracy, restrictions and longterm cost. During our previous search, we eliminated a number of houses on that basis and deliberately selected The Brambles (Green Lane) because it was not located in a conservation area. Having such a change forced on me seems fundamentally wrong. I'd never have bought the property with advanced knowledge of this plan. Unless The Brambles is entirely excluded, I'd like to discuss my right to appeal, escalation process and possible compensation (for any increased costs or adverse impact on market value etc).</p> <p><i>2) Too little too late</i></p> <p>While the report uses 'protecting Isham's heritage' as justification for a larger boundary, I fail to see the benefit of doing so at this stage. In reality, there's no room for any substantial new development in that space and most existing houses already have UPV double glazing and other modern updates (acknowledged in the report).</p> <p>At the same time, you've excluded recreational/agricultural land that could be developed and needs preserving for the benefit of local residents.</p>	<p><i>1) Freedom of choice</i></p> <p>There is no right of appeal to the designation of conservation areas, although objections are being taking into account before deciding whether to proceed with the amendments. Those living in conservation areas are subject to greater restrictions to work on their properties or to trees in order to protect the special architectural and historic interest of a place.</p> <p>People value conservation areas for their distinctiveness, visual appeal and historic character and research by the London School of Economics and Historic England has found that this value is reflected in the price of properties in conservation areas. Generally, they cost more and appreciate in price more than properties in other areas, even after adjusting for location and other factors.</p> <p>For more information on this research see the Value of Conservation Areas.</p> <p><i>2) Too little too late</i></p> <p>Assessment has suggested the areas of extension are of enough 'Special Interest' which warrant inclusion in the Conservation Area and the protection this affords. Whilst there may have been aesthetically adverse alterations in the past, the designation will aim to address these in the long term.</p> <p>Areas of agricultural land are not considered to be of special interest in their own right and are better considered as 'Setting'. Please refer to: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</p>

	<p>I'm really not clear on what you're trying to achieve here. Something doesn't add-up.</p> <p><i>3) Arbitrary decision making</i> Why is my property suddenly considered to be of architectural or historic significance when it wasn't back in 1980? In the meantime it's been converted, extended and had a modern conservatory/garage added. Surely this makes it less interesting....</p> <p><i>4) Priorities</i> Rather than hurting more home-owners while delivering limited value (in my opinion), why not focus on issues truly critical to our village character. Delivering a bypass, blocking hideous large-scale developments (like the logistics park) and limiting rapid growth will be far more impactful.</p>	<p><i>3) Arbitrary decision making</i> There are many factors to consider: - Conservation, as well as the relevant guidelines, legislations and policy, have changed significantly since 1980; and - The Conservation Area considers character and appearance beyond an individual property.</p> <p><i>4) Priorities</i> These and other issues are being considered. Delivering a bypass is a clear priority, but whether this goes ahead or not is not impacted in any way on a decision on whether to proceed with changes to the conservation area. Similarly, large scale developments have been agreed as part of the North Northamptonshire Joint Core Strategy and are not related to the desire to protect the village character through a conservation area.</p>
Historic England	<p>Thank you for consulting Historic England on the draft conservation area character appraisal and management plan for Isham.</p> <p>There are over 1000 conservation areas in the East Midlands, a testament to the enduring popularity of this designation as a means of protecting the historic environment. While we do not provide detailed advice on every appraisal and management plan due to resource implications, if there are specific issues that would merit our closer involvement on this occasion please advise us of this.</p> <p>The policy considerations relating to conservation area designation and appraisal are dealt with extensively in the NPPF and its associated guidance. For general advice, our publication <i>Conservation Area Designation, Appraisal and</i></p>	Noted

		<p><i>Management</i> <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/> is available online from our website.</p>	
3	Resident	<p>We object to the amended conservation area due to the reasons set out below:</p> <p><i>Notification</i> We were informed of the amendment by letter with no previous communication prior to that and we understand that we have not been included in any integral meetings or notifications, which we deem as unfair as we own one of the plots in the proposed amendment.</p> <p><i>Exact Restrictions</i> It is difficult to understand exactly which restrictions our property and plot will be under if the amendment is it to be approved. Please can you not simply refer us to the website, and outline exactly what we will be required to adhere to should we be included in the conservation.</p> <p><i>Reasoning</i> We would like to understand the exact reasons why the conservation area is being extended and the basis of the proposal. It seems as though residents of the village will believe it will reduce property development around the area of Isham, however, looking at the proposed extension area, there is no grounds to base this on.</p>	<p><i>Notification</i> All residents have been informed of the proposals by letter, which gives everyone the opportunity to raise issues or concerns before a decision is taken as to whether to proceed with changes to the conservation area. Unfortunately, due to the Covid19 pandemic public meetings or exhibitions have not been possible to organise. It is not considered however that anyone has been placed at any disadvantage due to this.</p> <p><i>Exact Restrictions</i> The FAQs issued with the consultation letter attempted to set out what the changes would mean for residents in terms of routine maintenance, demolition or construction and works to trees. Guidance for householders is also available on the planning portal. It is not possible to list all potential scenarios about what might need consent as this may vary by property, but the council does provide a pre-application advice service.</p> <p><i>Reasoning</i> The additional areas have been recognised for their contribution to the 'Special Interest' of the Conservation Area. Given the area has never had an appraisal, this is not unusual. Further information can be found here: https://historicengland.org.uk/advice/planning/conservation-areas/</p>

Mill at End of Mill Lane

Looking at the proposed extension the ruins of the mill at the bottom of the lane will also be included in the conservation area, however we believe that as the property is already in ruins, any restoration work would surely have to adhere to building regulations and planning approval which we assume would ensure preservation of the mill.

Previous and Existing Renovations

Most of the properties located on Mill Lane including The Lilacs public house have undertaken extensive renovation work which has adhered to the required planning conditions and building regulations without requiring a conservation area and all parties have been in agreement thus far.

Our Property

Due to the nature of our plot we do not have a back garden and it is our understanding that our entire front will be subject to the rules of the conservation area. Therefore please can you clarify the exact requirements we need to should the conservation boundary proposal be approved

We are currently undergoing extensive renovation work on our property which has already been approved by planning, including our adherence to aesthetic features, would all landscaping also be subject to approval if our property was to be included in the conservation area?

Please can you also outline the benefit to homeowners who are subject to being included in the conservation area as we cannot see any

and here:

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

Mill at End of Mill Lane

There are many approaches to preservation of this site. Proposals would have to comply with planning policies and building regulations. Inclusion within a conservation area would add to the recognition of the site's special interest.

Previous and Existing Renovations

Noted, the conservation area designation would bring additional control and the appraisal assists in identifying the area's special interest.

Property (1 Mill Lane)

Further general information can be found here:

<https://historicengland.org.uk/advice/planning/conservation-areas/>

and here:

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

Specific queries regarding individual properties or extant planning consents should be directed to the development management team at planning.BCW@northnorthants.gov.uk Proposal already permitted, may go ahead within the standard timeframe for implementation.

The last query is extensive. The character and appearance of a Conservation Area is afforded protection which typically results in an enhanced aesthetic to the area. People value

		benefits for living in the house or selling in the future if the proposal is approved.	conservation areas for their distinctiveness, visual appeal and historic character and research by the London School of Economics and Historic England has found that this value is reflected in the price of properties in conservation areas. Generally, they cost more and appreciate in price more than properties in other areas, even after adjusting for location and other factors. For more information on this research see the Value of Conservation Areas .
4	Resident	<p>We are residents impacted by the proposed boundary change and formally registering our objections.</p> <p><i>1) Freedom of choice</i></p> <p>We have always avoided purchasing property in a conservation area due to the added bureaucracy, restrictions and long-term cost. During our previous search, we eliminated a number of houses on that basis and deliberately selected Allerton House (Green Lane) because it was not located in a conservation area.</p> <p>Having such a change forced on us seems fundamentally wrong. We'd never have bought the property with advanced knowledge of this plan.</p> <p>Unless Allerton House is entirely excluded, we would like to discuss our rights to appeal, the escalation process and possible compensation (for increased costs and adverse impact on market value etc).</p> <p><i>2) Too little too late</i></p> <p>While the report uses 'protecting Isham's heritage' as justification for a larger boundary, we fail to see the benefit of doing so at this stage. In reality, there's no room for any substantial new development in that space and most existing</p>	See response above to Ref 1

		<p>houses already have UPV double glazing and other modern updates (acknowledged in the report). At the same time, you've excluded recreational/agricultural land that could be developed and needs preserving for the benefit of local residents.</p> <p>We are really not clear on what you're trying to achieve here. Something doesn't add-up.</p> <p><i>3) Arbitrary decision making</i></p> <p>Why is our property suddenly considered to be of architectural or historic significance when it wasn't back in 1980? In the meantime it's been converted, extended and has had modern conservatory/garage and windows added. Surely this makes it less interesting....</p> <p><i>4) Priorities</i></p> <p>Rather than hurting more home-owners while delivering limited value (in our opinion), why not focus on issues truly critical to our village character. Delivering a bypass, blocking hideous large-scale developments (like the logistics park) and limiting rapid growth, repairing and cleaning roads and installing adequate drainage will be far more impactful.</p>	
5	Wellingborough Civic Society	<p>Wellingborough Civic Society appreciated being invited to provide comments on the proposed Isham Conservation Area Character Appraisal and Management Plan.</p> <p>We feel it is an extremely well-presented document and Place Services should be commended for the detail and readability of the report. This high standard has mitigated any</p>	Noted and welcomed.

impacts of the Society being unable to undertake a site visit due to the current lockdown provisions.

We agree with the additions and necessary reductions proposed, especially with the reductions as otherwise their continued inclusion could diminish the wider impact of the overall conservation area. We do however acknowledge any initial concerns there may be from householders with properties that will now potentially be included in the conservation area.

We are slightly unnerved with the reference in the report to "opportunities for new development" but note the key points made about how to make these successful and the positive role Local Authorities need to play.

The Society notes the absence of a Heritage at Risk register for the two buildings identified in the report, and believe that such a register would be of benefit for the whole of the Borough of Wellingborough. We are particularly supportive of the Management Proposals around the creation of a Local Heritage List; Heritage Statements for planning applications in a Conservation Area: and also wider use of Article 4 Directions.

We look forward to hearing about the next stages of the process, and stand ready to contribute further as appropriate

The purpose of conservation areas is not to restrict development, but rather to ensure suitable development is of high quality.

A Heritage at Risk register and a Local Heritage List would be beneficial for all of North Northamptonshire. The North Northamptonshire Council will be considering priorities and resourcing of conservation over the coming months and this will no doubt be a consideration. Similarly, the use of Article 4 Directions and taking a consistent approach to these across the new authority will need to be considered.

6	Resident	<p>As a resident of the village I have the following comments regarding the consultation.</p> <p>I am broadly in agreement with proposals</p> <p>Section 4.1 under Opportunities for Enhancement states that "CAR PARKING IS NOT CURRENTLY CONSIDERED AN ISSUE" This statement is incorrect as it is an issue especially in Middle Street and Church Street.</p> <p>The cemetery and especially the Bier House should be included in Conservation Area.</p> <p>It does not seem logical to include the part of the School fronting onto Church Street included but not the back part.</p> <p>There is always the possibility of a small number of houses being built opposite Mill Glade in Mill Lane. Due to the narrowness of the top of Mill Lane this may not be appropriate for traffic reasons. The house on the corner of South Street and Mill Lane should not be included in the Conservation Area. I say this as Isham has to build approximately 15 houses between now and 2030. The field opposite Mill Glade is a possible site for a small, limited number of new houses.</p>	<p>Noted and welcomed.</p> <p>The draft has been amended to further consider parking.</p> <p>The cemetery and Bier House are to be included in the Conservation Area.</p> <p>The National Planning Policy Framework states that areas which lack special interest should not be designated. The assessment did not consider the later, and less significant part of the school, to contribute to special interest.</p> <p>This is not a consideration for the Conservation Area Appraisal. It should be noted that designation does not necessarily stop development rather it ensures that any change is managed appropriately.</p>
7	Resident	<p>Reading your document, I am puzzled and rather concerned that it states that parking is not a problem in Isham.</p> <p>There certainly is a problem.</p> <p>There is insufficient parking places in the village which unfortunately results in people illegally</p>	<p>The draft has been amended to further consider parking.</p>

		<p>parking on the narrow pavements to allow vehicles to pass by.</p> <p>Three roads are particularly narrow: Church street, Middle Street and South street and all three only have footpath on one side, which is often parked upon.</p> <p>Even the yellow zig-zag lines outside Isham school in Church Street get parked over and the only footpath accessing the school gate from both directions blocked by the illegally parked cars needing to pull up onto the footpath so that other vehicles can pass. Pedestrians, children, prams, dogs etc are frequently needing to walk into the middle of the road around these vehicles which are blocking the footpath.</p> <p>At the 90 degree bend in the road of South Street there is no pavement at all, vehicles park here and traffic moving in both directions cannot see the pedestrians in the road until it's too late to stop.</p> <p>I would like you to question the author of this document as to how they arrived at the conclusion that "parking is not an issue"?</p> <p>Had any villager been asked about parking within the village, I'm certain the reply would have been a clear concern.</p>	
8	Resident	<p>We wish to comment regarding the parking problem in the village particularly in Middle Street. Isham. Living at No. 17 Middle Street we frequently, ie. most days, have vehicles parking tight against our</p>	The draft has been amended to further consider parking.

		<p>property wall totally blocking the footpath. This necessitates that pedestrians having to walk out into the carriageway. As do pushchair uses and mobility scooters. This is totally unsafe. The same problem also exists for other properties in Middle Street and appears to be a worsening problem. Walking around the village it is also a problem in other streets with narrow carriageway.</p> <p>Approximately two years ago the police were involved through a parish meeting regarding this very same issue. Some people were warned by the police about the irresponsible parking but it appears that nothing has changed.</p>	
<p>9 Page 72</p>	<p>Resident</p>	<p>In Point 4.1 Car Parking, the document states that “Car Parking is not currently considered an issue”.</p> <p>In fact car parking in Church Street, Middle Street and South Street is a MAJOR problem.</p> <p>We have spent 5 years of campaigning to get white lines painted across the 8 pedestrian dropped kerbs near the junctions of both Church Street and Middle Street with the main A509 road. These were at last painted late in 2019 and have reduced the occurrences of cars being parked across the dropped kerbs and hence improved the safety of pedestrians.</p> <p>The parked cars on Church Street, Middle Street and South Street both during the day and during the night, and before and during the Covid pandemic, cause danger to pedestrians (because they are often parked partly on the pavement causing pedestrians to have to walk round them in the road) and inconvenience to vehicles requiring access, especially delivery lorries. Most large</p>	<p>The draft has been amended to further consider parking.</p>

		<p>vehicles always use Middle Street because Church Street is nearly always blocked to them by parked cars. The parking in South Street makes it very difficult to drive along the eastern end, so this is not a good alternative when the other 2 exit streets are blocked.</p> <p>The expansion that has happened around the Conservation Area (eg The Sorrels extension) has caused an increase in traffic through the area. Because of the difficulty in turning right on the main road from the village to go towards Kettering, most traffic leaving the village for that direction comes up Middle Street and goes round the mini roundabout at the south end of the village. Hence Middle Street takes the majority of the traffic leaving the village.</p> <p>We note that the photographs in the document show very few parked cars. Please have a walk around the Conservation Area and you will see the problem!</p>	
10	Resident	<p>POINT 4.1 CAR PARKING</p> <p>I have no idea where the writer of The Isham Conservation Area Report got the impression that "there is not a car parking problem in the village", but it certainly wasn't from walking the streets of Isham or from talking to the villagers. If you were to substitute the statement "there is a significant and growing car parking problem in the village" you would be much nearer the truth.</p> <p>This matter was raised in Isham Parish Council, and recorded in its minutes, as recently as January 2021. In 2015 a local car parking survey sent to</p>	The draft has been amended to further consider parking.

BCW demonstrated that round-the-clock on-street and on-pavement parking in Church St. and Middle St. was compromising the safety of pedestrians attempting to use the partially blocked one-side-only footpath in those streets. Since 2015, and particularly in Middle St., increased parking with or without 2 wheels up on the pavement has forced pedestrians, some of them pushing prams or using walking aids, out into the road as there is insufficient clear space between the parked vehicles they encounter and the walls and fences of properties. This is a scenario for potentially serious incidents as Middle St. is a key route for commuting residents, parents driving their children to and from the school and the ever-increasing number of delivery drivers for online-ordered goods.

Another notorious parking problem area is the eastern end of South St. which is almost permanently lined with parked vehicles. The situation has got so bad at the northern end of this road - where it joins the junction of Church St. and Middle St.- that parked cars are sometimes left partially blocking traffic exiting Mill Lane. As a result, the sightline, to the left down South St. of drivers exiting Mill Lane is often severely compromised: sometimes you just have to hope that you can proceed to Middle St. without colliding with vehicles exiting South St. Parking all along this road, as far as the postbox, is sometimes so congested that there is overflow from it parked at the bottom of Middle St. opposite the bungalows up to the point where the road is so narrow that only one vehicle can proceed at a time.

		<p>When the Lilacs Pub is up and running again, there will be additional overflow from the pub's own car park in this crucial, frequently congested area area where no fewer than 5 roads meet. This is not supposition or exaggeration: I have seen and negotiated it many times during the 47 years I have lived in the village.</p> <p>Another frequent experience in Isham is the necessity, when trying to enter or leave, of having to stop and turn round before backtracking in search of an alternative route; this is on account of the blocking of the narrow streets by delivery and service vehicles, the difficulties of the drivers of which are exacerbated by the presence, virtually around the clock, of vehicles parked on-street in most parts of the village. Just ask the postman- he will tell you, with examples, of what he has to put up with on a daily basis.</p> <p>Do not imagine for one moment that what I have described, and which is illustrated in the 9 attached photos, is a result of the stasis of the lockdown; it was there before it and will resume when the pandemic has passed. With all the in-filling we have seen in recent years, the move towards working from home in future, the steady rise in the average number of cars per household and the impossibility of widening any of the key streets to accommodate their movements, the parking problem in Isham can only get worse. There is therefore no point, and potentially much harm, in denying, in a document important for the future of the village, that it even exists.</p>	
11	Resident	I have been reading through the Isham Conservation Area Consultation and I would like to	The draft has been amended to further consider parking.

point out that this is incorrect. Given that we live in Middle Street we would like to raise attention to Item 4.1 the survey was undertaken in November 2015. Since 2015 the numbers of cars using Middle Street has increased with most properties having 2,3 or even 4 cars, All of these need to park somewhere as often the owners drives are not big enough. We point out that we are currently in lockdown and at times the road is very busy with parked cars. Should someone on a disability scooter need to pass it would be almost impossible to stay on the path, this means at times the person on the disability scooter would need to go onto the road. I'm sure you would agree this is clearly both impractical and dangerous. This is not only due to the parked cars but also the narrow roads and a footpath to just one side of the road in places.

The top of Middle Street it is at times difficult to get through and should there be a fire or if someone needed an ambulance then we have concerns that they would not be able to get through. This is all whilst in lockdown, and I fear it will only get worse once lockdown is lifted.

Both Middle Street and Church Street are very busy when the school is open, I would therefore urge the planning committee to provide another survey which is done once the school has reopened and lockdown is lifted, (maybe during school opening and closing time). This would provide a true impression of what happens on a daily basis and what we currently experience for the way Middle Street and Church Street are used in 2021.

12	Resident	<p>I have been an Isham resident for nearly 20 years but have spent a lot of time in the village prior to this due to my grandparents being resident here from the 1950s up until 2003. During this time I Have noticed many changes within the village mainly new houses being built and an increase in cars parked on the highway. I would therefore like to make the following comments about the Isham Conservation Area Character Appraisal and Management Plan (The Plan).</p> <p>I welcome the proposed extension to the Isham Conservation Area. It is important to preserve the character and historic nature of the village and wherever possible enhance these.</p> <p>I do not believe the proposed extension goes far enough to safeguard against preservation in the future of the character and historic nature of the village. There are areas within the village boundary which are not developed or do not contain buildings of historic interest. Many of these have been excluded from the extension. However, as they form part of the village and are often within close proximity to the designated area, they also form part of the character of the village. Should these be developed or redeveloped without additional planning control or consideration to the Conservation Area, the designated area could be damaged. I believe the boundary should be the village boundary, including any undeveloped or agricultural outlying land.</p> <p>The Plan, at paragraph 4.1, does not consider that parking in Isham to be an issue. I strongly object to this view as it most definitely is a problem in</p>	<p>Welcomed.</p> <p>It is likely that the areas not included in the Conservation Area boundary will be considered as 'Setting'. Please see: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</p> <p>The draft has been amended to further consider parking.</p>
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certain areas especially where houses have been built without adequate car parking or where their erection predates the necessity of owning a vehicle. The most notable areas within the village in which on street parking is prevalent are most sections of Church Street, sections of Middle Street, South Street and all of Park Close. In Church Street and Middle Street in particular, cars can be seen at most times of the day lining the streets and on the narrower sections parked on the footway causing an obstruction to pedestrians (Images 1-4 below).

Park Close also provides the only vehicular access to numbers 5 and 6 Jubilee Terrace which the Plan describes as key un-listed buildings considered to make a positive contribution to the Conservation Area. Park Close has no footway and only one out of the eight houses has proper off road parking available. The remainder of the residents jostle over the very few areas on Park Close capable of being parked on without causing an obstruction (Images 5-7 below).

The Plan, also at paragraph 4.1, goes on to say that 'any increase in on-street parking would be considered intrusive to the character and appearance of the Conservation Area and should be avoided'. Given that the report has failed to recognise that there is an issue with parking it should therefore be concluded that the current level of on-street parking is already intrusive to the nature and character of the Conservation Area. Any further development within Isham (in the Conservation

		Area or not) potentially will lead to further on street parking without proper control. The entire village should therefore be included in the Conservation Area.	
13	The Lilacs Isham Ltd	<p>The freehold of Lilacs pub is owned by The Lilacs Isham Ltd. This company has over 120 shareholders; the vast majority of shareholders live in the village.</p> <p>In this rather unique situation, we are of the view that The Lilacs should be excluded from the conservation area. As a village pub, the viability and survival of The Lilacs is our main concern. It's inclusion in the conservation area may frustrate the unique vision that the shareholders have for the survival of the pub.</p> <p>For the Lilacs to survive, particularly in the current Covid environment, would be a conservation success in its own right.</p> <p>Inclusion of The Lilacs within the conservation may prevent that viability and ultimate success in ways that at this particular moment in time are totally unknown. For this very simple reason <u>we formally request that The Lilacs is excluded from the proposed and revised conservation area.</u> The Lilacs is, after all, on the periphery of the conservation area and its links with Isham farm, as suggested in the appraisal, have no substance within living memory of local people who were born and remain bred in the village.</p>	<p>Many Conservation Areas include public houses (of which some are also community owned). There is no evidence that inclusion in a Conservation Area conflicts with the viability of a business. The designation should help to protect and enhance the environment which should bring positive benefits by ensuring the area remains attractive to customers.</p> <p>The Lilacs meets the criteria for being within the conservation areas and will not therefore be removed. The final point about Isham Farm does not negate the reason for inclusion.</p>
14	Resident	I've extracted item 4.1 Car Parking in part, which states, ' <i>Car Parking is not currently considered an issue</i> '.....!	The draft has been amended to further consider parking.

		<p>I am surprised to see such a bold statement, a statement which is incorrect, best demonstrated by a car parking survey which was undertaken in November 2015 and submitted to Wellingborough Council. This found that be it weekday or weekend, both Church Street and Middle Street suffered from on street parking that congested the narrow streets. There are 'bottle necks' in both Church Street and Middle Street particularly where those streets only have a footpath on one side of the road, or not at all. Since 2015 the problem has increased to the extent that, in Middle Street particularly, the path is regularly blocked by parked vehicles, often in several locations and where the road is at its narrowest point. Not only does this cause tremendous difficulty in leaving ones drive, due to obstructed views, but also creates significant safety issues for pedestrians, some with walking aids and others pushing prams or with young children, who have no alternative but to walk in the road and with no escape route.</p> <p>For these reasons I would invite the council to review the situation and revisit the statement.</p>	
15	Resident	<p>With regard to point 4.1 Car Parking, and the statement "car parking is not currently considered an issue" this is a total misrepresentation of the situation experienced by villagers on a daily basis.</p> <p>Middle Street has a narrow footpath on one side only. A number of cars park on the footpath on a daily basis. This results in pedestrians having to walk in the road with all the dangers this entails. Furthermore, this leads to difficulties for larger vehicles be they delivery/builders/repair or the</p>	The draft has been amended to further consider parking.

		<p>Utilities. The problems an emergency vehicle would encounter are particularly concerning.</p> <p>Furthermore, when walking around the village you will notice the in many places there are signs that vehicles have driven over kerbs onto green verges to navigate parked cars leaving deep ruts.</p> <p>As a resident of Park Close I am only to aware that Parking is a major issue for Residents.</p> <p>I understand the Parish Council submitted a Car Parking Survey to Wellingborough Council in November 2015 with the conclusion "This creates a very significant highway danger". Parking has increased therefore the danger has increased.</p>	
Page 81	Resident	<p>I strongly refute the statement in 4.1 Car Parking - Car Parking is not currently an issue</p> <p>I have lived in Middle Street, Isham for over 35 years, car parking is a considerable issue. I am amazed that the author managed to take photos without cars as this is such an incredibly rare occurrence.</p> <p>As can be seen the attached photographs, cars regularly park on the path, blocking the path. This carparking occurs at all times on both weekdays & at weekends.</p> <p>There is only a path on one side of Middle Street. Most of Middle St does not have a verge on the other side. Parking on the path is exceptionally dangerous as it forces pedestrians to walk in the road.</p> <p>Middle Street is very narrow less than 3.6m over most of it's length. Cars parked partly on the path</p>	The draft has been amended to further consider parking.

		<p>& partly on the road reduce the road width considerably, emergency vehicles would have extreme difficulty in using the Street.</p> <p>I request that</p> <ul style="list-style-type: none"> • The authors of the report look again at the carparking & view the problems. • Support any proposals that would provide any carparking private or public as either would be a public benefit • Suggest how the parking on the path can be stopped. 	
<p>17</p> <p>Page 82</p>	<p>Resident</p>	<p>I have read the document relating to the above and feel that I must comment on a couple of points.</p> <p>Point 4.1 Car Parking I have no idea how the report can state, 'Car parking is not currently considered an issue.' Whoever wrote this has not walked around the village at any time, or spoken to any Isham residents. The statement is completely untrue. Back in November 2015 a car parking survey was undertaken and submitted to Wellingborough Council. Many of our streets are narrow, some only have a path on one side of the road and cars are regularly forced to park on the paths, blocking access. Just the other day I walked around Church Street, Middle Street and South Street with my granddaughter in a pram and I was forced to walk in the road at several locations. This is extremely dangerous. I have attached some photos as evidence.</p> <p>I would also like to comment that the new house being built on the land of Manor House Farm in</p>	<p>The draft has been amended to further consider parking.</p> <p>This is property has not been included in the Conservation Area.</p>

		<p>Middle Street completely spoils the look of the village due to the materials used. I know that when the original planning application was made, a sample of the bricks to be used was approved and that these were in keeping with the surrounding buildings. I believe that the developer then applied for an amendment which was obviously approved. It makes a mockery of the whole process.</p> <p>No doubt, any comments or objections will be ignored and overruled. We have experience of this with the fact that we still have no bypass, we are still expected to have new houses built in the village, and that the planning was approved for the warehousing and distribution off the A509 North of Isham. Without the bypass this will be a disaster.</p>	<p>All comments are carefully considered and changes are being proposed as a result.</p>
	<p>Berrys obo two owners</p>	<p>I write on behalf of the owners of the two areas marked 1 and 2 on the attached plan in response to the invitation to comment on the proposed alterations to the Isham Conservation Area.</p> <p>The owners have not been formally notified of this consultation and would however comment as follows:-</p> <p>Paragraph 186 of the National Planning Policy Framework cites; "When considering the designation of Conservation Areas, Local Planning Authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest".</p>	<p>All properties with addresses within the existing or proposed conservation area were sent individual letters. It appears that the agricultural buildings within area 1 do not have an address. A letter was however sent to Isham Farm, 27 Church Street. A letter was also sent to the former corn mill, but unfortunately it was returned as undelivered.</p> <p>Should the conservation area boundary be amended, all properties within the area will be notified and we are happy to do this through your agent.</p>

Isham Conservation Area was designated in March 1980 and there have been no boundary alterations since this time.

The group of agricultural buildings (ringed and marked 1) have not altered in character since the last Conservation Area Assessment and comprise a group of buildings of various methods of construction, none of which could be described as having any particular value or historic association – the traditional agricultural buildings close by are already included within the Conservation Area.

Isham Mill (ringed and marked 2) was demolished in the late 1940s, having been derelict for some time, and there are very few remains at present in this well wooded area – again when last reviewed, it was not felt necessary to include this area within the conservation boundary and the same remarks should apply today.

There would appear to be no development pressures, no threats that would not otherwise be protected by the current prevailing Planning Policies and nothing that would appear to justify enlargement of the Conservation Area by the inclusion of land that has no special interest.

The suggestion is that on the eastern boundary of the village the Conservation Area should align with the boundary that exists today.

Would it be possible please to ensure that we remain consulted/informed in the continuing assessment and conclusions.

There has been no Conservation Area Appraisal to date. The approach to Conservation Areas (as well as legislation, policy and guidance) has changed since 1980.

The significance of this site has been further understood, as well as its historic importance to the settlement, and our conclusion is that it should be included.

The areas of expansion are considered to be of special interest.
Development pressure is not a reason to enlarge a Conservation Area.

19	Cllr Hallam (ward councillor)	<p>Car parking most certainly is an issue in todays world and there is significant photographic evidence to prove as such.</p> <p>The statement emboldened below that clearly states "car parking is not an issue" is fundamentally flawed...</p> <p>The author of the report has clearly not visited Isham at the appropriate time as is clearly demonstrated by the complete absence of vehicles from many "of the important views".....including would you believe the A 509....!</p> <p>4.1 Car Parking <i>Car Parking is not currently considered an issue.</i> However, there is no significant amount of public car parking in Isham and there is also limited opportunity for properties to extend their existing provision. Any increase in on-street parking would be considered intrusive to the character and appearance of the Conservation Area and should be avoided.</p> <p>I would be grateful if you could draw this completely false statement to the attention of the correct executive officer</p> <p>When the Monk and Minstrel site was built on that signed the death bell for the shop opposite which had used the car park for customers and the owners have been unable to sell the shop. It also provided parking for the church, village hall and school so all that is left is on street parking which means cars end up on the curbs to leave</p>	The draft has been amended to further consider parking.
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		<p>enough space for single lane access down church st etc</p> <p>An “unofficial” one way system seems to help around the village but generally the conservation area of the village has almost no parking available and is frequently blocked.</p>	
20	Isham Parish Council	<p>We have held two open meetings available to all Isham Parishioners to attend, whether they live within the affected areas or not, so that they could present their views in open discussion. The meetings were held via Zoom on the 17th and 22nd February 2021 and have been considered by all of the Councillors of Isham Parish Council (IPC) in making this response. We can further confirm that the views expressed in this response have been agreed by the Councillors. Additionally a number of suggestions have been made and discussed which the IPC were not in agreement with and these are listed separately at the end of this letter.</p> <p>The IPC are generally in agreement with the proposals but there are some areas where we are not in agreement and some areas which we feel require reinforcement.</p> <p>Our following comments refer to the section number and headings within the Place Services report dated December 2020.</p> <p>2.1 Context and General Character. We acknowledge that a large amount of infill development has taken place within the CA and this has put considerable strain on the parking in the village and particularly so in the CA where roads are narrow. This has resulted in</p>	<p>Noted and Welcomed.</p> <p>2.1 Context and General Character Ensuring adequate and appropriate parking in accordance with Policy 8 of the JCS is always a consideration in determining new planning applications.</p> <p>2.3 Revision to the Boundary These properties, are of architectural interest and warrant inclusion with the Conservation Area for this reason. In</p>

inconsiderate parking on footpaths, partial blocking of roads particularly for delivery and emergency vehicles, inappropriate parking to entrances and the like. The school location aggravates this situation at particular times during weekdays.

Therefore, any new planning applications must give this problem with car parking very serious consideration in the future and should in our opinion be a determining factor by the Local Authority (LA) when deciding any planning application.

We strongly agree that the open agrarian landscape at the edge of the settlement forms the setting to the CA and indeed it is as important as the CA itself. We are therefore hopeful that this will be at the forefront of the minds of the LA planners when considering future planning applications outside of the CA.

2.3 Revision to the Boundary.

We are not in agreement with The Brambles and Allerton House in Green Lane being included, but, we are in agreement that Green Lane together with its verges, hedgerows and boundary walls are included. Our further comments in this respect are included later under 3.3 Views.

2.6 Heritage at Risk.

The IPC are very supportive of any attempt to improve, preserve and where possible to reinstate both of these heritages at risk. Indeed, the IPC have been in contact with the LA to resolve and reinstate the derelict workshop and 1 Jubilee Terrace in the past without any success. We hope that moving forward with support from the new LA

terms of built form, this is the historic termination to the settlement at this location and continues to be so.

2.6 Heritage at Risk

Noted

3.2.2 Landscaping and Open Spaces

Noted

3.3 Views

The views highlighted shall be referred to in broad terms within the Appraisal. Section 3.3 states: *The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance.*

3.4 Setting of the Conservation Area

Agreed, the text will be amended to refer to the west of the village.

4.1 Car Parking

The draft will be amended to further consider parking.

4.4 Public Realm

It is considered that this impact was limited to the western half either side of the A509. The draft will be amended to correct this typo.

4.5 Heritage at Risk

Noted, the council will be considering its priorities and resources and how best to manage these.

5.1 Positive Management: Short Term

The creation of a Local Heritage List will be considered.

Should the parish council wish to see properties in the parish become listed, they should submit robust evidence

administration help and assistance can be given to secure these two areas.

3.2.2 Landscaping and Open Spaces.

We are well aware of the lack of green spaces, verges and the like within the CA and of the importance of them in that context. We would wish to ensure that these are enhanced, maintained and protected and are of material consideration by the LA when determining any planning application. If funding can be found or the Highway Authority (HA) persuaded to install protection to grass areas etc this would be gratefully received.

3.3 Views.

It is appreciated that the report does not provide an exhaustive list and there are other views of significance. However, we feel the following views are of such significance to the CA that they should be included in the report:-

- a) The agrarian landscape views are essential in preserving the essence and the integrity of the CA. As well as those agrarian views essential to the Mill are those to the west, south and east of the CA covering the existing gardens and fields.
- b) The approach and in the opposite direction to the village from Orlingbury should be included for a number of reasons given in the report for view 5.
- c) The view of Church Street from the junction of The Sorrels should be included for a number of the reasons given in views 2, 3 and 4.

The report in respect of view 5 sets out the importance of this view in respect of the lane, hedging, walls and landscaping not for The

through an application form to Historic England who are the decisionmaker in this matter. The form can be found at the following website:

<https://historicengland.org.uk/listing/apply-for-listing/>

The case for renaming of a street/lane should be presented to the council separately. Guidance and an application form is available on the [website](#).

Suggestions which the IPC have not supported

Noted

1. The Bier House and cemetery are considered to be of architectural and historic interest and will be included in the draft revisions and will benefit from inclusion. Their inclusion will enhance the special interest of the Conservation Area. 2-6. Where elements are proposed to be included it is because they will enhance, and contribute to the special interest of the Conservation Area. Where elements are proposed to be removed or not proposed to be included, this is because their inclusion would dilute the integrity of the Conservation Area and its special interest.

Brambles and Allerton House. It should be pointed out that Allerton House had substantial works carried out to it just a few years ago which virtually recladded the entire property with new stonework and new windows and doors. What is important here is the view and therefore we would wish to see that the CA is limited to the lane, verges, hedgerows and boundary walls only and does not include the properties.

3.4 Setting of the Conservation Area.

We are strongly in agreement with many of the statements in this section of the report and would particularly wish to reinforce those comments regarding the agrarian landscape being of critical importance to the setting of the CA.

We would wish to point out that the report is incorrect when it states 'The potential bypassing of the A509/Kettering Road to the east of the village....' it should of course say '....to the west of the village....'

4.1 Car Parking.

The report is incorrect where it says 'Car Parking is currently not considered an issue' it should obviously say 'Car Parking is currently considered to be a big issue'. Anyone who knows Isham or lives in Isham and certain those who live in the CA are very aware that Car Parking is most certainly a very big issue and has been for a number of years. The IPC have endeavoured to try and ease the situation with the LA and HA but to date without success. Indeed, we have successfully opposed planning applications for proposed developments specifically because of access problems through this area of the village. Some planning

applications the IPC opposed have been approved and this has in our view been detrimental to the CA.

4.4 Public Realm.

The report is incorrect where it says 'The A509 and its traffic load are a significant visual and audible presence within the eastern half of the Conservation Area.' This should have said '.... within the western half' However, we are of the view that this should not be limited to just 'the western half' of the CA but has a distinct impact on the 'the whole' of the CA.

4.5 Heritage at Risk.

See our previous comments in section 2.6 Heritage at Risk. As previously stated we hope and trust that the new LA can provide assistance and support in saving these Heritages for the future.

5.1 Positive Management: Short Term.

Enforcement - We agree with this statement although we have found in the past reluctance on the part of the LA to execute it. We will support and hope that the new LA will use its powers of enforcement promptly and forcibly when necessary.

Local Heritage List - We also agree with this statement and would support inclusion of those buildings listed in section 3.2.6 if they are already included. We would support any action to have the Methodist Chapel and 54 South Street listed as we believe these are heritage buildings having a very close affiliation with Isham residents of the present and the past.

		<p>The footpath from Langton Place through to The Sorrels has long been known after an old resident as Tom Tilley's Lane, we would wish this to be formally named as such and distinguishing it from Langton Place.</p> <p>New Development - We anticipate and are confident that the Neighbourhood Plan which is being prepared will identify if and where such appropriate opportunities exist. We trust that this opinion will be robustly supported by the LA.</p> <p>Suggestions which the IPC have not supported.</p> <ol style="list-style-type: none"> 1. Inclusion of the Cemetery and Bier House in the CA. 2. Inclusion of the rear part of the school in the CA. 3. Expansion of the CA to the west between Orlingbury Road and the Glebe Field. 4. Exclusion of the proposed expansion of the CA along Green Lane, we have just agreed with the removal of The Brambles and Allerton House from the CA. 5. Exclusion of the house on the corner of South Street and Mill Lane (i.e. 54 South Street). 6. Exclusion of The Lilacs from the CA. 	
21	Isham Neighbourhood Group	<p>Generally, we are supportive of the Character Appraisal and Management Plan (ICACAMP). However, we have a number of fundamental points to raise on the ICACAMP which we request are considered and appropriate amendments are made.</p> <p>Point 3.3 Views</p>	<p>Noted and welcomed.</p> <p>Point 3.3 Views The views highlighted shall be referred to in broad terms within the Appraisal. Section 3.3 states: <i>The views included</i></p>

As noted in the opening paragraph “There may be other views of significance”. We would agree and, given the weight of this section within the whole report, we would suggest that the following additional views are included as significant.

- A. The approach to the village from Oringbury, and in the opposite direction
- B. Church Street looking east in the vicinity of the junction with The Sorrels

Of equal importance is that the photographs presented in the document do not reflect what is more often the actual view as there is a complete absence of vehicles from any of the views. This never occurs in reality and, as such, creates a complete conflict with point 4.1 of the report. I enclose with this letter a number of photographs which clearly show the current situation.

Point 4.1 Car Parking

As written, this section is factually incorrect. We are unaware of the author of the report having any conversations with residents of the village in order to draw the conclusion that “Car Parking is not currently considered an issue”. That comment is fundamentally wrong and we would draw your attention to the minutes of Isham Parish Council’s January 2021 meeting.

A car parking survey was undertaken in November 2015 and submitted to Wellingborough Borough Council. This demonstrated that, be it weekday or weekend, both Church Street and Middle Street suffered from on street parking that congested the narrow streets. In many cases those streets only have a footpath on one side of the road. Since 2015 matters have worsened to the extent that, in

in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance

Point 4.1 Car Parking

The appraisal will be updated.

Point 2.3 Revisions to the boundary

Please see note above on The Lilacs.

Points 2.4 and 2.5 Designated and Non Designated Heritage Assets

Should the neighbourhood plan group wish to see properties in the parish become listed, they should submit robust evidence through an application form to Historic England who are the decisionmaker in this matter. The form can be found at the following website:

<https://historicengland.org.uk/listing/apply-for-listing/>

The case for renaming of a street/lane should be presented to the council separately. Guidance and an application form is available on the [website](#).

Point 3.3.3 Landscaping and open spaces

Emphasis shall be added to the importance of ongoing maintenance of the greens

Point 3.2.4/5/6 Local Details, Public Realm, Key Un-Listed Buildings

Should the neighbourhood plan group wish to see properties in the parish become listed, they should submit robust evidence through an application form to Historic England who are the decisionmaker in this matter. The form can be found at the following website:

<https://historicengland.org.uk/listing/apply-for-listing/>

Point 3.3 Views

Middle Street particularly, the path is regularly blocked in more than one place and very often when the road is at its narrowest and has a roadside fence or wall opposite the parked cars. The enclosed photographs confirm the impact of this.

Point 2.3 Revisions to the boundary

In principle, we agree with the modifications but would suggest the following amendments:

- a) The Methodist Chapel should be considered for Listing
- b) Number 54 South Street is considered for Listing
- c) In terms of The Lilacs public house; we support the view expressed by the directors of The Lilacs Ltd who request its exclusion from the CA *"In summary, our ambition is the survival of the pub as it is. As such that will be an act of conservation in itself so we would prefer not to be restricted in our endeavours."*

Points 2.4 and 2.5 Designated and Non Designated Heritage Assets

The Neighbourhood Plan Group agree that "Isham Conservation Area contains a high number of Listed Buildings which emphasises its special interest" It also contains a considerable number of "Key un-listed buildings" The setting of many of these heritage assets is significantly eroded by the on street car parking that point 4.1 dismisses. This reinforces the need for point 4.1 to be corrected.

Together with the Listing of the Methodist Chapel, the Neighbourhood Plan Group support the Listing of 54 South Street which is considered to be an

The views highlighted shall be referred to in broad terms within the Appraisal. Section 3.3 states: *The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance.*

Point 3.4 Setting of the CA

Agreed, this will be amended.

Point 4.1 Car Parking

See comments above

Point 5.1 Positive Management

Enforcement will be undertaken as appropriate in accordance with the council's enforcement policy.

Should the council consider the introduction of Article 4 Directions appropriate this would be subject to a separate consultation in accordance with the relevant procedures.

important heritage asset and has a very close affiliation with Isham residents of the present and the past.

Reference to the footpath from Langton Place through to The Sorrels has long been known after an old resident of the village as Tom Tilley Lane. It is considered that this should be formally named as such.

Point 3.3.3 Landscaping and open spaces

The Neighbourhood Plan Group would like to see more emphasis placed upon the maintenance and enhancement of the few open spaces that exist. In particular, the triangles of grass that exist to the north and the south of St Peter's Church. This increased emphasis would assist in future funding initiatives.

It should be acknowledged that only one of the three noted historic closes is public. That is, the northernmost part of Langton Place (linking to The Sorrels) which is actually Tom Tilley Lane. This, again, is quite full of on-street car parking. The other two closes are private.

Point 3.2.4/5/6 Local Details, Public Realm, Key Un-Listed Buildings

If considered appropriate we would support the listing of the Methodist Chapel and also 54 South Street. The listing of the latter building would be significant as it would help prevent the possibility of demolition in order to provide wider vehicular and pedestrian access to Mill Lane for development purposes.

Point 3.3 Views

I refer to the above comments on the views.

Point 3.4 Setting of the CA

The proposed bypass will be to the WEST of the village, not the East as suggested by the author of the report.

Point 4.1 Car Parking

I refer to the earlier comments

Point 5.1 Positive Management

The Neighbourhood Plan Group encourage the LPA to use its powers of enforcement more enthusiastically.

It is noted that the appraisal considers the introduction of Article 4 Directions as a means to ensure the longer-term protection of the Conservation Area. It is recognised that these can have an important impact. However, any proposals by the Borough Council to introduce these measures must firstly be with the agreement of the Neighbourhood Plan Group and Parish Council and consultation must take place at an early stage in considering new policy.

In conclusion we reiterate our support of the appraisal subject to the incorporation of our required changes to points 3.3 and 4.1 being views and car parking.

I should appreciate information on the next steps and the timing of any further consultation.

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PLANNING POLICY EXECUTIVE ADVISORY PANEL 19 August 2021

Report Title	Adoption of the Kettering Site Specific Part 2 Local Plan
Report Authors	Julia Baish julia.baish@northnorthants.gov.uk
Lead Member	Councillor Steven North – Portfolio holder for Growth and Regeneration
Consultees	The preparation of the Kettering Site Specific Part 2 Local Plan has involved extensive public consultation, both formal and informal, and Committee consideration and decision-making.

Key Decision	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Forward Plan Reference (if yes to Key Decision)	
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there public sector equality duty implications?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information (whether in appendices or not)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Applicable paragraph number for exemption from publication under Schedule 12A Local Government Act 1974	Not applicable

Contributors/Checkers/Approvers		
North MO		
North S151		
Other Director/SME		

List of Appendices

- Appendix A – Kettering Site Specific Part 2 Local Plan incorporating Main Modifications, Additional Modifications and changes to the Policies Map
- Appendix B – Inspectors’ Report (including appendices 2, 3 and 4)
- Appendix C – Schedule of Main Modifications
- Appendix D – Schedule of Additional Modifications
- Appendix E – Schedule of changes to the Policies Map
- Appendix F – Draft Adoption Statement

1. Purpose of Report

- 1.1. To progress the Kettering Site Specific Part 2 Local Plan to adoption in order to provide an up-to-date development plan for making planning decisions and to guide development in Kettering. This report provides the Kettering Site Specific Part 2 Local Plan, Main Modifications, and Inspector's Report for consideration, and seeks the Executive Advisory Panel's agreement for the Plan to be recommended to the Executive, and then to Full Council for adoption, as modified by the Inspector's Report and the Council's Additional Modifications.

2. Executive Summary

- 2.1. Local Plans are prepared by local planning authorities ("LPA"), which are usually the Council or national park authority for an area. North Northamptonshire Council ("the Council") is the LPA for the North Northamptonshire area following local government reorganisation in 2021. It consequently became responsible for the processes commenced by the predecessor authorities.
- 2.2. Kettering Borough Council resolved to submit the Site Specific Part 2 Local Plan on 21 May 2020. Following submission on 28 May 2020, the Secretary of State for Housing, Communities and Local Government appointed a planning inspector to undertake an examination of the plan. The local plan examination process assesses whether a plan has been prepared in accordance with legal and procedural requirements, and also whether it is "sound" by applying 4 tests set out in the National Planning Policy Framework ("NPPF").
- 2.3. The Council facilitated and participated in the public examination which involved hearing sessions between 8 October and 16 October 2020. The Council was represented at the hearing by Mr Rob Jameson, a specialist Town and Country Planning solicitor. The outcome of the examination was a judgement by the Planning Inspector that the plan produced by the Council was acceptable provided that certain modifications were made to it.
- 2.4. Formal adoption is the final stage in the process of producing an up-to-date development plan for making planning decisions and to guide development in the Kettering area. In order to progress the local plan to adoption, the Planning Policy Executive Advisory Panel (PPEAP) is requested to consider the adoption of the Kettering Site Specific Part 2 Local Plan with Main Modifications identified by the Inspector and the Council's Additional Modifications, some of these modifications also required corresponding changes to the policies map. If the PPEAP and subsequently the Executive are content to recommend the local plan to Council for adoption, it is proposed that any further factual, grammatical, or procedural amendments or requirements are delegated to the Executive Member for Growth and Regeneration in consultation with the Assistant Director for Growth and Regeneration. It is also recommended that a similar delegation

be made in relation to the preparation and publication of an adoption statement, a sustainability statement, and any other duties necessary to bring the local plan into being.

3. Recommendations

- 3.1. The Planning Policy Executive Advisory Panel is asked to recommend to the Executive:
- a) that the Kettering Site Specific Part 2 Local Plan (set out in Appendix A to this report), be considered by Members and forwarded to Full Council to be adopted;
 - b) to delegate authority to the Executive Member for Growth and Regeneration in consultation with the Assistant Director for Growth and Regeneration, to make any further Additional Modifications to the Kettering Site Specific Part 2 Local Plan or its accompanying Policies Map that relate exclusively to factual updates, grammatical corrections and formatting for the purposes of publishing the plan to presentation standard; and
 - c) to delegate authority to the Executive Member for Growth and Regeneration in consultation with the Assistant Director for Growth and Regeneration, to prepare and publish the Adoption Statement (draft as Appendix F) and the Sustainability Appraisal Statement and fulfil any other duties required under Regulation 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Reasons for Recommendation

- 3.2. The NPPF states that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area and a framework for addressing housing needs and other economic, social, and environmental priorities.
- 3.3. The Plan drawn up by Kettering Borough Council was subject to thorough examination and has been modified as a result of recommendations made by the Inspector, as set out at Appendix C to this report. The Council also made non-substantive modifications to the plan during the course of the examination, which are set out at Appendix D to this report. Corresponding changes to the policies map are set out in Appendix E.
- 3.4. In the event that the Plan is adopted for the Kettering area of North Northamptonshire, it will supersede all of the existing saved policies and allocations in the 1995 Local Plan for Kettering Borough.

4. Report Background

- 4.1. All councils are required to have a plan for development in their area, which is known as a Local Plan. The plan is expected to set out a range of development proposals as well as planning policies and should support the delivery of the Council's vision for the area.
- 4.2. The North Northamptonshire Joint Core Strategy (JCS) was adopted in July 2016 by all of the borough/district councils that now form the North Northamptonshire local government area and Northamptonshire County Council. The strategy is the overarching strategic local plan, commonly referred to as the Part 1 Local Plan – it outlines the big picture to be developed in more detail through Part 2 Local Plans prepared by each former borough/district council and any neighbourhood planning groups.
- 4.3. The Part 2 Local Plan is expected to set out the non-strategic development allocations and detailed policies to manage development in line with the strategic policies of the JCS.
- 4.4. The decision to submit the Kettering Site Specific Part 2 Local Plan was made by Kettering Borough Council on 21 May 2020. The completed submission was received by the Secretary of State on 28 May 2020.
- 4.5. The Secretary of State appointed an independent Planning Inspector (Elaine Worthington MTP MUED MRTPI) to examine the Site Specific Part 2 Local Plan submitted by Kettering Borough Council. The purpose of the examination was for the Inspector to ensure the relevant legal and procedural requirements have been followed and to test the plan for its soundness as set out in paragraph 35 of the NPPF. Only if the plan is considered sound by the planning inspector can it be capable of legal adoption by the Council.
- 4.6. The Inspector identified eight main issues in the draft plan that were material to her assessment of the soundness of the Plan:
 - i) Whether the Plan's overall spatial strategy, including the approach to the settlement hierarchy and settlement boundaries, is consistent with the JCS and national policy, justified and effective.
 - ii) Whether the Plan is justified and effective in meeting the requirements set out in the JCS in relation to housing provision.
 - iii) Whether the Plan will meet the requirements set out in the JCS and Framework in terms of meeting housing needs.
 - iv) Whether the housing allocations in the plan are reasonable and justified and deliverable over the plan period, and whether the specific requirements of the site allocation policies are justified and consistent with national policy and the JCS.
 - v) Whether the approach to employment and town centres in the Plan is robustly based and consistent with the JCS and national policy.

- vi) Whether the environmental and other spatial designations in the Plan are effective, justified and consistent with national policy and the JCS.
 - vii) Whether the other individual policies in the Plan are clear, effective, justified and consistent with the JCS and national policy, and whether there are any omissions.
 - viii) Whether effective arrangements are in place for the monitoring of the Plan.
- 4.7. The examination was a rigorous and public process, involving consideration of all the relevant matters (including all issues in the written representations) and the supporting evidence base together with examination hearing sessions conducted between 8 October and 16 October 2020 (a total of 6 hearing days). The hearings were run by the Inspector and included council representatives and invited participants. Mr Rob Jameson, a specialist Town and Country Planning solicitor, advised the Council during the examination. The hearings covered matters and questions which the Inspector considered required further exploration and they allowed those with concerns about the plan to provide further information linked to the matters and issues determined by the Inspector for further examination. Further statements and information were produced as part of the examination process at the request of the Inspector and made available on the examination website. These were some of the first virtual local plan examination hearing sessions to be held in the UK. The hearings were livestreamed on the internet.

Major Modifications to the submitted plan

- 4.8. An inspector can recommend changes to the plan (known as 'Main Modifications') during the examination to make a submitted plan sound and legally compliant only if asked to do so by the local planning authority under section 20(7C) of the 2004 Planning and Compulsory Purchase Act ("the 2004 Act"). Such a request was agreed at the Kettering Borough Council Planning Policy Committee on 21 May 2020.
- 4.9. During the examination, the Inspector identified a number of issues that she considered affected the soundness of the plan. Throughout the hearing sessions a number of potential main modifications were produced. After the hearings closed in October 2020, the Council drafted a composite list of main modifications and, through an iterative process, agreed these with the Inspector as follows:
- 1) Deletion of Policy HOU3 – Retirement Housing and Care Homes as the requirements of the policy are adequately addressed by the JCS.
 - 2) Deletion of Policy TCE1 – Town Centre Boundaries as the policy is unnecessary because Policies BLA1, DES1 and ROT1 all also refer to the town centre boundaries.

- 3) Deletion of Policy KET9 – McAlpine’s Yard, Pytchley Lodge Road as due to unresolved issues relating to flood risk the Policy was not appropriate or justified.
- 4) Incidental amendments resulting from the deletion of policies, for example policy numbers have been amended.
- 5) Deletion of a large number of Historically and Visually Important Local Green Spaces. Where spaces were removed the Inspector did not consider that the requirements of the NPPF had been met, particularly in relation to demonstrating that sites had been identified and put forward by the community, and the reasons why the local community considered them demonstrably special.
- 6) Removal of the allotment site at Thorpe Malsor from the policies map as the Inspector did not consider the designation to be justified because, while the site is publicly available, it is not publicly accessible.
- 7) Amendments to address the September 2020 changes to the Use Classes Order, reference to previous Use Classes have been removed and replaced with a description of the uses, for example ‘A1’ has been amended to ‘retail’.
- 8) An amendment to the Introduction to provide certainty on the preparation of the Gypsy and Traveller Site Allocation Policy.
- 9) Amendments to Policies HOU1 (Windfall and Infill Development: Principles of Delivery), HOU2 (Older Persons Housing) and HOU5 (Single Plot Exception Sites for Self-Build) to provide clarification and to remove repetition of the JCS.
- 10) Amendments to Policies EMP1 (Safeguarding Employment Land), EMP3 (Non Employment Uses in Safeguarded Employment Areas) and EMP4 (Live Work Units) to ensure consistency with the JCS, provide clarification and to reflect amendments to the Use Class Order. Amendments to Policy EMP1 to provide clarification on the approach to expansion or modernisation of existing businesses. Amendments to the supporting text in this chapter to provide information on strategic employment sites.
- 11) Additional text in the town centres chapter to set out the role of District and Local Centres at SUE’s in the retail hierarchy. Amendments to policies in the Town Centre chapter to remove repetition of the JCS and to provide clarification.
- 12) Amendments to Policy HWC1 (Health and Well-being) to ensure the policy sets out more clearly for developers what is required. Amendments to Policy HWC2 (Protection of Community Facilities and Proposals for New Facilities) to provide clarification and amendments to Policy HWC3 (Sport, Recreation and Physical Activity) which provide a comprehensive update to the policy to remove repetition and to set out more clearly what is expected of proposals and on how contributions will be calculated and spent.
- 13) Amendments to Policy NEH1 (Local Flood Risk Management Policy) to clarify requirements. Amendments to NEH2 (Borough Level Green Infrastructure Network) to re-order the policy, set out the approach to offsite/ onsite contributions and to clarify the mechanism for determining contributions. Amendments have been made to the heritage section to

remove unnecessary text. Amendments to NEH3 (Historically and Visually Important Local Green Space) to clarify the exceptional circumstances when development may be allowed, to provide further context to the designations and to list the Local Green Spaces in the policy. Amendments to Policy NEH4 (Open Spaces) which provide a comprehensive update to the policy to provide clarification, set out more detail on contributions and how these will be applied and to provide an update on the studies.

- 14) All site allocations policies, opportunity for redevelopment policies, environmental improvement policies and development principles policies have been amended to remove repetition with the JCS, national policy and between the tiers of policy included in the SSP2 and to make reference to the heritage test set out in the NPPF, amendments have also been made to ensure policy wording is consistent. An amendment to Policy STA2 (Land to the south of Harborough Road, Stoke Albany) to increase the yield of the site following detailed discussions on the design following the submission of an application on the site.
 - 15) Amendments to the supporting text in the Rural Area chapter to provide clarification on the approach within each of the categories of village. Amendments to policies RS1 and RS2 to provide a consistent approach to policy wording and provide clarification. Amendments to Policy RS3 (Category C Villages) to remove the differentiation between scattered settlements and the open countryside. Additional supporting text to Policy RS5 (Rural Area Development Principles) to clarify the relationship between policies and to explain the purpose of the various tiers of policy.
 - 16) Amendments to the monitoring chapter to provide clarification and to remove unnecessary wording.
 - 17) Amendments to Appendix 1 – Housing Trajectory to update the trajectory to the most up to date monitoring period and to reflect the deletion of Policy KET9 and the increase in yield proposed for Policy STA2.
- 4.10. These Main Modifications concern matters that were discussed at the examination and are essentially the same as those that were subject to public consultation and considered by members of Kettering Borough Council in March 2021.
- 4.11. Given the nature of the modifications proposed by the Council and accepted by the Inspector, further public consultation was deemed appropriate, and this took place from 19 March to 30 April 2021. The comments received about the amendments through public consultation on the proposed modified draft plan were sent to the Inspector for consideration. This consultation was accompanied by a Sustainability Appraisal and Habitats Regulations Assessment.
- 4.12. The Inspector considered the results of the public consultation on the modified draft plan and issued her report into the soundness of the plan on 2 July 2021 (See Appendix B). This stated in the section entitled Overall Conclusion and Recommendation that:

“196. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-

adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

197. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended MMs set out in Appendix 1, the Kettering Site Specific Part 2 Local Plan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.”

- 4.13. The report was published on the Council’s website. All contributors to the plan process have been notified of its availability, and a copy deposited in the Council Offices, Bowling Green Road, Kettering and Burton Latimer, Desborough and Rothwell libraries for inspection by the public. Receipt of the Inspector’s report marks the completion of the examination.
- 4.14. Appendix A to this report confirms the Main Modifications made to the draft local plan to make it sound for adoption, it also includes the Additional Modifications and changes to the policies map.

Minor Modifications to the Plan

- 4.15 In preparing the local plan for adoption, additional minor modifications can be made to it by the Council provided they do not materially affect the plan’s policies. These include such things as correcting typographic errors, changes which are consequential to the Main Modifications and factual updating. The Council has authority to make minor modifications without reverting to the Inspector or carrying out consultations on them. The changes that have been made to the Plan approved by the Inspector under this provision are set out in Appendix D.

5. Issues and Choices

- 5.1 The Council has now reached the adoption stage of the development plan preparation process. In accordance with section 23 of the 2004 Act, the Council can now either:
- 5.1.1 adopt the Kettering Site Specific Part 2 Local Plan with the recommended modifications; or
- 5.1.2 resolve not to adopt the Kettering Site Specific Part 2 Local Plan.
- 5.2 Adoption of the Kettering Site Specific Part 2 Local Plan would represent a major milestone in the development of a comprehensive planning framework for the Kettering area. It would be the culmination of a number of years of work by officers, councillors, partners and the local communities, including significant public involvement in the process.
- 5.3 If the local plan is not adopted as modified, this would put at risk the delivery of the key policies and developments contained in it. It would also result in

there being an incomplete and partially out of date local planning policy framework to guide future development decisions in the Kettering area.

- 5.4 If Council is content to adopt the Kettering Site Specific Part 2 Local Plan, the plan will be finalised for publication. Council is therefore also requested to delegate to the Executive Member for Growth and Regeneration in consultation with the Assistant Director for Growth and Regeneration, the ability to finalise the document by resolving the formatting and presentation of the content of the document prior to publication.
- 5.5 If adopted, the Kettering Site Specific Part 2 Local Plan would carry full weight in the determination of planning applications for the area, and become part of the development plan alongside the JCS, the Kettering Town Centre Area Action Plan and any relevant Neighbourhood Plans. The adopted Plan would supersede the 1995 Kettering Borough Local Plan.
- 5.6 The adoption process also requires the Council to prepare and publish an Adoption Statement to accompany the Local Plan in accordance with regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Adoption Statement (Appendix E) sets out:
- Date which the Local Plan was adopted
 - Modifications following the Pre-Submission Publication Draft; and
 - Notice that any person aggrieved by the process can make an application to the High Court within 6 weeks from the date of adoption.
- 5.7 The Policies Map maintained by the Council illustrates geographically on an Ordnance Survey base where the policies and proposals of the development plan apply. In the event that the local plan is adopted, the Policies Map would need updating (a minor modification) to reflect the change in policy. As soon as possible after adoption, a Policies Map reflecting the adopted Kettering Site Specific Part 2 Local Plan will be available to view on the Councils website, with paper copies of the map and local plan being made available once the appeal period expires.

6. Implications (including financial implications)

6.1 Resources and Financial

The costs associated with the production of the Kettering Site Specific Part 2 Local Plan have been met through the Kettering Area Planning Policy budget. The remaining steps needed to adopt the Part 2 Local Plan can be financed from this budget. Thereafter, there will be no ongoing cost to the Council from the adoption of the Kettering Site Specific Part 2 Local Plan.

6.2 Legal

The adoption of the Local Plan has to comply with legal and regulation requirements set out in Planning and Compulsory Purchase Act 2004 (as

amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012. The Inspector has approved the process by which the Kettering Site Specific Part 2 Local Plan has been produced and has confirmed within her report that:

- a) The Plan has been prepared in accordance with the Council's Local Development Scheme (LDS). An updated version of the LDS was prepared by the Council in September 2020 to reflect revised timescales;
- b) Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement (SCI). Representors raised concerns about the timing of the availability of a number of evidence base documents relating to sport, recreation and open space. These were published after the Regulation 19 consultation period and the submission of the Plan. Nevertheless, the Inspector concluded she was satisfied that these documents were provided on the Council's website for a number of months prior to the hearings and flagged up in the Matters Issues and Questions relating to the examination. As such, interested parties had the opportunity to consider them in advance of the hearings and she was satisfied that no prejudice has been suffered as a result;
- c) A Sustainability Appraisal has been carried out and is adequate;
- d) The Habitats Regulations Assessment (May 2020) meets the necessary regulatory requirements and concludes that the Plan will have no likely significant effects on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site. Based on additional information provided by the Council (letter dated 30 June 2020) Natural England are satisfied with this conclusion;
- e) The Development Plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the local planning authority's area;
- f) The Development Plan, taken as a whole, includes policies designed to ensure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. JCS Outcome 2 concerns Adaptability to Future Climate Change and paragraph 2.16 of the Plan sets out how the Plan will contribute to this outcome. MM2a to paragraph 2.10 of the Plan is necessary to acknowledge that a Climate Change Emergency was declared in the borough of Kettering in 2019 in the interests of effectiveness;
- g) The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations. It is consistent with the JCS except in one very minor instance in relation to Policy DES6 (employment allocation) which is justified for the reasons set out in the report.

6.3 Risk

The greatest risk is that the adoption of the Kettering Site Specific Part 2 Local Plan is challenged post adoption. To mitigate this risk, the preparation of the plan has followed a robust process, and this is reflected in the positive conclusions of the Inspectors Report. This should minimise the grounds for legal challenge after adoption. Further, the Council has relied upon specialist legal advice throughout the process to ensure that the prospect of successful challenge is minimised.

6.4 Consultation

As confirmed above in the main body of the report, the Council has complied with its obligations to undertake appropriate consultation at all points in the development and adoption of this plan.

6.5 Consideration by Scrutiny

None as yet, however the matter is a Key Decision and therefore is eligible for call-in.

6.6 Climate Impact

The Kettering Site Specific Part 2 Local Plan in combination with the JCS includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. These include policies setting out the approach to renewable and low carbon energy, water resources and sustainable drainage, health and wellbeing and green infrastructure.

6.7 Community Impact

There are wide-ranging beneficiaries for the Local Plan, potentially including all residents, employees, businesses, visitors, and service providers across the Kettering area. This is because of the wide scope of the Kettering Site Specific Part 2 Local Plan which will affect the environment of the area's stakeholders. One of the major benefits will be providing residents, employees, and visitors etc. with a greater range of e.g., housing choices, shops, employment opportunities, recreation, and open space facilities.

7. Background Papers

- 7.1 Background papers relating to the preparation of the plan are available on the former Council's website:

www.kettering.gov.uk/SSP2Exam

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Report to Kettering Borough Council

by Elaine Worthington

an Inspector appointed by the Secretary of State

Date: 2 July 2021

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Kettering Site Specific Part 2 Local Plan

The Plan was submitted for examination on 28 May 2020

The examination hearings were held between 8 and 16 October 2020

File Ref: PINS/L2820/429/3

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Abbreviations used in this report

AMR	North Northamptonshire Annual Monitoring Report
dpa	Dwellings per annum
DPD	Development Plan Document
The Framework	National Planning Policy Framework (February 2019)
GT	Gypsies and Travellers
GI	Green Infrastructure
The Guidance	National Planning Practice Guidance
GTAA	Gypsy and Traveller Accommodation Assessment
HRA	Habitats Regulation Assessment
HVI	Historically and Visually Important (green space)
JCS	North Northamptonshire Joint Core Strategy
JPC	North Northamptonshire Joint Planning Committee
JPU	North Northamptonshire Joint Planning and Delivery Unit
LDS	Local Development Scheme
LGS	Local Green Space
MM	Main Modification
NP	Neighbourhood Plan
The Plan	Kettering Site Specific Part 2 Local Plan
PPTS	National Planning Policy for Traveller Sites (March 2012)
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SPD	Supplementary Planning Document
SFRA	Kettering Strategic Flood Risk Assessment
SuD _s	Sustainable Urban Drainage Systems
SUE	Sustainable Urban Extension
TCAAP	Town Centre Area Action Plan
UCO	Town and Country Planning (Use Classes) Order 1987
VA	Site Specific Part 2 Local Plan Viability Assessment

Non-Technical Summary

This report concludes that the Kettering Site Specific Part 2 Local Plan (the Plan) provides an appropriate basis for the planning of the borough provided that a number of main modifications (MMs) are made to it. Kettering Borough Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal and habitats regulations assessments of them. The MMs were subject to public consultation over a six-week period. In some cases I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The main modifications can be summarised as follows:

- Amending or deleting site allocations and designations to ensure consistency with the National Planning Policy Framework (the Framework);
- Deletion and amendments to ensure that only policies that provide a clear indication of how a decision maker should react to a development proposal are included in the Plan;
- Rewording policies to ensure they are positively prepared, effective and consistent with the JCS and the Framework; and
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Plan in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. Paragraph 35 of the Framework makes it clear that in order to be sound, a local plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Kettering Site Specific Part 2 Local Plan, submitted in May 2020 is the basis for my examination. It is the same document as was published for consultation in December 2019.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any MMs necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in Appendix 1.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal (SA) and habitats regulations assessments (HRA) of them. The MM schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the MMs and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and SA/HRA assessments that have been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as Appendix 3 Policies Maps as set out in Examination Document reference PKB1 dated December 2019 (the Plan).
6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective. These further changes to the

policies map were published for consultation alongside the MMs in the schedule of proposed changes to the policies map.

7. This schedule includes a number of changes made to the policies map by the Council which are unrelated to the MMs as follows: to correct the titles from proposals map to policies map, to explain the green notations which form part of the Ordnance Survey base map but do not appear on the key, to add a missing green infrastructure (GI) borough corridor (e), and to annotate additional areas of existing open space in Ashley and Wilbarston.
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the above mentioned document, and the further changes published alongside the MMs, incorporating any necessary amendments identified in this report.

Context of the Plan

9. The Plan is a Part 2 Plan which has been produced to enable the effective delivery of Part 1 of the Plan, the North Northamptonshire Joint Core Strategy (JCS). This was prepared jointly by the district and borough Councils of Corby, East Northamptonshire, Kettering and Wellingborough and was adopted in July 2016. The JCS provides the strategic planning background to the matters contained in the Plan. It sets out the spatial strategy and the level of growth required along with its distribution. It also allocates strategic housing and employment sites and sets out strategic policies, place shaping requirements and development management policies.
10. As this is a subsidiary Plan, there is no requirement for me to re-examine the strategic issues which were covered in the JCS and found to be sound. In particular, the Framework does not require the Plan to address the question of whether further housing provision will need to be made. This is a matter for any future review of the JCS.
11. The Plan will sit alongside the JCS and the Kettering Town Centre Area Action Plan (TCAAP) which was adopted in July 2011, the Broughton Neighbourhood Plan (NP) which was made in 2018, and the forthcoming stand-alone gypsy and traveller accommodation Development Plan Document (DPD). It will replace all of the saved policies of the Kettering Borough Local Plan (January 1995) and will be used as necessary to assess development proposals in the Plan area.
12. On 1 April 2021 a number of local planning authorities in Northamptonshire merged to form two new Unitary Authorities. Kettering Borough Council now forms part of North Northamptonshire Council. Nevertheless, the Plan for Kettering will remain in place until such time as it is revoked or replaced by a new plan produced by the unitary authority covering the whole of its area. Regulation 26(3) of the Local Government (Boundary Changes) Regulations 2018 requires the unitary authority to adopt such a plan within 5 years of the reorganisation date.

Public Sector Equality Duty

13. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This sets out the need to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it. This has included my consideration of several matters during the examination including amongst other things the approach to gypsies and travellers, affordable housing, and older persons housing.

Assessment of Duty to Co-operate

14. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
15. The Plan seeks to implement the strategic objectives of the JCS. As such, the strategic matters have already been appropriately considered within the JCS (where the Duty to Cooperate was found to be met).
16. Nonetheless, it is clear that the Council has a long history of working with other authorities in the North Northamptonshire area and prescribed bodies on cross boundary issues and strategic matters. These include ongoing well established joint working arrangements and the preparation of a joint evidence base. The Council's continuing collaborative approach is set out in the Council's response to my Initial Question 4, its Matter 1 Statement and Regulation 22 Consultation Statement.
17. I am therefore content that there are no outstanding cross boundary issues and am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

Assessment of Soundness

Main Issues

18. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 8 main issues upon which the soundness of this plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – whether the Plan's overall spatial strategy, including the approach to the settlement hierarchy and settlement boundaries, is consistent with the JCS and national policy, justified and effective.

Spatial Strategy and settlement hierarchy

19. The spatial strategy and role of settlements is established in Table 1 and Policy 11 of the JCS. Kettering is identified as a Growth Town and the focus for infrastructure development and higher order facilities to support major employment, housing, retail and leisure development. Burton Latimer, Desborough and Rothwell are identified as market towns which provide a

strong service role for their local communities and the surrounding rural area. Here, the JCS establishes that growth in homes and jobs is appropriate to support regeneration and local services, at a scale appropriate to the character and infrastructure of the town.

20. The next category is villages, which takes in all villages other than settlements of a dispersed form (which may be designated as countryside, outside the formal settlement hierarchy), followed by open countryside. Development in these rural areas is limited by JCS Policy 11 to that required to support a prosperous rural economy or to meet a locally arising needs, which cannot be met more sustainably at a nearby larger settlement. It is also permissive of small scale infill development in villages in some instances.
21. The rural area in Kettering takes in all those parts of the borough outside Kettering and the market towns and covers much of the borough. In terms of the categorisation of villages in the rural area, the JCS is clear that Part 2 Local Plans may identify villages that may have a sensitive character or conservation interest, in which new development will be strictly managed. With this in mind, the Council has identified three categories of villages.
22. Category A includes all villages not in Category B or C and includes the majority of the villages in the rural area. Category B includes villages which have a sensitive character or conservation interest, and Category C includes settlements of a dispersed form. The Categorisation of Villages Background Paper 2019 explains that the 1995 Local Plan provided a starting point for the approach and I am content that the resultant categorisation of the villages is consistent with the role of the settlements identified in the JCS and is justified.

Settlement boundaries

23. The supporting text to JCS Policy 11 indicates that in order to clarify the application of criteria 2b and 2c of Policy 11, Part 2 Local Plans may define village boundaries or more detailed boundary criteria, taking account of the character of the village. It recognises that village boundaries can provide a tool to plan positively for growth and to prevent ad-hoc encroachment into open countryside, particularly for villages located close to larger settlements where coalescence is a concern.
24. Policy LOC1 in the Plan identifies settlement boundaries for Kettering, the market towns and for Category A and B villages (Category C villages do not have boundaries due to their scattered nature and are treated as being part of the open countryside). These have been established in order to direct and control the location of new development. They are also an important tool in establishing whether land is inside the settlement or in the countryside for the purposes of JCS Policies 11 and 13 (Rural Exceptions) and Policies RS1 and RS2 in the Plan which relate to the different village categories.
25. The boundaries have been determined in line with four principles which have been the subject of consultation through the Plan making process. These are set out in the Settlement Boundaries Background Paper Update April 2018 and have resulted in boundaries which are tightly drawn around the existing built up area, where possible, following defined features.

26. The principles which have been used to determine whether an area should be included within or excluded from the settlement boundary are based on desk top studies and site visits, and include a review of the existing settlement boundaries in the 1995 Local Plan and an assessment of the spatial extent of the settlements. Whilst in some instances the boundaries have been drawn more tightly than was previously the case, this approach is grounded on a clear rationale to promote sustainable patterns of development and protect the countryside in line with the spatial strategy in the JCS.
27. Although some degree of judgement is inevitable in finalising the detailed boundaries in certain circumstances, I am content that the methodology for determining the boundaries is sound and that the defining principles have been consistently applied such that the boundaries are appropriately drawn.
28. Whilst I accept that the establishment of boundaries as a means to direct development is in principle a restrictive approach, these provide certainty and clarity for the purposes of development management. They are a helpful practical tool that seeks to ensure consistency in decision making, rather than leaving applications to be determined on a case by case basis with the resultant ad-hoc development within and around the edge of villages.
29. Thus I am satisfied that Policy LOC1 helps to achieve the spatial strategy set out in the JCS over the plan period and also to ensure that the intrinsic character of the countryside is recognised in accordance with paragraph 170 of the Framework. **MM3** is necessary to remove repetition in the supporting text and to refer correctly to the policies map in order to ensure the effectiveness of Policy LOC1.
30. Each of the village categories are subject to a policy in the Plan which sets out the scale of development anticipated within them and the increasing levels of restriction that applies. Policy RS1 relates to Category A villages and allows development of infill sites within the settlement boundary in accordance with JCS Policy 11. Policy RS2 relates to Category B villages where development is more restrained due to the sensitive character of these villages and infill is limited to proposals of only 1 or 2 dwellings within the settlement boundary. Policy RS3 relates to Category C villages and identifies those six villages which are scattered in nature and limited in size with few facilities. These are considered to be in the open countryside.
31. Subject to the MMs considered below, I am content that the Plan is positively prepared in this regard and that these policies are justified in their approach to directing development to locations inside the settlement boundaries under the terms described, and in protecting the open countryside.
32. **MM54** provides clarification to explain the different approaches intended in each category of village and the countryside. **MM55** amends Policy RS1 to precisely define infill development (**MM94** adds the JCS definition of infill development to the Glossary in this regard), refer to the policies map, remove unnecessary wording, reflect the requirements in the JCS whilst avoiding repetition and to provide consistency with the other village category policies. **MM56** makes similar alterations to Policy RS2 and clarifies the limited nature of the infill permitted in the Category B villages. **MM57** amends Policy RS3 to indicate that the Category C villages are to be treated as open countryside in

line with the provisions of Policy RS4 (which is considered in detail under Issue 7). These modifications are necessary to ensure the policies accurately and clearly reflect the respective roles of the settlements in the hierarchy, in the interests of clarity and effectiveness and to ensure consistency with the JCS.

Conclusion on Issue 1

33. Subject to the MMs identified above, the Plan's overall spatial strategy, including the approach to the settlement hierarchy and settlement boundaries, is consistent with the JCS and national policy, justified and effective.

Issue 2 – whether the Plan is justified and effective in meeting the requirements set out in the JCS in relation to housing provision.

Overall approach to housing requirement and provision

34. Policy 29 of the JCS sets the housing requirement for Kettering borough at 10,400 dwellings in the period 2011-2031. It also establishes how it will be distributed in line with the spatial strategy and sets out housing requirements for Kettering (6,190 dwellings), Burton Latimer (1,180 dwellings), Desborough (1,360 dwellings), Rothwell (1,190 dwellings) and the rural areas (480 dwellings). The JCS allocates strategic housing sites of 500+ dwellings. It identifies three Sustainable Urban Extensions (SUEs) in the borough which provide strategic locations for housing and employment development. These are at East Kettering (known as Hanwood Park), Desborough North and Rothwell North. The JCS also allocates two strategic employment sites at Kettering North and Kettering South. **MM2** is necessary to ensure that all these important strategic sites are reflected in the Plan and shown on the policies map for completeness as a key element of the spatial strategy and approach to housing development in Kettering. The changes are included in the schedule of proposed changes to the policies map including the provision of a consolidated map for Kettering.
35. Alongside the SUEs the Plan allocates smaller scale sites to meet housing requirements in the towns and villages. These allocations, together with completions, commitments and sites already allocated in the adopted Kettering TCAAP, are intended to meet the housing requirement in the JCS and its timescale for delivery.
36. Without planning for any additional housing development through site allocations, the Plan indicates that there is sufficient supply from committed and completed developments to exceed the requirement for 10,400 dwellings set out in the JCS. However, in order to allow for a degree of choice and flexibility the Council has chosen to provide a greater supply of land to ensure that needs are addressed in the Plan period. This is to ensure that housing targets are met across the borough, particularly in Rothwell and the rural areas (where completions and commitments fall short of the requirements in the JCS as set out in Table 4.2 of the Plan). The Council has therefore applied a 10% flexibility allowance above the housing requirement for each settlement set out in the JCS (but not to the rural areas). The housing target for the rural areas will be met through housing allocations and a windfall allowance. In principle, I consider that the Council's flexible approach would be effective and positively prepared.

37. As set out above, revising the housing requirement is not within the scope of this Plan. However, it is necessary to ensure that the Part 2 Plan allocates sufficient housing land to deliver the housing requirement and distribution as set out in the adopted JCS as well as to achieve its overall delivery trajectory. The most recent monitoring data for the period ending March 2020 is provided in EXAM7 and updates the completions and commitments site schedule in Appendix 1 of the Housing Land Supply Background Paper October 2019. This site schedule table sets out the Council's calculations of its likely sources of housing land supply over the plan period and was discussed at the hearings.
38. The smaller scale housing allocations in the Plan are focussed on Kettering, the market towns, and the villages, and are considered under Issue 3 below. However, it is necessary to acknowledge here that a site proposed for allocation for up to 217 dwellings (and 1 hectare of employment land) at KET9 Mc Alpine's Yard, Pytchley Lodge Road in Kettering is to be deleted under **MM37**. Of a less substantial scale, but mentioned here for completeness, the proposed allocation for 16 dwellings at STA2 Land to the south of Harborough Road, Stoke Albany is subject of **MM84** which increases the number of dwellings by 2 to a total of 18. The reasons for these changes are considered under Issue 3.
39. Adopting the most up to date monitoring figures and taking into account the deletion of KET9 and the minor increase in the number of dwellings at STA2, the housing land supply evidence indicates that a total of 12,714 dwellings will be delivered over the plan period to 2031. This is 2,314 dwellings above the JCS requirement of 10,400 dwellings (or 22.3 %) and as such represents a comfortable surplus. An updated housing trajectory has been prepared and gives an indication of the forecast housing completions for each year of the plan period. **MM93** amends the housing trajectory at Table 16.1 in Appendix 1 of the Plan, and is necessary in the interests of accuracy and effectiveness.
40. Consideration is needed in relation to a number of factors concerning housing provision as follows:

The SUEs

41. In accordance with the spatial strategy set out in the JCS, the three SUEs identified in the borough are relied upon to deliver a good deal of the housing requirement. For the Plan to be effective these, along with the additional housing sites proposed, must be capable of meeting identified needs over the plan period. It is widely recognised that progress has not been as fast as anticipated on the SUEs and completion rates have not matched the growth projections in the JCS. The Council's position statements EXAM2G and EXAM2H include trajectories that are supplemented by the most recent monitoring data provided at EXAM7.
42. Hanwood Park to the east of Kettering is the largest of the SUEs with 5,500 dwellings, schools, employment area and local centres and community facilities. It was granted outline permission in 2010 and is subject to a Strategic Masterplan. Development is well under way and of the three SUEs in the borough it is where the most progress has been made. A significant number of homes have been completed and a good deal of infrastructure provided including drainage works, access roads and a primary school.

43. At June 2020 reserved matters permission for 1,222 dwellings had been granted with 464 completions (355 occupations) with pending reserved matters for a further 925 dwellings. The development is split into parcels of land, with three national housebuilders delivering simultaneously. A number of parcels are under construction, some have reserved matters permission but have not commenced, and others are the subject of reserved matters applications which are currently with the Council for determination. A new outline application for the remainder of Phase 1 and Phase 2 was imminent at the time of the hearings.
44. The Council's monitoring shows that the number of completions on the site has increased year on year since the first completions in 2016/17. 179 dwellings were completed in 2019/20 with 133 anticipated in 2020/21. Anticipated build out rates vary for each parcel within the site but have been provided by the respective housebuilders based on their experience of other large sites in the borough including, where relevant, those achieved on adjacent parcels of land within the SUE. The overall envisaged figures for the SUE increase in subsequent years to 369 dwellings in 2021/22, with a peak of 470 dwellings in 2022/23.
45. I accept that this is a marked increase and represents ambitious targets particularly in the current context of only three housebuilders or outlets. I also appreciate that these higher delivery rates are in the initial years of the Plan and are intended to contribute to the Council's five year housing land supply. Objectors refer to progress made on other SUEs in the wider North Northamptonshire area, particularly Priors Hall in Corby which reached a maximum of 269 dwellings per annum (dpa) on the basis of nine separate outlets, and had an average of 200 dpa. Evidence at the national level is also cited including the Lichfield's Study 'Start to Finish' (February 2020) which suggests an average delivery for sites over 2000 dwellings of 160 dpa. It also recognises that whilst some large sites may have a peak year of 300 dwellings, none consistently deliver over this figure year on year.
46. On the other hand, I am mindful that the projected delivery rates have been arrived at by the Council in conjunction with the site developer and benchmarked against other developments. Development at Hanwood Park has been up and running for some time and a significant amount of enabling infrastructure is now in place as a result of the development of the earlier parcels of land. The access roads, electricity and water are already provided to some of the forthcoming parcels, the housebuilders are already on site and the site compounds have been established. Thus, there are fewer constraints to quick delivery and significant momentum has been established. Notwithstanding the evidence relating to national averages or the situation in the nearby area, in this particular local context and taking in to account the circumstances outlined, I see no reason why it could not be reasonably expected that the pace of delivery would be accelerated going forward.
47. Indeed, the site promoter suggests that the Council has underestimated the progress likely to be made on housing and seeks more ambitious targets. The use of off-site/modular methods of construction and options to provide private rented sector accommodation in addition to more conventional market and affordable housing delivery are being explored. This brings with it the prospect of up to eight different delivery units on site. These would provide a

variety of housing offers and help to avoid the situation whereby a number of directly competing outlets would exceed the absorption capacity of the local housing market and lead to its over saturation. Thus, whilst the rates for Hanwood Park are challenging, they reflect the considerable progress already made, the stage that SUE is at overall, the infrastructure and consents that are in place, and the site promoter's optimism and intentions with regard to the nature of future development there.

48. Desborough North is a mixed use development for up to 700 dwellings. Outline planning permission was granted in 2014 and a number of reserved matters have been approved. At the time of the hearings the remaining reserved matters were expected to be submitted prior to the April 2021 deadline. The land promoter has been liaising with prospective developers and the updated monitoring and trajectory for the site expects 25 units to be delivered in 2021/22 with 120 in subsequent years (until the final year which indicates 75 units). This timeframe allows for reserved matters to be submitted and essential infrastructure to be delivered and assumes two or three house builders on site. The build out rate has been determined in conjunction with the site promoter and aligns with what has been achieved on other sites in the borough.
49. Whilst this is the least well advanced SUE and is behind schedule in starting, some progress has been made. Following an unsuccessful bid to Homes England to support infrastructure the Council is working closely with the site promoter and investigating options to revise the timings for the provision of contributions and infrastructure. Despite a housebuilder not being on board as yet, I have seen no substantiated evidence to suggest that there are unsurmountable constraints or fundamental viability issues associated with the development of the site that would preclude it coming forward within the timeframes anticipated by the Council.
50. Rothwell North is also a mixed use development for up to 700 dwellings. The SUE was granted outline permission in 2018 with three reserved matters applications approved in 2019 for a total of 227 dwellings as well as the strategic link road connecting the A6 to the B576 under Phase 1. Work has now commenced on Phase 1 and at the time of the hearings 16 completions were anticipated by the end of 2020. A trajectory has been prepared in conjunction with the housebuilder and indicates the completion of 45 units in 2020/21 with 100 homes per year after that (reducing towards the end of the Plan period). The delivery rates are based on what the housebuilder has achieved on the Kettering East SUE (67 completions in the second half of 2019). On this basis, it is evident that the development at Rothwell North is gaining momentum.
51. Taking all these matters into account, on the whole I am content that the anticipated rates of growth for the SUEs in Kettering borough are realistic. I am also mindful that the progress of all the SUEs across North Northamptonshire is monitored through the North Northants Authorities Monitoring Report (AMR). A monitoring trigger is set out in paragraph 9.18 and Table 9 of the JCS and indicates that in the event of the SUEs in a district/borough delivering less than 75% of projected housing completions in three consecutive years (based on the trajectories in Appendix 4 of the JCS),

the North Northamptonshire Joint Planning Committee (JPC) will undertake a partial review of the JCS to ensure that the need for housing is met.

52. The JPC considered the need to review the JCS at a meeting on 29 July 2019. The report acknowledges that the trigger relating to the SUEs has been engaged as a result of slower than planned development at the Wellingborough and Kettering SUEs arising from market conditions and the high costs of up front infrastructure. However, it also finds that the SUEs are now making significant progress on site and anticipates that delivery will continue to accelerate.
53. The report also indicates that the SUE performance trigger alone should not necessitate an immediate review of the JCS. It finds that notwithstanding the slower than planned development of the SUEs, all the councils could (at that time) demonstrate a five year supply of housing land and a realistic trajectory for delivering the JCS housing requirements over the plan period. There is an additional monitoring tool at Table 9 of the JCS which seeks to gauge each local authority's land supply position if a 25% buffer (in excess of national requirements) is applied on an annual basis. The target is included to serve as an early warning to local authorities when a housing land supply shortfall could be imminent and corrective action is required.
54. In line with this requirement, the Council regularly reports on housing land via the AMR and confirms it is able to maintain a rolling five year supply of specific deliverable housing sites. Whilst objectors disagree on this point, in terms of the JCS monitoring requirements for which it is responsible, the JPC is satisfied in relation to this target. Overall it finds that the JCS is up to date and the policies are working, including in relation to housing delivery, and concludes that it is not considered that an update of the JCS is required at the current time, but will be kept under review if there is a significant change in circumstances.
55. In any event, as indicated above, this examination concerns a subsidiary plan which deals with the allocation of sites for an amount of housing which has already been considered in the JCS and found sound. The Framework does not require such a plan to address the question of whether any further housing provision needs to be made. It is clear that within the North Northamptonshire area the delivery of housing has not been at the pace anticipated and that the monitoring provisions of the JCS have been engaged and considered. Nevertheless, to be clear, the JCS monitoring indicators are intended to be used to judge the effectiveness of the JCS, not the follow on Part 2 Plans which are required to have their own monitoring mechanisms.
56. A consideration of the monitoring triggers in the JCS relating to the SUEs, and any potential shortfall in housing delivery in the wider North Northamptonshire area along with any remedial measures necessary, are a matter for any future review of the JCS. As set out above, a unitary authority has been created which takes over from the JPC as the strategic planning authority. The provisional timetable for the unitary authority to review the JCS indicates that an initial consultation regarding scope and issues could take place in winter 2021 with the adoption of a strategic plan anticipated at the end of 2023.

57. The Part 2 Plan before me is not a means by which to rectify any potential failings of the allocations in the JCS which are a strategic matter. Moreover, they are not a reason to consider the ad-hoc allocation of additional sites at a local level which could lead to a lack of consistency and the identification of sites where reasonable alternatives could be located in other districts/boroughs. Rather, the Plan seeks to allocate a number of smaller sites to ensure a flexible supply of housing and choice of homes in the borough.

Flexibility

58. In addition to the housing requirements set out in the JCS the Council has applied a flexibility allowance for Kettering and the market towns. The 10% allowance, over and above the JCS housing requirements, is intended to ensure that if some sites are slower to come forward than anticipated, sufficient sites would still be available to meet the JCS requirements.
59. The Council has considered but discounted the use of an increased allowance of 20% which was found to be too high and unnecessary in this instance. I am mindful that the 10% has been applied without a windfall allowance, such that windfall development likely to come forward in the urban areas over the Plan period will provide further flexibility and contingency beyond the 10% uplift. When such windfalls are taken into account alongside all sources of supply, as set out above, across the borough there would be an overall delivery of dwellings of a magnitude which would be 22.3% above the housing requirement in the JCS. This would be well in excess of the 10% uplift target in the urban areas. In this context, I am not persuaded that a higher allowance is warranted.
60. The 10% allowance has not been applied to the housing requirement in the rural area. This position has been taken since the JCS seeks to focus development in the urban area and to limit development in the rural areas. I am satisfied that this approach aligns with the JCS and the aims of the Framework to secure sustainable patterns of development and protect the countryside. Furthermore, I am conscious that there are other sources of housing in the rural area including allocations in NPs, affordable housing under the terms of JCS Policy 13 and self-build rural exceptions. Whilst the approach to windfall in the rural areas is considered below, I do not regard the provision of a flexibility allowance in the rural areas to be necessary for soundness.
61. Overall, I find that the flexibility allowance is a useful tool that is at an appropriate level and has been applied sensibly to provide sufficient flexibility and contingency in the event that the SUEs in particular are not delivered to their anticipated timescales, whilst retaining the JCS's required focus on the most sustainable settlements.
62. To provide some of the housing needed to achieve the flexibility allowance and to ensure a range of sites in a variety of locations, in addition to the SUEs the Plan allocates a number of housing sites. These are considered where necessary under Issue 3 in more detail, but include a number of housing sites in the towns and villages. Some of these already have planning permission so are included as commitments in the housing site schedule but are identified as allocations in the Plan as work had not started on site. There are nine sites

allocated in Kettering and Barton Seagrave, three sites in Burton Latimer, two sites in Desborough, one site in Rothwell and eleven sites in the rural area. When commitments are discounted, a total of some 785 dwellings would arise from the allocations proposed.

63. Even with the deletion of KET9, housing provision is strong for the growth town of Kettering, where the total housing provision arising from completions and commitments and allocations (7,536 dwellings) significantly exceeds the JCS requirement and 10% flexibility allowance (6,809 dwellings) in line with the focus and status afforded to it by the JCS. In the market towns of Burton Latimer, Desborough and Rothwell alongside completions and commitments, the allocations would also exceed the JCS requirement and the 10% uplift, albeit by a less considerable margin. This is set out in Table 4.3 of the Plan (as amended by **MM37** which includes the consequential changes to that table arising from the deletion of KET9 and is considered below under Issue 4).
64. In the rural areas, as well as the potential for infill development set out in Policies RS1 and RS2, housing allocations and sites with planning permission have been identified within the settlement boundaries of some of the villages. The allocated sites in the rural area would deliver 151 dwellings, which along with completions (173 dwellings), commitments (50 dwellings), and windfall development (108 dwellings over the Plan period as considered below), would meet the relatively modest rural requirement for 480 dwellings as set out in the JCS.
65. The rural allocations are sites which would otherwise have been located outside of the settlement boundaries and so would not normally have come forward as windfall development. Additionally, the Council indicates that the settlement boundaries are not expected to accommodate all development. The approach to rural exception sites is set out in JCS Policy 13 and allows for development adjoining established settlements but outside the defined boundary, provided the criteria in the policy are met. JCS Policy 11 also allows NPs to identify sites adjoining settlement boundaries to meet locally identified needs and rural housing.
66. Overall the allocated sites across the borough range in size from 350 dwellings to 3 dwellings and provide a mix of greenfield and brownfield sites in the urban and rural areas. I am content that these are suitable for different types of developers and could be built out over different timescales.
67. Paragraph 68 of the Framework states that local planning authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of housing requirements on sites no larger than one hectare. Details of these are set out in Section 4 of the Housing Land Supply Background Paper October 2019 which indicates that a total of 187 dwellings are allocated in the Plan on sites of 1 hectare or less. **MM4** is necessary to ensure that this is recognised in the Plan to ensure consistency with national policy and effectiveness.
68. Taking all these factors into account, in terms of flexibility, I am content that the Plan does not rely unduly on commitments and completions to meet the requirements of the JCS or on the housing to be delivered via the SUEs. The Council has taken positive steps to identify more land across the borough to

meet an uplifted overall figure established via the flexibility allowance. This provision is made up of a range of sites, including in the rural area and allows sufficient flexibility and contingency in the event of any further slippages in the delivery of the SUEs to ensure that the housing requirements of the JCS are met over the Plan period. This being so, there are no soundness reasons to enlarge the settlement boundaries discussed under Issue 1 above, to allow more development outside the settlement boundaries, or to allocate additional sites in the rural area as suggested by objectors. Indeed, such an approach would be contrary to the provisions of the JCS and its clear spatial strategy.

Windfall

69. Windfall sites are those not specifically identified in the Plan. Paragraph 70 of the Framework recognises that windfall can form part of an anticipated supply providing there is compelling evidence that they provide a reliable source of supply. Whilst windfall development is not relied upon by the Plan to meet the JCS requirements and flexibility uplift in the urban area (rather it is counted as an additional source of supply), in the rural area, alongside the allocations, a windfall allowance will help to meet the JCS rural housing requirements.
70. In the urban areas a windfall allowance of 513 dwellings is allowed from 2022/23 to 2030/31, which equates to 57 dpa. This is based on an analysis of historic windfall in the urban area but has removed large scale greenfield windfall sites from the calculation. Additionally the Plan only includes a windfall allowance for minor development to avoid the double counting of brownfield sites which are included in the Plan. Based on the average number of windfall completions on minor development of 56.9 dpa over the past 10 years and an average of 58 dpa over the past 3 years, an allowance of 57 dpa has been included in the urban area from 2022/23 onwards.
71. In the rural areas a windfall allowance of 108 dwellings is made and equates to 12 dpa. Again, large greenfield sites were removed from the calculation and an analysis over the past 10 years has been undertaken which shows that windfall sites have delivered an average of 15.6 dpa. Using more recent figures the average number varies between 11.4 and 13 dpa. On this basis, an allowance of 12 dpa has been included in the rural area from 2022/23 onwards.
72. I have had regard to the potential impact of the settlement boundaries in the Plan (as considered under Issue 1) on the delivery of windfall sites in the rural areas in particular. Whilst I appreciate that these have been more tightly drawn in some cases, settlement boundaries were a feature of the existing Local Plan and have provided the context for the consideration of windfall development in the rural areas for a number of years. I have seen no evidence to demonstrate that development would be significantly more curtailed by the newly drawn boundaries than was the case previously, or that rural windfall sites are likely to run out. Although I am mindful of the reliance on windfall development in meeting the JCS housing requirement in the rural area, the rate is relatively modest and achievable in the context of those consistently delivered in the past.
73. In applying the windfall allowance for the remaining years of the Plan period, to avoid double counting, the Housing Land Supply Background Paper October

2019 indicates that the allowance is only included from the fourth remaining year onwards. Given the date of the background paper, the year 2022/23 is included within the allowance. Whilst time has moved on, I have seen no evidence to demonstrate what double counting is likely to arise from the inclusion of the 69 dwellings anticipated from windfall in 2022/23 within the overall figures.

74. Taking all these factors into account, and bearing in mind that the analysis of past trends includes a period of significant economic downturn, I am satisfied that the windfall allowances are realistic having regard to historic windfall and delivery rates and expected future trends. I see no reason why the rates anticipated are not likely to continue over the remaining plan period.

Conclusion on Issue 2

75. Overall, subject to the MMs referred to above and for the reasons given, I find that the Plan is justified and effective in meeting the requirements set out in the JCS in relation to housing provision.
76. Whilst I am satisfied that the proposals in the Plan are such that the aims of the JCS will be met and housing development delivered in accordance with it, as set out previously, it is not appropriate for me to consider specifically whether the Council has a five year housing supply as part of this examination (since this would require me to consider sites already allocated in other plans that are not before me). To ensure that the Plan is effective, **MM4a** is necessary to remove specific reference to the five year housing land supply situation and to refer instead to the housing trajectory.

Issue 3 – whether the Plan will meet the requirements set out in the JCS and Framework in terms of meeting housing needs.

Gypsies and Travellers and Travelling Showpeople

77. Paragraph 61 of the Framework requires planning policies to reflect an assessment of the size, type and tenure of housing needs for different groups, including gypsies and travellers (GT). The National Planning Policy for Traveller Sites (March 2015) (PPTS) requires local planning authorities to plan positively for the needs of travellers, to robustly assess needs and to identify criteria to guide land supply where there is an identified need.
78. Paragraph 9.52 of the JCS identifies a need for 13 residential pitches and 1 transit pitch in Kettering borough (2011-2022) based on the 2011 Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA). The updated GTAA (March 2019) identifies a need for 23 additional pitches in Kettering borough over the GTAA period for GT households that meet the planning definition set out in the PPTS. Additionally a need for up to 4 additional pitches for households that may meet the definition, and 21 additional pitches for those GT households who do not meet the definition was identified (giving a total of 48 pitches). No need for plots for travelling showpeople was identified.

79. Policy 31 of the JCS indicates that where necessary Part 2 Plans will allocate further sites for accommodation for gypsies and travellers. As set out at paragraph 1.4 of the Plan, the consideration of GT accommodation in Kettering borough is to be progressed through a stand-alone DPD. The decision to deal with this matter separately was taken to enable an up to date and robust evidence base to be provided. In addition to the 2019 GTAA, in September 2020 the Council commissioned further work to better understand the need in the borough and to consider the options for meeting it. This includes re-visiting the questionnaires to undertake additional interviews and better understand accommodation needs, as well as assessing the suitability of existing sites to provide additional capacity, and identifying potential locations for new sites across the wider North Northamptonshire area in the context of the new unitary authority.
80. The Council has produced a timetable which seeks to ensure that the preparation of the DPD follows on from the Plan as quickly as possible. This has been included in the Local Development Scheme (LDS) and would see the adoption of the DPD in April 2022. Whilst the preparation of a separate DPD pushes the timeline for the consideration of these particular and important accommodation needs onwards, I appreciate that the alternative approach of addressing this matter in the Plan would have risked its considerable delay. In the circumstances, I consider that this is a pragmatic and justifiable approach to the situation and agree that it is the most positive and effective way to ensure that the needs of gypsies and travellers and travelling showpeople are met alongside the other wider development needs in the borough.
81. In the meantime, JCS Policy 31 sets out the criteria to be applied to planning applications for GT accommodation and is referred to in paragraph 1.4 of the Plan. However, in the interests of effectiveness, **MM1** amends this paragraph to clearly signal the Council's commitment to the preparation of the DPD and to provide more certainty in relation to its timetable. I have also made an additional minor amendment to the wording of **MM1** to reflect the fact that the North Northamptonshire Unitary Council has now been created and am satisfied that this does not alter the fundamental requirements of the Plan. On this basis, I find that the Plan's approach to gypsies and travellers and travelling showpeople is justified and effective.

Housing for Older People

82. Policy HOU2 indicates that on sites of 50 dwellings (or 1.6 hectares) or more, the Council will seek the provision of a proportion of dwellings that are suitable to meet the needs of older people. Paragraph 61 of the Framework requires that the size, type and tenure needed for different groups in the community should be assessed and reflected in planning policies. Policy 30(f) of the JCS supports the provision of specialist housing for older people. As such, Policy HOU2 aligns with the Framework and the JCS.
83. The Site Specific Part 2 Local Plan Viability Assessment (VA) recommends a flexible approach to over 55 housing, and finds Policy HOU2 to have a low impact on viability on this basis. In my view the threshold is set high enough

to ensure that only larger schemes are required to contribute, and that smaller schemes are not unduly affected by any financial impacts. Additionally, the policy is worded to ensure regard is had to viability, local need and the scale and location of the site when determining the proportion of older persons housing to be provided. This allows some considerable leeway in its application and provides an appropriate balance between deliverability and flexibility whilst offering some clarity for individual development proposals.

84. **MM6** requires changes to ensure that the types of accommodation sought reflect the specific local needs that are identified in *The Study of Housing and Support Needs of Older People Across Northamptonshire (2017)* and to emphasise that the policy requirements will be applied flexibly and proportionately. These changes are necessary to ensure the policy is justified and effective.
85. Policy HOU3 sets out the Council's support for retirement housing where it has good access to public transport links and local facilities. Paragraph 16(d) of the Framework states that plans should contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals. It also indicates at paragraph 16(f) that plans should serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in the Framework). JCS Policy 30 Housing Mix and Tenure (f) encourages proposals to meet the specialised housing requirements of older households. JCS Policy 8 Place Shaping Principles (a) requires development to be created connected places, to connect to existing services and facilities (i) and integrate well with existing public transport networks (ii).
86. In this context, Policy HOU3 is for the most part a statement of support which has little practical application to day to day decision making and duplicates the JCS. As such it serves no clear purpose and is unjustified. Accordingly it is recommended that it is deleted by way of **MM7** (which also includes the consequential changes to the Plan arising from this deletion).

Self and Custom Build housing

87. The Self-Build and Custom Build Housebuilding Regulations 2016 requires councils to grant planning permission for enough serviced plots to meet the demand for self-building and custom building in their area within three years. JCS Policy 30 supports individual and community custom build schemes and requires the SUEs to provide serviced plots to facilitate self-build.
88. In July 2019 there were 41 people on the Council's register of interest, all with a preference for serviced plots. Modelling work on the demand for self and custom build found levels of demand to be higher, in the region of 66 to 72 units per year. Whilst, I accept that it is difficult to predict demand levels confidently, this backdrop nevertheless provides evidence of interest and need for these forms of housing in Kettering borough.

89. Policy HOU4 requires housing developments of 50 or more dwellings (or 1.6 hectares) to provide 5% of plots to be made available as self or custom build serviced plots. The Council has tested a lower size threshold and analysed past completions to establish how many self-build homes would be likely to be achieved by the Policy using the 5% requirement. This finds that whilst Policy HOU4 is unlikely to deliver sufficient plots to meet the demand anticipated by the modelling, it will meet the need arising from the register. Alongside the 5% requirement, smaller windfall sites delivered via other policies in the Plan would be likely to exceed that need.
90. In terms of viability, whilst self/custom build housing was not tested separately in the VA, it finds overall that the policy has a low impact on viability. The VA assessed a variety of development types in order to consider the cumulative impacts of the policy requirements in both the JCS and the Plan, and finds that these build in an appropriate level of overarching flexibility to ensure that costs and viability are taken into account.
91. A 6 month marketing period is included in the policy and in my view is sufficient and not so long so as to result in logistical problems for developers if they need to return to the site to build out any such plots which have not been taken up. I am therefore satisfied overall that the policy as presented provides sufficient flexibility and strikes an appropriate balance between meeting national policy and local need whilst having regard to viability.

Affordable Housing

92. JCS Policy 30 takes account of the need for affordable housing in the context of viability considerations and sets targets of 30% on sites of 15+ dwellings, 20% in the SUEs and 40% on sites of 11+ dwellings in the rural area. The Plan reflects this approach. JCS Policy 13 also enables the provision of affordable housing on exception sites and allows affordable housing which meets locally identified need located adjacent to settlement boundaries in the rural area. Policy HOU5 concerns single plot affordable exception sites for self-build, and seeks to specifically support self/custom build schemes in these circumstances to allow people to build their own affordable home.
93. **MM8** is necessary to ensure consistent wording with JCS Policy 13 (whilst avoiding repetition). It is also required to remove the requirement for properties to be built to the minimum nationally described space standards since JCS Policy 13 includes the requirement that the form and scale of such properties are justified and do not exceed identified needs. Additionally, the National Planning Practice Guidance (the Guidance) includes advice regarding the use of conditions to restrict the future use of permitted development rights, and indicates that the blank removal of such freedoms are unlikely to meet the tests of reasonableness and necessity. The wording of Policy HOU5 is amended accordingly in **MM8**. On this basis, I am satisfied that the Plan is effective in delivering the affordable housing required for the borough by the JCS.

Conclusion on Issue 3

94. For the reasons given, and subject to the MMs outlined above, I conclude on this issue that the Plan will meet the requirements set out in the JCS and Framework in terms of meeting housing needs.

Issue 4 – whether the housing allocations in the plan are reasonable and justified and deliverable over the plan period, and whether the specific requirements of the site allocation policies are justified and consistent with national policy and the JCS.

95. As considered above, in addition to the SUEs the Plan designates a number of housing sites in the towns and villages. The Housing Allocations Background Paper 2012 (and subsequent updates) considers the site selection methodology and the details of the sites which were approached in a two stage process.
96. Stage 1 identified potential sites in the SHLAA and those put forward as part of an Issues Paper consultation in 2009. An initial sieve of these was made against the JCS and for any significant negative effects. Stage 2 involved a detailed assessment using criteria linked to the SA objectives. Whilst there was no site area threshold in the rural areas, in the urban areas only sites large enough to accommodate 10 dwellings at a density of 30 dwellings per hectare were assessed. The detailed assessment considered the sites for their suitability, availability and achievability and ranked the sites into three categories: those with potential for allocation, those with more significant constraints, and those unsuitable for development in the Plan period.
97. The sites were appraised in a number of phases including via the Issues Paper in 2009 as well as through the assessment of further sites arising from subsequent consultations relating to housing sites in 2012 (Options Paper) and in 2013 (Assessment of additional sites and update consultation), including consultation with site promoters and stakeholders. Details are set out in the Housing Allocations Background Papers, which include the reasons for selecting the preferred sites and rejecting others. They also identify potential constraints, infrastructure requirements and necessary mitigation measures. Section 7 of the SA sets out the approach taken to identifying and considering reasonable alternatives.
98. This process sets out a clear trail of why sites were selected and why others were rejected and the evidence demonstrates that reasonable alternatives were tested. Thus I am satisfied that the overall methodology is logical and that the steps taken to identify the housing sites allocated in the Plan are reasonable, justified and consistent with national policy.
99. Turning to the viability of sites, in line with the advice in the Guidance, the VA does not assess each housing site individually, but identifies a number of typologies based on location, greenfield/brownfield, size of site and current and proposed use/type of development. Overall, the VA finds that the Plan is generally viable, and that most of the sites can viably provide their affordable housing target. Whilst a limited number of smaller brownfield sites and over 55's accommodation are considered to be unviable, this is addressed through the Plan's flexible approach to affordable housing as recommended by the VA.

These typologies in any event make up only a small percentage of the development proposed.

100. In terms of the timescales for delivery, the updated housing site schedule in EXAM7 considers the allocations and indicates in which year of the Plan period development is anticipated. Rather than relying on standard lead in times or delivery rates, where possible the estimated timescales are based on an assessment of each allocation from consultation with the relevant land owners and developers. Whilst updated monitoring has found some slippage has occurred on some of the sites, this is not considerable and we discussed the reasons for it at the hearings. The Housing Trajectory at Appendix 1 of the Plan (as updated by **MM93**) includes a breakdown of the Council's housing land supply including the Plan's allocations over the plan period.
101. It is inevitable that the conclusions reached in undertaking the site selection process are to some extent matters of planning judgement to which some representors will disagree. This is so in relation to matters including the site boundaries, planning status, timescales for delivery and site constraints, as well as the impacts that would arise from the development and the weight that should be attributed to them. The development of some of the sites will necessarily result in some environmental and other impacts. Nevertheless, this has been balanced against the extent to which mitigation can be achieved and the benefits in terms of meeting housing needs that would arise.
102. Thus, I am content that the sites have been assessed appropriately and the corresponding policies drafted to include the necessary mitigation measures. On this basis, notwithstanding my findings in relation to KET9 and the changes that are required to the development principles to be applied to each site which are detailed below, I am generally satisfied that the housing allocations proposed in the Plan are justified and would be capable of being delivered during the Plan period. Nevertheless, a good number of MMs are necessary to the housing allocation policies for common reasons. To avoid unnecessary and excessive repetition, I have dealt with these together rather than individually.
103. In summary the policies have been amended to: avoid duplicating JCS policies and repeating other policies in the Plan, refer to the policies map, explain particular requirements, improve readability, tighten up language, clarify which criterion apply, move lengthy explanatory wording to the supporting text, make factual corrections, update planning status, add site areas, take account of other changes to the Plan, and to provide consistency across sites/policies. Where necessary they have also been amended to address comments from Anglian Water in relation to sites affected by existing sewers, to address detailed wording changes from the Environment Agency regarding contaminated land and stability, and to accurately reflect statutory provisions and national policy and guidance relating to heritage assets.
104. These changes are incorporated in **MM29** (KET1), **MM30** (KET2), **MM31** (KET3), **MM32** (KET4), **MM33** (KET5), **MM34** (KET6), **MM35** (KET7), **MM36** (KET8), **MM38** (KET10), **MM42** (BLA4), **MM43** (BLA5), **MM44** (BLA6), **MM48** (DES4), **MM49** (DES5), **MM53** (ROT3), **MM62** (BRA2), **MM64** (CRA2), **MM65** (CRA3), **MM67** (GED2), **MM68** (GED3), **MM69** (GED4), **MM73** (GRC2), **MM78** (MAW2), **MM81** (PYT2), **MM84** (STA2), and **MM90** (WES2) and are

necessary to ensure that the site allocation policies and their respective requirements are effective.

105. In addition to these amendments, the MMs for some of the sites in the list above include additional changes to address individual site specific considerations. **MM64** includes an additional criterion (i) to CRA2 which secures the removal of the adjacent farm buildings as a condition of any planning permission to ensure that adequate living conditions would be provided for the future occupiers of the site. The requirement for thatch as a roofing material under criterion (c) is also removed to align with the requirements of registered social landlords given that the site is proposed for affordable housing.
106. In the case of CRA3, **MM65** is necessary to address comments from the Environment Agency in relation to the detailed wording regarding a contaminated land investigation and mitigation scheme. **MM68** in relation to GED3 includes clarification that groundwater flood risk is a particular issue to be addressed. Additionally, with regard to GED2, **MM67** is necessary to clarify why a site specific flood risk assessment is required.
107. The remainder of this section of the report considers only those allocations which raise particular soundness concerns, along with the most significant of the sites where suitability was questioned at the hearings by representors. As set out above, this report does not respond to every point or issue raised by representors or refer to every allocation in the Plan.

KET9 Mc Alpine's Yard, Pytchley Lodge Road, Kettering

108. The proposed housing allocation for 217 dwellings (and 1 hectare of employment land) is identified in the Kettering Strategic Flood Risk Assessment (Level 1) (SFRA) as being at risk of reservoir breach flooding. This is due to its proximity to Cransley Waters, Thorpe Malsor and Slade Brook balancing reservoirs. The Guidance advises that the failure of a reservoir has the potential to cause catastrophic damage due to the sudden release of large volumes of water. The proposed allocation remains subject to an objection from the Environment Agency with regard to reservoir breach flooding. In the absence of a Level 2 SFRA or site specific flood risk assessment to consider the impact of these upstream reservoirs, I am also concerned that it has not been demonstrated that the exception test can be met or that the proposed development can be made safe.
109. These are significant factors which indicate that the allocation is not justified in line with the advice in the Framework relating to flood risk. As such, I do not consider the proposed allocation to be appropriate or justified and it should be deleted from the Plan. Accordingly **MM37** deletes the policy in the interests of soundness and is reflected in the schedule of proposed changes to the policies map.
110. The Council has confirmed (EXAM9) that the implications of KET9's removal for its housing and employment requirements are limited, and would not require the identification of any alternative site/sites to meet the authority's strategic requirements. As set out above, there is already a significant over provision in the growth town of Kettering such that the deletion of this site would not undermine the spatial strategy. Nevertheless, the consequential changes to

the Plan arising from the deletion of KET9 are also taken into account in **MM37** including to update the figures in Table 4.3, to amend the numbering of the housing allocations in Chapter 2, and to update Table 15.1. The consequential changes to the housing trajectory are covered in **MM93**.

KET10 Land at Wicksteed Park, east of Sussex Road and Kent Place, Kettering

111. The proposed housing allocation is for 30-35 dwellings, but we discussed at the hearings the Council's aspiration for the policy to refer to an area of further land. This is in response to representations from the Wicksteed Charitable Trust who seek a much larger site that could accommodate 100-110 dwellings. I appreciate that the Trust is a non-profit making organisation which reinvests all monies back into Wicksteed Park, a Grade II listed park and garden, in order to maintain and improve its function as an important recreational, heritage, educational and ecological destination. The development of a larger area for housing development would offer higher reinvestment opportunities for the Park and a greater scale of enhancements there.

112. I also understand that a reference to this further land in the Plan would provide flexibility in the future in line with paragraphs 11a and 81 of the Framework and provide a helpful marker for effective future decision making. However, it would not be appropriate or effective to apply the requirements of Policy KET10 to an unidentified larger area of land which is not within the site boundary. I note that the Council considered including a larger allocation within the Publication version of the Plan but ruled this out due to the additional site assessment work that would have been required and the potential for this to delay the progress of the Plan. Nevertheless, for the criteria in KET10 to apply, that larger area of land would need to be defined and assessed and included within the site boundary on the policies map.

113. Accordingly, whilst some revisions are required to the wording of Policy KET10 under **MM38** as considered above, changes in relation to a wider site as discussed above are not required for soundness.

ROT3 Land to the west of Rothwell

114. The site is proposed for 300 houses and is immediately adjacent to the Rothwell North SUE. It was previously included within the boundary of the SUE and will be accessed through it. Concerns have been raised that the site is not needed for housing in advance of the completion of the SUE and consideration of the impact of that development on Rothwell. Nevertheless, I am mindful that the site has been identified to meet the spatial strategy and the housing requirements for Rothwell set out in the JCS. As such, the levels of growth proposed for the market town overall have already been determined. The site is well related to the SUE and would benefit from access to the services and facilities there as well as in Rothwell.

115. Whilst the site relies on the delivery of the SUE, as set out above in relation to Issue 2, development has now begun on the SUE and I see no reason why it will not continue. Development is not anticipated on the proposed allocation until later in the Plan period to reflect this situation. In terms of GI, a local corridor runs to the west of the site (10a) and into part of the SUE to the north. The policy for the site includes criterion (d) which requires a GI link

along the site's western boundary to link with the proposed GI corridor in the SUE. This provision has been included in the masterplanning of the site so far, and I am content that there is an opportunity to improve and extend the existing linkages.

116. I note the developer's view that in practical terms the development of the site cannot commence until the section of the strategic link road within the SUE to connect the proposed allocation to the A6 is complete. However, circumstances and phasing can alter, and I am content that criterion (h) of the policy is required to ensure that this important infrastructure precedes the development of the proposed allocation. Taking all these factors into account, and subject to **MM53** detailed above, I consider the allocation to be justified.

GRC2 Land to the north of Loddington Road, Great Cransley

117. The site is proposed for 10/15 dwellings which would be provided towards the middle of the Plan period. The yield, although increased from previous estimates, is supported by the site promoter. Concerns have been raised regarding failures in the site assessment process most notably relating to archaeology, levels, highway safety, and flood risk. As set out above, I am mindful that the site selection process requires judgements to be made with which there is scope for people to disagree. However, as previously indicated, I am generally content that the process overall is robust and that constraints and necessary mitigation are reflected in the policy requirements for the site.

118. Whilst some matters will need to be addressed through the development management process, I am not persuaded that they would preclude the development of the site for housing. On this point, my attention is drawn to a planning application for the site for 9 dwellings which was withdrawn in 2020. However, whilst I acknowledge the concerns raised by local residents and the Parish Council to that scheme, the objections raised by the statutory consultees relate primarily to the need for the provision of further information rather than to the principle of the development of the site. There is no evidence to demonstrate that these objections could not be overcome.

119. In terms of the need for the allocation, notwithstanding the requirements of Policy 11, the JCS is clear that some housing is to be provided in the rural areas. I have considered the Council's approach to this under Issue 2 and found it to be justified. Although Great Cransley has a limited range of facilities, it is in close proximity to Broughton which has more facilities and is not remote from Kettering. As a Category A village, it is reasonable for the Council to seek to allocate development here and I am mindful that the site selection process considered the sustainability and capacity of each settlement. There are no other allocations proposed in the village.

120. Consultation at the options stage of the Plan, and the findings of the Kettering Borough Rural Masterplanning Report (February 2012) (Rural Masterplanning Report) raised a need for affordable housing in the village. In the absence of a housing needs survey the site was not allocated specifically for affordable housing/as a rural exception site in the publication version of the Plan. I am aware that a subsequent Housing Needs Survey for Great Cransley (March 2020) identifies an indicative need for five affordable dwellings and two open market dwellings in the village. The first draft of the subsequent Housing

Needs Assessment (August 2020) prepared to support the emerging NP, finds a need for five affordable dwellings.

121. Whilst these assessments form part of the evidence base for the NP, they are not in themselves a housing policy for the village. I am mindful that the NP remains at a relatively early stage of production and has yet to be examined. The evidence in relation to housing need will have to be balanced against other evidence to ensure it is achievable and realistic and will be tested by an independent examiner. In short, this is a matter for the NP.
122. The allocation of GRC2 as a housing site to meet the rural housing targets in this Plan does not undermine the aims of the NP or its process. On the basis of the numbers of dwellings anticipated for the site, it would be expected to provide 40% affordable housing in accordance with JCS Policy 30. This has the potential to achieve between 4 and 6 affordable dwellings which would contribute towards meeting the village's need. Whilst I note the concerns raised that schemes of less than 10 dwellings may be sought on the site by developers in order to fall below the threshold for affordable housing in JCS Policy 30, that is not the site promoter's current intention and is in any case a matter that could be considered through the development management process.
123. Taking all these matters into account, and subject to **MM73** considered above, I consider that the allocation is justified and effective.

STA2 Land to the south of Harborough Road Stoke Albany

124. Following a recent planning application for the site, **MM84** increases the number of dwellings from 16 to 18 to reflect the development of a slightly larger area within the site than originally anticipated and to best achieve an appropriate site layout. As well as the common revisions detailed above, it also amends the policy and supporting text to accurately reflect the requirements in terms of the speed survey, to clarify open space requirements and to refer to consequential changes to Tables 4.3 and 13.1.

Conclusion on Issue 4

125. Subject to the MMs as detailed above, the housing allocations in the Plan are reasonable and justified and deliverable over the plan period, and the specific requirements of the site allocation policies are justified and consistent with national policy and the JCS.

Issue 5 – whether the approach to employment and town centres in the Plan is robustly based and consistent with the JCS and national policy.

Employment

126. The Government is committed to ensuring the planning system does everything it can to support sustainable economic growth. The JCS sets out the strategy for economic development and establishes job targets as well as allocating strategic employment sites. Policy 23 identifies a target of 8,100 jobs for Kettering over the Plan period. The Property Market Review and Assessment of Employment Sites 2018 (Employment Land Review) considers the market for employment provision in the borough along with the suitability

of employment sites and has informed the policies in the Plan. The Employment Allocations Background Paper 2019 explains the approach further and demonstrates how the job growth target will be met.

127. A good number of sites are already committed for development and the Council will comfortably meet the jobs requirements in the JCS through permissions and sites allocated in the JCS. Nevertheless, the Plan allocates a small number of non-strategic sites to provide choice and flexibility in employment land supply over the Plan period (predominantly in the light industrial and general industrial sectors) which are considered below.
128. **MM11** makes necessary amendments to the supporting text in relation to employment sites to refer to the correct evidence base and to explain the implications of the changes made to the Town and Country Planning (Use Classes) Order 1987 (as amended) (UCO) in September 2020. The effects of these changes are also addressed in other MMs as detailed below and are required for effectiveness.
129. Additionally, in line with JCS Policy 22, which prioritises the enhancement of existing employment sites and safeguards them for employment use, Policies EMP1 and EMP2 safeguard a number of identified existing employment areas. EMP2 also provides some flexibility in relation to a small number of particular local employment areas which would be difficult to re-occupy should they become vacant. Policy EMP3 sets out the restrictive approach to proposals for non-employment uses within the safeguarded employment areas.
130. **MM9** is needed to recognise the existing and committed strategic employment sites in the borough including those within the SUEs and the role they play in the spatial strategy. It is also necessary to increase the flexibility of Policy EMP1 to recognise and positively address the circumstances in which existing safeguarded employment sites can be expanded. This is in line with JCS Policy 22(b) which prioritises the enhancement of existing employment sites, and paragraph 80 of the Framework which requires planning policies to help to create conditions in which businesses can invest, expand and adapt as well as paragraph 81(d) which requires policies to be flexible enough to accommodate needs not anticipated in the Plan. Further amendments to Policy EMP1 to reflect the changes to the UCO, cross reference to Policy EMP3, and ensure consistency with the JCS are also required in the interests of effectiveness. **MM9a** is also required to Policy EMP2 to reflect the changes to the UCO for this reason.
131. Policy EMP3 is amended by **MM10** to take account of the changes to the UCO, to clarify the different approaches with regard to proposals for non-employment uses which are ancillary or non-ancillary to existing employment uses, and to accurately define the marketing period in the policy itself. I am satisfied this is a reasonable period and that it sets out a suitably clear requirement for robust evidence to be presented to justify the loss of employment sites. In the absence of any indication of how it would be measured in practice, reference to the need to demonstrate a proposal would not lead to an over-concentration of non-employment uses is removed. These changes are needed to ensure that Policy EMP3 is consistent with national policy, justified and effective.

132. Policy EMP4 seeks to encourage live-work units in line with paragraph 81(d) of the Framework which requires planning policies to allow for new and flexible working practices. It also aligns with the aspirations of JCS Policy 25 in terms of live work units in the context of rural diversification schemes. **MM12** amends the policy to explain how air quality will be assessed, to reflect changes to the UCO, and to accurately describe where the different elements of the policy criteria will be applied including reference to the policies map to ensure the policy is effective.
133. The Plan allocates three sites for employment. The site selection methodology is set out in the Employment Allocations Background Papers (2012 and 2019). Potential sites arising from consultation on the Plan, the ELR, and the Kettering Employment Study were all considered to allow an assessment to be made of all available reasonable options and these were tested consistently. Those sites selected were found to have less significant constraints and to provide the appropriate type of employment land in a range of locations. Reasons for discounting the other site options are set out in the SA and the Background Papers. Whilst the process inevitably involved some element of judgement, I am content that it is generally robust and fit for purpose.
134. The methodology adopts a site threshold size of 5 hectares to accord with the approach of the JCS which considers larger allocations above that threshold. However, the employment allocation at DES6 Magnetic Park in Desborough is 8.1 hectares in size. Whilst this allocation marginally exceeds the threshold, it is intended to provide choice and opportunity in the supply of employment land and in particular to provide for businesses wishing to expand, relocate or remain in Desborough. The site formed part of a wider area of land assessed in the preparation of the JCS but was discounted due to uncertainties regarding availability and sustainability which have now been progressed. In the absence of any strategic employment sites in Desborough in the JCS, and acknowledging its role as a market town, I consider there to be local justification for this approach.
135. Given the site's relatively limited size, I am satisfied that the allocation would not disrupt the spatial strategy set out in the JCS and would be generally consistent with JCS Policy 11 which considers the roles of the market towns. It would also support employment opportunities close to new housing development at Desborough reducing the need for long distance commuting. The North Northamptonshire Joint Planning and Delivery Unit (JPU) agree that the proposal is consistent with the spatial strategy and unlikely to result in significant impacts beyond Kettering borough. As such, subject to **MM50** which is necessary to acknowledge the position regarding the JCS, and to refer accurately to the site's geographic illustration on the policies map in the interests of effectiveness, I am content that the allocation is broadly consistent with the JCS and justified.
136. GED5 allocates up to 0.28 hectares of land at Geddington South West for light industrial employment use. The site is located adjacent to an existing well occupied industrial site and would be likely to attract similar occupiers. There is a demand in the local area for such small format units and I am content that the allocation would help to respond to local business needs and contribute to meeting the jobs target in the JCS. Thus, subject to **MM70** which is required to ensure that the policy is effective in reflecting changes to the UCO and

referring to the policies map, the allocation is justified. KET9 is proposed for both housing and 1 hectare of employment land, but for the reasons set out above, it is not justified and so is deleted by **MM37**.

137. Additionally, there was some discussions at the hearings regarding the Station Road Industrial Estate in Burton Latimer, which is identified in the Plan as safeguarded employment land under Policy EMP1 and operated by Weetabix. Weetabix seek an area of future expansion land to the north of the existing site to be recognised as such (and included within the settlement boundary). We discussed the matter at the hearings and I have had regard to the submitted statement of common ground and development brief that has been produced for the wider site.
138. Whilst I appreciate Weetabix's role as a large employer in the borough and their aspirations in this regard, the land in question does not meet the criteria in the established methodologies to be allocated under Policy EMP1 as safeguarded employment land, or included within the settlement boundary of Burton Latimer. Nor has it been considered by the Council as a 'new' employment proposal. Accordingly, such allocations for the site in question do not form part of the Plan before me and have not been tested or demonstrated to be justified. However, I am satisfied that **MM9**, which is considered above and amends Policy EMP1 to recognise the circumstances in which existing safeguarded employment sites can be expanded, provides adequate flexibility for the successful future operation of this, and other existing employment sites in the borough.
139. Overall I am content that the Plan takes full account of the considerations set out in the Framework and the JCS with regard to employment provision and sets out a comprehensive set of policies and allocations directed to support economic growth.

Town Centres

140. JCS Policy 12 identifies a need for an additional 12,500 square metres net of comparison shopping floorspace in Kettering borough which is to be provided in the Kettering TCAAP (and its intended review). I appreciate that the Plan relies upon evidence in the North Northamptonshire Retail Capacity Study Update (October 2014) which was prepared some time ago to inform the JCS and is to be updated. However, I am mindful that this is a matter for a future review of the JCS, and for consideration in the intended review of the TCAAP and is not for this Part 2 Plan to address.
141. The retail hierarchy set out in the Plan generally accords with the JCS. However, **MM13** is necessary to provide a clear explanation of the hierarchy of centres within the borough, with reference to the district centre in the Hanwood Park SUE, in order to ensure subsequent policies are effective. However, since they are yet to be delivered and are located with the strategic sites allocated in the JCS (which have been included on the policies map for information and completeness only), the centres in the SUEs are not indicated on the policies map. I have made an additional minor amendment to the MM to ensure the description of the district centre aligns with that in the glossary to the JCS and I am content that this does not alter the fundamental requirements of the Plan or cause anyone to be prejudiced by my

recommending such a change in the interests of consistency and effectiveness at this stage.

142. Policy TCE1 deals with the town centre boundaries but does not provide any indication of how a decision maker should react to a development proposal. Since the town centre boundaries for Burton Latimer, Desborough and Rothwell are referred to in the respective policies for those centres (BLA1, DES1, and ROT1) **MM14** deletes Policy TCE1 which is unnecessary and unjustified. It also provides clarification that the primary shopping areas for the market towns correspond with the town centre boundaries in the interests of clarity and effectiveness and in order to align with the provisions of the JCS and paragraph 85 of the Framework. Additionally it deals with the consequential changes to other parts of the Plan arising from the deletion of Policy TCE1.
143. Policy TCE2 supports the provision of a medium sized food store to serve the Rothwell and Desborough area in line with JCS Policy 12(e) and sets out the requirements for any such proposal including the need to undertake a sequential approach to demonstrate that priority is given to a town centre location in the first instance. Subject to **MM15**, which removes repetition of the JCS and unnecessary detail from the policy and clarifies the intention of some of the criteria in the interests of effectiveness, I am content that this policy is justified and consistent with the JCS. Whilst I have had regard to arguments that the evidence that underpins the need for the store is out of date, as set out above, that is a matter for the future review of the JCS and is beyond the scope of this Plan.
144. Markets are considered in Policy TCE3 which supports proposals for new and enhanced provision in the market towns in line with paragraph 85(c) of the Framework. This indicates that planning policies should retain and enhance existing markets, and where appropriate, re-introduce or create new ones. **MM16** is necessary to clarify where the policy applies, to remove reference to standards in another document, and to clarify that all the criteria apply in order to ensure Policy TCE3 is effective.
145. Policy TCE4 supports residential development in town centres in the market towns and sets out a number of requirements in relation to such proposals. **MM17** is required in the interests of effectiveness to remove repetition of JCS policies and avoid the duplication of requirements within the policy for accuracy.
146. The application of the sequential test for main town centre uses in line with the requirements of paragraph 86 of the Framework is considered in Policy TCE5. This requires the sequential test to be undertaken unless the proposal relates to a number of exceptions, including the creation of local centres in the SUEs. This requirement aligns with Policy 12(g) of the JCS which sets out that both the sequential and impact tests set out in the Framework should not be applied in the case of the creation of local centres to meet the day to day needs of residents in the SUEs. It therefore has a local justification and given their scale, I see no reason why the local centres would affect the vitality and viability of Kettering town centre.

147. **MM18** clarifies that the exception to the requirement for the sequential test does not extend to the district centre in the Hanwood Park SUE. Since that district centre is at a higher tier in the retail hierarchy beyond that of the local centres, and because district centres are not specifically mentioned in JCS Policy 12(g) and could be of such a scale to have the potential to affect the vitality and viability of other centres, I find this approach to be reasonable. The MM is therefore necessary to ensure the policy is accurate, effective and consistent with the JCS. It is also needed to define the term 'small scale', refer to the policies map, and remove references to undefined neighbourhood areas. I have also corrected a minor spelling error in the MM in the interests of accuracy.
148. Paragraph 89 of the Framework allows local authorities to determine a proportionate locally set floor space threshold for retail impact assessments. The default threshold set out in the Framework is 2,500 square metres of gross floorspace. Policy TCE6 considers lower individual thresholds for impact assessments in Kettering and the market towns, ranging from 300 square metres in Desborough to 750 square metres in Kettering, above which an impact assessment is required. This approach is based on an analysis of the existing floor space in the town centres and the scale of a proposal as a percentage of this, as set out in the Town Centres and Town Centre Uses Background Paper. The thresholds chosen are well above the average size of the existing units in these locations and I am content that this methodology and approach is reasonable and locally justified.
149. Nevertheless, **MM19** is necessary in the interests of effectiveness and consistency to clarify that the exceptions to the requirements for impact assessments are those set out in JCS Policy 12(g) only and do not extend to the Hanwood Park SUE district centre. I find this approach to be reasonable for the same reasons as given above in relation to **MM18**. **MM19** is also required for effectiveness to clarify that assessments should be proportionate to the scale of the proposal to ensure flexibility, to refer to the policies map and to describe the harm that may arise from cumulative impacts.
150. Policy TCE7 protects local centres and resists the loss of local shopping facilities there. It defines the centres and identifies them on the policies map and I am content that the aim of maintaining and retaining vibrant and attractive local centres aligns with the aspirations of national policy and the JCS. However, **MM20** is necessary in the interests of effectiveness to secure the addition of all the local centres including those at the Rothwell North and Desborough North SUEs in the list and to remove reference to emerging local centres to reflect the longevity of the plan period. Additionally, I have made a minor change to the MM to clarify that the local centres in the SUEs are not on the policies map. I am satisfied that this does not alter the fundamental requirements of the policy.
151. Policies BLA1, DES1 and ROT1 set out the town centre development principles for the respective centres in Burton Latimer, Desborough and Rothwell. **MM39**, **MM45** and **MM51** are necessary to ensure that the principles are effective and do not duplicate the JCS or include generic requirements included in other policies elsewhere, and that they are relevant and locally distinctive, consistent, logically set out with clear requirements, and reflective of the revised UCO.

152. Additionally, a number of opportunity sites and environmental improvement sites are identified in the market towns in Policies BLA2, BLA3, DES2, DES3 and ROT2. To ensure these are effective, **MM40, MM41, MM46, MM47 and MM52** are required to: provide clear guidance to decision makers, clarify what is expected of developers, avoid repetition and duplication of other policies, ensure consistency, improve readability, provide a logical layout and refer to the policies map. For the same reasons, amendments are also necessary to ensure Policy DES2 refers appropriately to heritage assets via **MM46**.
153. Bringing these matters together, I find that the town centre policies and allocations in the Plan are positively prepared, support the role that town centres play at the heart of local communities and take an appropriate and positive approach to their growth, management and adaptation as anticipated by the Framework.

Conclusion on Issue 5

154. Subject to the MMs as set out, I therefore conclude on this issue that the approach to employment and town centres in the Plan is robustly based and consistent with the JCS and national policy.

Issue 6 – whether the environmental and other spatial designations in the Plan are effective, justified and consistent with national policy and the JCS.

Policy NEH2 Green Infrastructure

155. The JCS identifies GI corridors of sub-regional and local importance and JCS Policy 19 provides a framework for managing development and investment and for protecting and enhancing GI. Policy NEH2 seeks to identify and protect a number of additional borough level corridors in line with the JCS. It also requires major developments (of 10 homes or more) to deliver a net gain of GI, and for more significant developments (of 50 homes or more) to provide a strategy to illustrate how the GI will be integrated into the development. Finally the policy sets out what will be expected of the design and delivery of GI projects. With reference to the JCS and the Framework, I find this approach to be justified.
156. Nevertheless, **MM25** requires changes to provide a coherent and logical order to the various elements of the policy in order to avoid confusion and repetition. It also clarifies the role and inter-relationships between the different corridors and recognises the policy's potential cross over with instances where open space contributions may also be required by Policy NEH4. To address concerns as to how contributions for GI will be determined and spent, the policy is amended to indicate that this matter will be considered alongside open space requirements in Policy NEH4, in a forthcoming SPD. This is needed in order to provide certainty. Finally the MM is necessary to clarify that the GI corridor boundaries are indicative, to refer to the policies map and to explain that the corridors do not preclude or restrict development to give comfort to local residents in urban areas whose properties are affected by them. All these changes are needed in the interests of effectiveness.

Policy NEH3 Local Green Space

157. For the reasons that have been fully explained in my previous post hearings correspondence EXAM17 (paragraphs 9 to 28) and EXAM19 (paragraphs 28 to 37 and the table at Appendix 1 to that document) I consider that a number of the spaces proposed in the Plan for designation as Local Green Space (LGS) do not meet the requirements of the Framework and are unjustified and should be deleted. The relevant extracts from these documents are attached below in Appendices 2 and 3 and set out my detailed findings regarding soundness in relation to LGS. To avoid unnecessary repetition, the relevant sections of those letters as indicated are to be read as an integral part of this report. The necessary amendments are reflected in the schedule of proposed changes to the policies map.
158. I have had regard to the representations made to the MMs (and policies map changes) regarding the LGS sites and do not take lightly the extent of local feeling expressed. Nevertheless, I have seen nothing that alters my views on this matter. The Plan as submitted does not seek to allocate Historically and Visually Important green spaces (HVIs), it seeks to allocate LGSs. Such a designation is subject to a distinct and stringent set of requirements set out in the Framework. Whether the Council's approach to LGS is justified (and whether the proposed allocations are sound) falls to be tested as part of this examination. Whether the sites are justified as HVIs is not before me for consideration since, notwithstanding its previous iterations, that is not what is proposed in the submitted Plan.
159. I am also mindful that whilst some of the sites subject to the MM were previously designated as Environmentally Important Open Spaces under Policy 94 of the 1995 Local Plan, that policy was not saved by the Council in 2011. Since that time, those sites have not been designated in an adopted development plan under any specific open space/HVI allocation. This situation would not change as a result of the MM proposed and in this sense the 'status' of the spaces would not be altered or lost as suggested.
160. In terms of the wording of Policy NEH3, **MM27** is necessary to explain the background to, and justification for, LGSs with clear and accurate reference to paragraphs 99, 100 and 101 of the Framework and to clarify that once designated LGSs will be subject to the same planning policy safeguards as land designated as Green Belt. It is also required to reflect the Green Belt tests set out in the Framework and to include a list of the spaces which are appropriate for designation. I confirm that I consider these spaces to be justified with reference to the necessary tests set out in national policy. These changes are needed to ensure the policy's consistency with the Framework and its effectiveness.

NEH4 Open Spaces

161. Paragraph 96 of the Framework advises that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. The provision of new open space as part of new development as sought by Policy NEH4 is consistent with the Framework and helps to support Policy 7 of the JCS which seeks to safeguard and protect open spaces.

162. **MM28** proposes a good deal of changes to Policy NEH4 and the supporting text to reflect the up to date position with the relevant evidence base documents, ensure a logical structure to aid the interpretation of the policy, provide further detail in relation to the proposed SPD in the interests of certainty, to acknowledge the cross over with the provisions of Policy NEH3 in relation to GI, to be clear that it applies to major development, to provide clarity in relation to the design and delivery of open space, to explain where monies would be spent, and to delete the reference to green roofs and living walls which do not constitute open space. These are required to ensure Policy NEH4 is effective.
163. I have considered the proposed allocation of land at Thorpe Malsor as open space under Policy NEH4 (allotments at Short Lane Reference 478). My findings in relation to the soundness of the allocation of this site as allotments is set out in EXAM19 (paragraphs 42 to 45) and in paragraph 4 of EXAM19b. In line with the approach taken above regarding LGS, and to avoid unnecessary repetition, the relevant extracts of these letters are attached in Appendix 4 and are to be read as an integral part of this report.
164. For the reasons given, I consider that the site's designation as allotments is unjustified and should be deleted. Accordingly the open space annotation is removed from the entirety of the site shown on the policies map in the publication version of the Plan, and this is reflected in the schedule of changes to the policies map.

Conclusion on Issue 6

165. On this basis, subject to the MMs considered above, I conclude on this issue that the environmental and other spatial designations in the plan are effective, justified and consistent with national policy and the JCS.

Issue 7 – whether the other individual policies in the Plan are clear, effective, justified and consistent with the JCS and national policy, and whether there are any omissions.

Policy HOU1 Windfall and Infill principles of delivery

166. **MM5** is necessary to clarify that Policy HOU1 is in two distinct parts. The first part explains when windfall development is generally acceptable and the second part identifies certain areas in Kettering that are recognised for their distinctive residential character where windfall development is more strictly controlled. Additionally, general requirements which duplicate those in the JCS are deleted, a consistent approach to the term 'infill' provided (and included in the Glossary via **MM94**) and further explanation as to the local justification for the policy provided in the supporting text. These changes ensure that the policy is focussed and effective.

Policy HWC1 Health and Well-Being

167. **MM21** makes a number of changes to Policy HWC1 and is necessary for effectiveness to clarify what the policy seeks to achieve, how it will be used in decision making, to what development proposals it applies and to logically set out the Council's requirements without duplication of the JCS.

Policy HWC2 Protection of community facilities and proposals for new facilities

168. **MM22** is necessary to clarify that the policy has two purposes and to explain what the policy is seeking to achieve in terms of the protection of existing facilities and what will be expected of new/enhanced facilities. These and other revisions to avoid repetition and duplication and retain a focussed approach are required to ensure Policy HWC2 is effective.

Policy HWC3 Sport, Recreation and Physical Activity

169. The provision of new sports and recreation facilities is consistent with paragraph 96 of the Framework and JCS Policy 7 which seeks to support and enhance community services and facilities. **MM23** makes considerable alterations to ensure Policy HWC3 is effective and clearly expressed. These include its logical re-ordering so that it is evident that the first part of the policy applies to all major development proposals, and to set out what will be expected in terms of the provision of new or enhanced facilities. I have amended the wording of the first line of the policy in the MM to be clear that the facilities referred to are those relating to sport and recreation to ensure the Policy is clear and effective. I am content that this does not alter the fundamental requirements of the policy.
170. The MM is also needed to clarify that the second part of the policy applies to proposals for sport and recreation facilities. Additionally, the supporting text has been expanded to explain what the forthcoming SPD will do and give some initial detail as to how contributions will be calculated and spent. The status of the relevant evidence base documents have also been updated in the supporting text and duplication of other policies and guidelines, as well as repetition between the criteria, has been removed throughout. These changes are needed in the interests of effectiveness.
171. Some concerns are raised as to the late availability of the Playing Pitch and Sports Facilities Audit and Needs Assessment and the Playing Pitch Strategy and the Sports Facility Strategy which I have considered in the Legal Compliance section of the report below. Points are also raised as to their methodologies and findings in relation to the facilities to be provided at Hanwood Park SUE and the approach to swimming pool provision. Taken together the studies are intended to identify deficiencies in sports facilities and provide action plans to determine what provision is needed and where. Rather than being requirements, these recommendations are then considered as part of the decision making process in the context of the need arising from new development.
172. Whilst Policy HWC3 requires development to meet the community needs for sport and recreation facilities arising from major development, the process for determining what will be required in terms of new provision or contributions (and how any contributions will be spent) will be set out in the forthcoming SPD. I am broadly content that the studies provide sufficient evidence to support that overall general policy approach which is consistent with the aims of the JCS and Framework. Any detailed issues relating to the methodology/findings of the relevant studies, which may have an impact on how contributions are calculated or spent, can be addressed by the Council through the forthcoming SPD process, or in the case of the Hanwood Park

SUE, through the ongoing development management discussions. Overall, I am therefore content that subject to **MM23**, the approach is justified and effective. Following the MM consultation, I have also made an additional minor change to the MM to reflect comments from Sport England in relation to how monies will be spent which does not alter the fundamental requirements of the policy and would not cause anyone to be prejudiced.

Policy NEH1 Flood Risk Management

173. **MM24** is required in the interests of effectiveness to clarify the circumstances in which site specific flood risk assessments are required and to include them in the policy. Changes are also necessary to reflect comments from Anglian Water in relation to surface water drainage, to explain Critical Drainage Catchments, and to clarify the approach to encouraging the retro-fitting of Sustainable Urban Drainage Systems (SuDS).

Policy RS4 Countryside

174. A number of objectors are concerned about the protection the Plan affords to Cransley and Thorpe Malsor reservoirs. Saved Policy 10 of the 1995 Local Plan recognises them as valuable countryside resources and relates to them specifically. It indicates that planning permission for development there will not normally be permitted, but that exceptions may be considered in a number of limited circumstances only where they are compatible with the peaceful rural nature of the area. Whilst Appendix 2 of the Plan indicates that policy NEH2 replaces saved Policy 10, the Council confirms that this is a drafting error and should instead refer to Policy RS4 concerning development in the open countryside (this matter is included as one of the Council's additional modifications to the Plan).

175. JCS Policy 11 is clear that development in the rural areas will be limited to that required to support a prosperous rural economy (or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement). Policy RS4 aims in the first instance to resist development in the open countryside. This is so unless the specific requirements of JCS Policies 25 (rural economic development), 26 (renewable energy), or 13 (affordable housing exception sites) and national policy are met. Paragraph 170(b) of the Framework states that planning policy and decisions should contribute to and enhance the natural and local environment by (amongst other things) recognising the intrinsic character and beauty of the countryside.

176. Although I appreciate the local strength of opinion in relation to this matter, in my view Policy RS4, along with the provisions of the JCS and the Framework, provides sufficient protection to ensure that these locally valued reservoirs and their surroundings are not adversely affected by development that would be harmful. As such, no changes are required to the Plan in the interests of soundness in this regard.

177. Policy RS4 seeks to reflect the relevant policies in the JCS relating to development in the countryside and to provide additional local guidance in relation to replacement dwellings and the re-use of redundant or disused buildings. **MM58** includes a number of changes to remove repetition, clarify that criterion (c) applies to residential development, improve presentation and to refer to the policies map. Additionally, specific reference to small scale

private equestrian facilities has been deleted as such development could be managed adequately with reference to other existing countryside policies. These amendments are needed to ensure that the policy is effective. I am content that whilst the policy does not deal with previously developed land in the countryside explicitly, development affecting such land would be adequately controlled through the development management process via policies in the JCS and the Framework where necessary.

Development Principles in the Rural Area and the Villages

178. Policy RS5 sets out a number of development principles in the rural area and is based on the findings of the Rural Masterplanning Report which provides a detailed analysis of the villages in the borough. It sits alongside a number of other policies which provide guidance for development. Policies RS1 and RS2 considered under Issue 1 (as amended by MMs) include the requirement for development in Category A and B Villages to show consideration of and be sympathetic to the existing size, form, character and setting of the village. Additionally development principles for the particular individual villages are set out in Policies ASH1, BRA1, CRA1, GED1, GRA1, GRC1, HAR1, LOA1, LOD1, MAW1, NEW1, PYT1, RUS1, STA1, SUT1, THM1, WAR1, WEK1, WES1, and WIL1. Furthermore, as set out above, the housing allocations in the rural area have their own site policies which include development principles and expectations. I am also mindful that the JCS sets out a number of place shaping principles in Policy 8.
179. In order to provide each layer of policy guidance with a clear purpose and rationale, and to avoid unnecessary overlap between them and duplication of the JCS, Policy RS5 and all the policies for the villages have been revisited and comprehensively amended accordingly. These changes are necessary to ensure that the Plan is justified and effective.
180. **MM59** amends the supporting text to Policy RS5 to explain the role of the Rural Masterplanning Report and to clarify the tiers of policy and their purpose. It also includes changes to the policy to refer appropriately to the tests for heritage assets, which I have amended very slightly myself to ensure criterion (a) is completely accurate and consistent with the relevant legislation. Additionally the MM removes the requirement for the redevelopment of historic farm buildings to retain an element of employment use as it has no basis in the Framework. Other changes are also made to further explain some of the requirements and to indicate that all the criteria are intended to apply. All these changes are necessary for consistency and effectiveness.
181. **MM60, MM61, MM63, MM66, MM71, MM72, MM74, MM75, MM76, MM77, MM79, MM80, MM82, MM83, MM85, MM86, MM87, MM88, MM89, and MM91** amend the respective development principles policies to ensure they are locally specific and to reflect comments from Historic England relating to materials. They also clarify references from the Rural Masterplanning Report and address matters of presentation, conciseness, readability, consistency, repetition, application, and factual corrections in order to ensure the policies are effective.

Heritage

182. The Plan considers heritage matters at paragraphs 8.26 to 8.36 but does not include a policy. Historic England object to this omission on the basis that the Plan does not fully address the historic environment as required by the Framework. However, I am mindful that the Plan is a Part 2 Plan. Whilst it pre-dates the 2019 version of the Framework, Policy 2 of the JCS states that the historic environment will be protected, preserved and where appropriate enhanced and sets out a number of considerations where development would impact upon a heritage asset. On this basis I consider that there is adequate guidance on heritage issues in the JCS and the Framework to facilitate the development management process in the borough. No particular local level details or emphasis is necessary in the form of a policy to aid decision making.
183. Although the existing text in the Plan provides a background to heritage in Kettering, it is lengthy and repetitive of national guidance and the JCS. This unnecessary wording is deleted as a result of **MM26**. The retained text has also been significantly refined to clarify the policy basis for considering heritage assets, to focus on the local situation, and to signal the intention to provide a local list of non-designated heritage assets. The changes to this section of the Plan are necessary in the interests of effectiveness.

Conclusion on Issue 7

184. For the reasons given, and on the basis of the MMs required, I am satisfied that all the policies considered above are justified, effective and consistent with national policy and the JCS, and that they provide sufficient guidance in terms of development management.

Issue 8 – whether effective arrangements are in place for the monitoring of the Plan.

185. The provisions for monitoring and review are set out in Table 15.1 of the Plan and sit alongside the monitoring requirements of Table 9 of the JCS. Some comprehensive changes to the indicators and targets are needed to provide clarity on how performance will be realistically and usefully measured. Other amendments are required to the table to avoid the duplication of text, remove unnecessary wording, reflect changes to the UCO, update timescales, and to ensure a consistency in approach across the objectives. Consequential changes arising from other modifications are also necessary. **MM92** is therefore necessary in the interests of effectiveness.
186. Following the consultation on the MMs, I have also made additional minor amendments to **MM92** to re-introduce some of the targets in the Plan for the development principles relating to the rural area. The proposed MM to delete them is not necessary for soundness. I have also amended the target number of homes for Policy GRC2 to align with that stated in the policy, revised the indicator for Policy RS3 to reflect the changes to that policy in **MM57**, and corrected the wording of the target for CRA2 to align with the other targets. This is to ensure the indicators are accurate and can be measured in the interests of effectiveness. I am satisfied that this does not alter the fundamental requirements of the Plan and do not consider that anyone would be prejudiced by my recommending such changes at this stage.

Conclusion on Issue 8

187. Subject to **MM92**, I am content that effective arrangements are in place for the monitoring of the Plan.

Assessment of Legal Compliance

188. My examination of the legal compliance of the Plan is summarised below.

189. The Plan has been prepared in accordance with the Council's Local Development Scheme (LDS). An updated version of the LDS was prepared by the Council in September 2020 to reflect revised timescales.

190. Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement (SCI). Representors raised concerns about the timing of the availability of a number of evidence base documents relating to sport, recreation and open space. These were published after the Regulation 19 consultation period and the submission of the Plan. Nevertheless, I am satisfied that these documents were provided on the Council's website for a number of months prior to the hearings and flagged up in the Matters Issues and Questions relating to the examination. As such, interested parties had the opportunity to consider them in advance of the hearings and I am satisfied that no prejudice has been suffered as a result.

191. A Sustainability Appraisal has been carried out and is adequate.

192. The Habitats Regulations Assessment (May 2020) meets the necessary regulatory requirements and concludes that the Plan will have no likely significant effects on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site. Based on additional information provided by the Council (letter dated 30 June 2020) Natural England are satisfied with this conclusion.

193. The Development Plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the local planning authority's area.

194. The Development Plan, taken as a whole, includes policies designed to ensure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. JCS Outcome 2 concerns Adaptability to Future Climate Change and paragraph 2.16 of the Plan sets out how the Plan will contribute to this outcome. **MM2a** to paragraph 2.10 of the Plan is necessary to acknowledge that a Climate Change Emergency was declared in the borough of Kettering in 2019 in the interests of effectiveness.

195. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations. It is consistent with the JCS except in one very minor instance in relation to Policy DES6 (employment allocation) which is justified for the reasons set out above.

Overall Conclusion and Recommendation

196. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

197. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended MMs set out in Appendix 1, the Kettering Site Specific Part 2 Local Plan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

Elaine Worthington

Inspector

This report is accompanied by:

- Appendix 1 containing a schedule of the Main Modifications
- Appendix 2 containing extracts from EXAM17
- Appendix 3 containing extracts from EXAM19
- Appendix 4 containing extracts from EXAM19 and 19b.

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Appendix 2 – Extract from EXAM 17

Policy NEH3 Historically and Visually Important Local Green Spaces

9. Additionally I wish to raise a number of points in relation to Policy NEH3 Historically and Visually Important Local Green Spaces. Following the discussions in the Matter 12 hearing session, I have considered in detail the evidence submitted by the Council on this matter including the various Background Papers, the 2014 and 2016 River Nene Regional Park (RNRP) assessments of the proposed visually important open spaces, the Council's Matter 12 statement and all the relevant Planning Policy Committee reports and minutes referred to in those documents.
10. Paragraph 99 of the Framework states that the designation of land as Local Green Space through local and neighbourhood plans allows communities (my emphasis) to identify and protect local green areas of particular importance to them. Paragraph 100 (b) states that the designation should only be used where the green space is (amongst other things) 'demonstrably special to a local community'. On the basis of the information provided, I am unable to ascertain whether the proposed local green space designations were promoted or put forward by the local communities in Kettering.
11. I am aware that in 2012 a list of sites was compiled using a variety of sources (as set out in the 2012 Background Paper) including contacting all Town and Parish Councils. Whilst 65 sites resulted it is not evident which ones were forwarded by local communities. I also understand that following public consultation in 2012, 15 sites were removed, but a further 15 were added having been proposed by consultees. Additionally, a further consultation in 2016 led to 6 new sites being assessed by RNRP. Again, I am unable to determine which of these sites came from the local community. Although an example of the individual site assessment sheet (which includes a section to indicate the original source of the proposed designation) is included in Appendix 1 of the 2012 Background Paper, I have not been provided with the individual site assessment sheets.
12. In the absence of the necessary information to determine who promoted or put forward each of the Local Green Spaces now proposed for designation, and without sight of a particular community's reasons for seeking the designation and explanation of why the space is considered to be demonstrably special, I have concerns in relation to the soundness of the policy (in particular as to whether it is justified and consistent with national policy).
13. I appreciate that the identification of historically and visually important open spaces in Kettering has been undertaken over a long period of time and been subject to a number of rounds of consultation and specialist assessment. However, it is clear that the context in which the work has been undertaken has altered over this period. Notably, what were originally conceived as Historically and Visually Important Open Spaces (HVI) are now being designated as Local Green Spaces (LGS). The purpose of the 2012 Background Paper was to specify additional local provision of HVIs where

they make a significant positive contribution to any settlement, Conservation Area or Listed Building. Since this work pre-dated the 2012 Framework, I appreciate that there was no need for sites to be demonstrably special to a local community at that time.

14. However, the 4 September 2014 Planning Policy Committee report 'Site Specific Proposals Local Development Document – Options Consultation' advises that the proposed HVI allocations would be reviewed in light of paragraph 77 of the 2012 Framework regarding LGS. This is documented in the 2015 Background Paper which finds on page 2 that the principle of designating HVIs conforms with the Framework (then para 76). However, this finding does not consider the 'demonstrably special' test. The summary assessment table on page 3 is intended to show how the sites have been considered in light of the Framework criteria. It includes in column 3 the question 'is the site demonstrably special to the local community'. However this question is not explicitly covered or answered for any of the sites in the table. The focus remains on the second part of the question which reads 'and does it hold a particular local significance'.
15. RNRP carried out an assessment of visually important open space in Feb 2014 and reassessed some sites in light of consultation responses in June 2016. These studies made no assessment of 'demonstrably special'. Sites were only assessed as to whether they were visually important open spaces. I accept that Page 1 of the RNRP updated assessment June 2016 states that new sites were assessed using the same methodology as the original assessment alongside the Framework's criteria for local green space (including where the green area is demonstrably special to a local community). However, none of the subsequent assessments cover the 'demonstrably special' point.
16. The June 2016 Background Paper refers to the sites as LGS rather than open space in order to comply with the Framework. Even so, page 3 states that the sites which are included in the report have been identified because of their beauty (visual) and/or historic significance. No mention is made as to whether they are demonstrably special to a local community. In response to general comments referring to the need for sites to be demonstrably special to the local community, officers respond at page 5 to say that 'At this stage sites have been assessed to determine whether or not they hold a particular local significance in terms of their visual (beauty) or historic impact. Some of these sites have been promoted through consultations or supported by communities through previous consultation responses. However the consultation on the draft Site Specific Part 2 Local Plan will be a further opportunity for comments to be received from the local community in relation to their local significance'.
17. Overall the focus for identifying the sites has been overwhelmingly based on their visual or historic significance, and not on whether they are demonstrably special to a local community. This approach is not in line with the requirements of the Framework. The intention of paragraph 99 of the Framework is to allow communities to identify and protect local green areas.

That the sites have come from the local community is the starting point, and in my view is the necessary pre-cursor to the spaces being demonstrably special to a local community. In this instance, it seems that the Council has sought for the most part to promote previously identified HVI sites as LGS sites. Whilst I accept that some of these sites have been supported through the process, as things stand I have seen no compelling evidence to suggest that they are demonstrably special to a local community.

18. On this point, I have been unable to locate copies of the representations supporting any of the local green space sites through the process (with the exception of the Regulation 19 consultations on the Plan itself). Whilst I note the Council's intention to provide more information regarding the community comments on HV1028, this needs to be provided for all the sites.
19. Additionally, the 2016 Background Paper refers to some sites that were put forward by local communities but ruled out. Page 10 recognises a large number of comments received from residents seeking HVI055 in Desborough as a LGS. The commentary states that many of the comments highlight issues which are beyond the scope of this assessment such as recreational uses of the land and wildlife. This is so even though these are possible factors of significance highlighted in criterion b of paragraph 100 of the Framework. Page 16 considers four sites put forward by Dingley Parish Council. These were assessed by RNRP for visual importance, but not as to whether they were demonstrably special. Moreover, in the case of HVI086, RNRP concluded that although the site does not meet the criteria as visually important open space, evidence should be sought in regard to the site's amenity value to the local community and also to the tourism/economy of Dingley. Despite this recommendation, as far as I can see the site was not taken further.
20. Whilst it may be that these sites do not meet the requirements of paragraph 100 of the Framework overall, these examples of spaces being ruled out without consideration as to whether they are demonstrably special to a local community add to my concerns in relation to the NEH3 designation process.
21. On a further point, I would also question whether all the spaces meet the other criteria in Paragraph 100 of the Framework. In particular criterion c of Paragraph 100 states that the designation should only be used where the green space is local in character and not an extensive tract of land. The Planning Practice Guidance (the Guidance) states that local green space designation is a way to provide special protection against development for green areas of particular importance to local communities (ID: 37-005-20140306). The Guidance also states that there are no hard and fast rules about how big a LGS can be because places are different and a degree of judgement will inevitably be needed. However it is clear that blanket designation of open land adjacent to settlements will not be appropriate. In particular designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

22. Whilst no details have been provided as to the site areas of the proposed sites for designation, it is clear from the Proposals Maps that a number of the sites are large and could be deemed to be 'extensive tracts of land'. The following spaces are particularly significant in extent:
23. HVI070 Rushton is considered in the 2016 Background Paper which recognises that the site is relatively large. It arises from a number of previously individual sites combined and in practice takes in a number of field parcels and different distinct elements of grassland, woodland and parkland. Although parts of the site (36, 37, 38) were assessed individually by RNRP in 2014 it was not considered as a whole. I have concerns that this large consolidated area represents an extensive tract of land adjacent to the built up area.
24. HVI022, 23, 24, 25, and 26 Little Oakley are considered in the 2015 Background Paper which acknowledges that sites 23 and 26 to the south of the village are relatively large. Together they take in several field parcels outside the settlement boundary and, alongside with the other proposed spaces, they are far-reaching and considerable areas of land compared to the size of Little Oakley itself.
25. HVI021 Harrington is considered in the 2016 Background Paper which recognises it is a relatively large area. This considerable parcel of land projects well beyond the linear form of the built up part of the village to the north and is extensive in relation to the modest size of Harrington.
26. HVI013 and 80 Cranford incorporate all the land between Cranford St Andrew and Cranford St John. In combination they constitute a very considerable swathe of land between the two linear settlements which takes in a number of field parcels and distinct areas of land that extend well beyond the built up areas of both settlements.
27. Due to their size and coverage I am concerned that these spaces would result in the blanket designation of open countryside adjacent to the built up areas of these settlements and would not meet the criteria in the Framework or the advice in the Guidance in relation to LGS.
28. These are my immediate thoughts on this matter, which I raise now in order to give the Council chance to respond as part of its work arising from the hearings. However, notwithstanding these points, I will need to consider whether the proposed Local Green Spaces meet all the terms of paragraphs 99 and 100 of the Framework. In addition to being identified by communities, 'demonstrably special' and not an extensive tract of land (as considered above), I will also need to be satisfied that the proposed spaces are in reasonably close proximity to the community they serve, and hold a particular local significance.

Appendix 3 – Extract from EXAM 19

Policy NEH3 Historically and Visually Important Local Green Spaces

28. Thank you for your response (EXAM 18c) to the matters raised in relation to my letter dated 6 November (EXAM 17) and the associated summary table (EXAM 18d).
29. As set out previously, I appreciate that there is a considerable background and long history to the concept of Historically and Visually Important Open Space (HVIs) in Kettering and a great deal of work and assessment as well as consultation has taken place over a number of years. I am also aware of the protection previously afforded to Environmentally Important Open Spaces (EIOS) in the towns and villages by unsaved Policy 94 of the 1995 Local Plan. I will not repeat the concerns set out in my previous letter (EXAM 17) at length, but confirm that even having regard to the further information provided, I remain of the view that the Council has sought to roll forward sites previously assessed and identified to be suitable as HVIs, as Local Green Space (LGS) and to elevate their status without sufficient justification.
30. HVIs are not the same as LGS. The purpose of HVIs is set out in the 2012 Site Specific Proposals Local Development Document Background Paper: Open Space and Allotments. This seeks to protect historically and visually important open spaces where they make a significant positive contribution to any settlement within the Borough, Conservation Area or setting of a Listed Building. The site assessment criteria at section 4 relate exclusively to whether the site is important to the settlement (not to the community). In contrast, the purpose of LGS is to allow communities to identify and protect green areas of particular importance to them (not necessarily to the settlement). It seeks to provide special protection to only those sites which are demonstrably special and means that such areas are subject to the same stringent planning policy safeguards as land designated as Green Belt. In my view, this is quite a high bar to reach, and this most highly restrictive designation is not appropriate for most green areas or open spaces. Rather, it affords a level of protection that is in my experience applied sparingly.
31. Whilst I note the Council's view to the contrary and reference to the Wellingborough Plan, it is my firm view that it is fundamental to the LGS designation that the spaces are identified by the local community. The Council accepts in the summary table that a number of the proposed LGS spaces were not put forward by the local community. Whilst I note that the designation of some of these spaces were subsequently supported by local residents, Parish/Town Councils and elected members, that is not the same as them having been identified by communities. General support/no objections to the continued/reinstated protection of sites formerly identified as EIOS and/or HVI sites identified by the Council or their consultants as important to the settlement, is insufficient to meet the specific terms of LGS as set out in the Framework.

32. Unless there is any further evidence that I have not seen relating to their identification, I consider that those spaces not put forward by the local community in EXAM 18d (as described in footnote 1), do not meet the requirements of the Framework for designation as LGS and should not be allocated as such. They are not consistent with national policy and are unjustified.
33. I have considered the other spaces in EXAM 18d which the Council indicates to have been put forward by the community. My comments on these are set out in the table in Appendix 1 to this letter. This includes an indication as to whether I consider the sites to meet the requirements of the Framework for designation as LGS or not. It finds that on the basis of the evidence before me, a number of those sites are also unjustified for the reasons set out. As indicated in the table, they should also be removed from the Plan as LGS.
34. I appreciate that my findings in relation to this matter will be disappointing for the Council. Whilst I note the wish to gather further evidence from Town and Parish Council's to give them the opportunity to comment on whether they consider the proposed spaces to be special or not, this would not address my in principle concerns with regard to the sites that were not identified by the local community as intended by the Framework.
35. In terms of the implications of the removal of the LGS designation from these sites, the Council indicates in EXAM 18c that the LGS designation is intended to apply to spaces not covered by the other open space typologies. I note that HVI067 in Rushton and parts of HVI057 in Burton Latimer and The Damms in Desborough are also included as open spaces under Policy NEH4. It may be that these are anomalies, but if they are not, this approach should be clarified. Despite the removal of the LGS designation in the instances that I recommend, I am content that the spaces in question would nevertheless be protected by other policies in the Plan and the JCS, including, but not limited to, those relating to open countryside, heritage assets, green infrastructure, and the development principles for both the rural area and individual settlements. The Guidance is clear that if land is already protected by designations (such as Conservation Areas) consideration should be given to whether any additional local benefit would be gained by designation as a LGS.
36. Turning to the wording of the Policy itself, we discussed at the hearings the need for it to reflect the approach to the Green Belt set out in the Framework. Whilst I note the proposed changes to the supporting text at page 40 of EXAM 18a, these do not go far enough. Both the Policy itself and the supporting text need to reflect paragraphs 143 and 144 of the Framework. As such, paragraph 2 of Policy NEH3 should add 'inappropriate' before development. Paragraph 3 should be replaced by the following text. Inappropriate development in the Local Green Spaces will be not be permitted except in very special circumstances. Very special circumstances will not exist, unless the potential harm to the Local Green Space is clearly outweighed by other considerations. The proposed changes to the

supporting text at page 40 of EXAM 18a which refers in error to exceptional circumstances should be deleted.

37. The supporting text to this policy should be expanded to explain the background to, and justification for, Local Green Spaces with reference to paragraphs 99, 100 and 101 of the Framework. It needs to be made clear that once designated Local Green Spaces will be subject to the same planning policy safeguards as land designated as Green Belt and that as such the designation will provide a special protection and only allow new development in very special circumstances. It would also be helpful to set out here that the development of new buildings in a LGS is unlikely to be appropriate, but to acknowledge that other forms of development may not be inappropriate provided, for example if they preserve the attributes which led to the designation of the site as LGS (I think this is what the new text proposed to paragraph 8.41 is concerned with). The policy should also be amended to include a list/table of the spaces that are to be designated and shown on the policies maps.

EXAM 19 Appendix 1 - Local Green Space (LGS) Inspector's Comments Table

LGS	Identification (Council's text)	Inspector's Comments	Recommendation
Kettering & Barton Seagrave			
HVI068	No	See letter	Remove as LGS
HVI053/071	No	See letter	Remove as LGS
Burton Latimer			
HVI056 c & e	Identified broadly as an area for protection of open space through the Options Paper consultation by the Town Council (Rep No 2125 – Page 40 of Appendix 3)	<p>In response to consultation on the Options Paper 2012 Rep 2125 from the Town Council seeks the 'preservation of green open space' in three areas (around Burton Latimer Hall in Kettering Road, in the Ise Valley, and for views to the Parish Church from the A6 bypass on the Kettering side of the Higham Road junction).</p> <p>From the summary provided, this is a generalised comment that does not indicate how any such preservation should be sought and was made prior to the concept of LGS being identified in the Framework.</p> <p>The comment appears to be the basis for the designation of the resultant three areas of LGS (56 c and e, 58b and 57). However, no indication of the extent of the geographical area affected and no reasons as to why the land should be considered for designation are given. Nor, are any details provided as to why the land is of particular importance or special to the local community.</p> <p>Moreover, consultation with Parish Councils and Landowners took place in 2015 on the Historically and Visually Important Open Space Background Paper (which introduced the reference to LGS from the Framework) (Planning Policy Committee (PPC) on 8 June 2016). At this time, Rep 35 from the Town Council comments that 'there is no reason for the proposal to introduce this new level of control'.</p>	Remove as LGS

		<p>As such, I am not convinced that these three resultant LGS sites are demonstrably special to the local community.</p> <p>Having regard to all these matters, I am not persuaded that this space is justified as a LGS.</p>	
HVI058b	Identified broadly as an area for protection of open space through the Options Paper consultation by the Town Council (Rep No 2125 – Page 40 of Appendix 3)	As above	Remove as LGS
HVI057	Identified broadly as an area for protection of open space through the Options Paper consultation by the Town Council (Rep No 2125 – Page 40 of Appendix 3)	As above	Remove as LGS
HVI057a	Yes (Rep No 54 – Page 46 of Appendix 3)	<p>Representation 54 to the Draft Plan (respondent 7695290) seeks the extension of the boundary of adjacent HVI057 ‘to include the area from the town boundary to the river Ise as there is no rational boundary as drawn’.</p> <p>Part of that suggested land had been previously considered by the Council under HVI072 and discounted, but the land to the west (HVI057a) had not been previously assessed.</p> <p>The summary of the representation as provided, is limited to mapping issues associated with nearby HVI057 and the creation of a rational boundary. No indication is given as to the particular value or importance of a wider site (incorporating HVI057a) to the representor or the local community.</p> <p>I can find no further reference to why the site is demonstrably special to the local community in the subsequent technical assessments of this site. The HVI Background Paper Update Oct 2019 indicates only that the site is visible from surrounding open space and surrounding residential properties, with views out across the site to the Ise Valley and countryside beyond.</p>	Remove as LGS

		<p>The site was discussed at PCC on 5 November 2019, where it was felt the site is important to local residents who make regular recreational use of the area. PCC resolved that the site should be included for 'its amazing views and contribution it makes to the neighbouring designation and access to the river Ise'.</p> <p>In practical terms, it seems to me that these reasons (raised only by PCC and not by the community itself) relate primarily to the site's contribution to the neighbouring space. I am also mindful that HVI057a was put forward as an extension to neighbouring HV1057, which itself was not specifically identified as a LGS by the local community or supported by the Parish Council (see comments above).</p> <p>Having regard to all these matters, I am not persuaded that this space is justified as a LGS.</p>	
Desborough			
The Damms	Yes (Representations included from page 54 of Appendix 3)	<p>This site was put forward through the Landowner and Town/Parish Council consultation in 2015. The summary of the comments made to that consultation indicate that the Damms was where the Anglo Saxons attempted to defend the settlement against the Danes, has been left undisturbed for over 1,000 years and is a place of recreation and beauty and natural asset to the town. The representor regards it to be both historically and visually important (Rep 55).</p> <p>The June 2016 Background Paper indicates that the designation is sought because the land is highly visible, is important to the setting of listed buildings, and makes a high contribution to the setting from outside the settlement boundary. The assessment by River Nene Regional Park Inspired Places (RNRP) in June 2016 indicates that the site borders the most historic area of Desborough around the church, key to the setting of the town, and to have a heavy footfall from walkers.</p>	Retain as LGS

		Taking these factors into account, I am satisfied that the proposed designation of the space as LGS is justified. The full reasoning for this will be provided in my final report.	
HVI069	Yes (Representations included from page 52 of Appendix 3) <i>Matters Statement submitted by Black Box Planning (in relation to previous objections to the draft Plan)</i>	<p>Respondent 173073 Town Council (rep 1932) to the 2012 Options Paper recommends the site as an HVI due to the ancient and rare ridge and furrows which are remains of Anglo Saxon cultivation.</p> <p>The September 2015 Background Paper indicates that the ridge and furrow are an important landscape feature. The site contains well preserved ridge and furrow remains which Northamptonshire County Council Archaeology advises is best appreciated and understood in the context of the landscape.</p> <p>There is generally unspecific support from the Town Council and residents in the responses to the Landowner and Parish Council consultation in 2015 (as well as an objection to the designation at this stage and in relation to the Draft Plan of which I am aware). Nevertheless, I am satisfied that the proposed designation has been identified by the local community and reasons for its particular local and historic significance have been set out by them.</p> <p>Taking all these factors into account, I am generally satisfied that the proposed designation of the space as LGS is justified. The full reasoning for this will be provided in my final report.</p>	Retain as LGS
Rothwell			
HVI054	No but designation supported by the Town Council (Rep No 1370 – Page 78 of Appendix 3)	See letter	Remove as LGS
Ashley			
HVI001	Yes (Initial Parish Council consultation – Page 81 of Appendix 3)	This proposed site arises from an initial consultation which informed the Open Space and Allotments Background Paper 2012. The Parish Council indicated that it ‘would like to see the open space between Green Lane and Main Street protected as before’. I note that much of the site was previously identified as EIOS in the 1995 Local Plan.	Retain as LGS

		<p>Responses to the 2012 Options Paper refer to the space between Green Lane and Main Street as an essential space which delineates one of the loops of the archaeologically important double loop layout of the village and indicates that the retention of this loop is crucial to the historic character of the village.</p> <p>The RNRP Assessment Feb 2014 finds that the site is integral to the village and provides an open space between Main Street and the properties on Green Lane. It has been an open space in the village since the earliest available maps, provides important views to the church, listed buildings and the Conservation Area.</p> <p>Whilst the comments as to the site's value and importance originate from consultation that pre-dates the introduction of the concept of LGS in Kettering, on balance I am content that the proposed designation has been nevertheless been identified by the local community and reasons for its particular local and historic significance have been set out by them.</p> <p>Taking these factors into account, I am generally satisfied that the proposed designation of the space as LGS is justified. The full reasoning for this will be provided in my final report.</p>	
HVI002	No but designation supported by the Parish Council and residents through consultations (Representations included from page 85 of Appendix 3)	See letter	Remove as LGS
HVI081	Yes (Representation 1164 – Page 86 of Appendix 3)	This proposed site was put forward through the Options Paper consultation in 2012. Representation 1164 supports the other two spaces in the village (see above), but indicates that 'other areas could be considered too, eg. behind the church yard?'	Remove as LGS

		<p>This appears to be the basis for its designation, but no indication of the extent of that area, why it should be considered for designation, or how it is special to the local community is given by the respondent.</p> <p>There was some general support when the site appeared in the Draft Plan in 2018 but no reasons for this support are given. Although Rep 1170069 supports the HVI status of the land, this states only that this is because of its 'important location behind the historic St Mary's church' and 'any development of any kind on this land should never be allowed'. Rep 1173937 refers to historic settlements beneath the ground in the area surrounding the church which should not be developed, along with the need to stop developers both on the site and on other land surrounding the village.</p> <p>In my view, these points relate primarily to protecting the land from development (which may well be achieved by other designations/policies) and are insufficient to indicate that the site is demonstrably special to the local community.</p> <p>Furthermore, the site as identified in the Plan includes two fields. One behind the churchyard (as raised in representation 1164) and another behind No 7 Main Street. As such, the extent of the space proposed as LGS appears to go beyond that originally referred to by the community</p> <p>Objections were also received through the Draft Plan in 2018. Rep 1174168 suggests the allocation of the site was proposed without consultation with the village. Rep 1170568 finds the site to be little different to any of the other green spaces that surround the village and thinks that the reasons for this designation do not seem coherent or logical.</p> <p>Having regard to all these matters, I am not persuaded that this space is justified as a LGS.</p>	
Braybrooke			

HVI006	No but designation supported by the Parish Council and residents through consultations (Representations included from page 108 of Appendix 3)	See letter	Remove as LGS
HVI007	No but designation supported by the Parish Council and residents through consultations (Representations included from page 108 of Appendix 3)	See letter	Remove as LGS
Cranford			
HVI013	No but the designation has been supported by the Parish Council (Representation 73 on page 121 of Appendix 3 and Representation 23 on page 125)	See letter	Remove as LGS
HVI014	No but the designation has been supported by the Parish Council (Representation 73 on page 121 of Appendix 3 and Representation 23 on page 125)	See letter	Remove as LGS
HVI015	No but the designation has been supported by the Parish Council (Representation 73 on page 121 of Appendix 3 and Representation 23 on page 125)	See letter	Remove as LGS
HVI080	Yes (Rep 1381 – Page 119 of Appendix 3)	The Council indicates that this site was put forward through the Options Paper consultation in 2012. Cranford Parish Council's representation at that time states 'there are historical and visual open spaces such as, Cranford from Barton Seagrove, from the Cranford Road east to the Allege valley, and St Andrews Church and Hall' No geographic area is specified and it is not clear to me how this	Remove as LGS

		<p>representation led to the identification of HVI080 specifically. Nor is any indication given by the PC as to what is special about the site.</p> <p>The Council's response to representations to the Draft Plan (page 121 of EXAM 18c) indicates that the area was originally identified through work undertaken by a third party. Whilst no further explanation is given, I am aware that the site is considered in the RNRP Feb 2014 Assessment. As such, it may have been the Council's consultants who identified the site.</p> <p>Although the site is subsequently supported by the PC, I can find no indication of what the site's particular local significant or importance is in subsequent consultations. The PC's comments to the Publication Plan indicate that the HVI designations in the village (generally) are crucially important in maintaining the designation of a conservation village. However, the Guidance indicates that if land is already protected by designation (such as a Conservation Area) consideration should be given as to whether any additional local benefit would be gained by designation as LGS.</p> <p>In my view, these points are insufficient to indicate that the site is demonstrably special to the local community.</p> <p>There are objections to the site when PCs and Landowners consulted in 2015 (PC 8 June 2016) and objections to the Draft Plan and the Publication Plan.</p> <p>Having regard to all these matters, I am not persuaded that this space is justified as a LGS.</p>	
Geddington			
HVI016	Yes (Initial Parish Council consultation – page 128 of Appendix 3)	In the initial consultation to inform the Open Space and Allotments Background Paper 2012 the PC stated that the 'retention and protection of the EIOS in the centre of the village to be very important'. However, no mention is made of why the land is special to the local community.	Remove as LGS

		<p>Additionally, HVI016 is more extensive than the area of EIOS in the 1995 Local Plan (it extends further westwards).</p> <p>Although there is a representation of general support for the designation in the Landowner and PC consultation 2015, I can find no indication of what the site's particular importance or local significance is in subsequent consultations.</p> <p>In my view, this is insufficient to indicate that the site is demonstrably special to the local community.</p> <p>Having regard to all these matters, I am not persuaded that this space is justified as a LGS.</p>	
HVI079	Yes (Representation 1356 on page 130 of Appendix 3)	<p>The site is identified through the Options Paper consultation in 2012. Rep 1356 indicates that the area to the north of the river Ise bordering Mill Farm (and the properties of Nos 33, 35 and 37 Newton Road) is part of the historical and visual aspect either side of the river and should be greened over. Effectively, this Rep seeks the inclusion of this land as part of HVI016.</p> <p>Other than this, I can find no indication of what the site's particular importance or local significance is, in this, or any subsequent consultation.</p> <p>The February 2014 RNRP Assessment finds that whilst the site provides views to Mill Farm and the setting for it, it makes a low contribution to the setting of the village when viewed from outside the village boundary and does not meet the criteria as HVI. Despite this, in the 2015 Background Paper the site is found to provide a positive contribution to the setting of the village and the Newton Mill Farmhouse listed building and relates to the adjacent area of open space at HVI016 which provides an important space running through the centre of the village.</p>	Remove as LGS

		<p>This is insufficient to indicate that the site is demonstrably special to the local community, particularly given my conclusions in relation to neighbouring HVI016 above.</p> <p>Having regard to all these matters, I am not persuaded that this space is justified as a LGS.</p>	
Grafton Underwood			
HVI017	No but through the Initial Parish Council consultation the open space in front of the Church was identified as an area for protection.	See letter	Remove as LGS
HVI018	No	See letter	Remove as LGS
Harrington			
HVI021	No but the designation has been supported by the Parish Council (Representations included from page 145 of Appendix 3)	See letter	Remove as LGS
Little Oakley			
HVI022	No but the designation was supported by the Parish Council through the Options Paper consultation (Representation 2129 – Page 154 of Appendix 3)	See letter	Remove as LGS
HVI023 & HVI026	No but the designation was supported by the Parish Council through the Options Paper consultation (Representation 2129 – Page 154 of Appendix 3)	See letter	Remove as LGS
HVI024	No but the designation was supported by the Parish Council through the Options Paper	See letter	Remove as LGS

	consultation (Representation 2129 – Page 154 of Appendix 3)		
HVI025	No but the designation was supported by the Parish Council through the Options Paper consultation (Representation 2129 – Page 154 of Appendix 3)	See letter	Remove as LGS
Loddington			
HVI027	Yes (Initial Parish Council consultation – page 157 of Appendix 3)	<p>The initial consultation with the PC to inform the Open Space and Allotments Background Paper 2012 stated ‘two areas of EIOS should be retained’. These cover the three areas of LGS now proposed in the Plan.</p> <p>However, whilst I am aware of the findings of the Council’s/consultant’s assessments of the sites in Loddington, I can find no indication of why the site is considered to be of particular importance/demonstrably special to the community, in this, or any other subsequent consultation on the proposed LGS designation.</p> <p>From the summaries provided in EXAM 18c there was no support for the proposed LGS designation when Landowners and PCs were consulted in 2015 or when comments were sought on the Draft Plan (PCC Jan 2019). There is a single comment of support to the Publication Plan that indicates the three HVI are important to maintain the rural character of the village. However, this is likely to be protected by other designations/policies.</p> <p>I am aware of the views of representor 17 who opposes a change to the proposed LGS status of HVI028. These comments relate overwhelmingly to concerns about the development of the site. Whilst I appreciate these concerns and the strength of local feeling referred to, the LGS designation is not simply a means to block development. I have seen nothing in the information provided to demonstrate why the site is demonstrably special to the local community (so as to warrant its allocation as LGS).</p>	Remove as LGS

		<p>I am also mindful that the site is within the Conservation Area. The Guidance indicates that if land is already protected by designation (such as a Conservation Area) consideration should be given as to whether any additional local benefit would be gained by designation as LGS.</p> <p>Having regard to all these matters, I am not persuaded that the three spaces in Loddington are justified as LGS.</p>	
HVI028	Yes (Initial Parish Council consultation – page 157 of Appendix 3)	See above	Remove as LGS
HVI054	Yes (Initial Parish Council consultation – page 157 of Appendix 3)	See above	Remove as LGS
Pytchley			
HVI033	No but the designation was supported by the Parish Council (Representation 4 on page 179 of Appendix 3)	See letter	Remove as LGS
Rushton			
HVI070 (Incorporating HVI036, 037 and 038)	Parts of the site were put forward by the local community (Representation 482 on page 187 of Appendix 3 and Representation numbers 1 and 11 on page 188 of Appendix 3)	<p>As part of the initial consultation to inform the Open Space and Allotments Background Paper 2012, the Parish Council indicated it ‘would like policy to protect views from/of the church. Would like policy to protect views from Glendon into the village’.</p> <p>This request appears to have been translated into the four HVIs in the Open Space and Allotments Background Paper Feb 2012 - 36, 37, 38 and 67.</p> <p>No reasons are given as to why these spaces are demonstrably special to the community. It is presumed that the Council identified and included them in order to protect the views highlighted by the PC.</p> <p>Representation 482 to the Options Paper consultation 2012 indicates only</p>	Remove as LGS

		<p>that the three proposed HVIs (36,37 and 38 should be joined up in to a continuous belt). No reasons for this are given.</p> <p>Reps 1 and 11 to the Landowner and Town and Parish Council consultation in 2015 seek further additions to the subsequently combined sites, to add in the area alongside/south of the brook. Rep 1 does provide some reasoning for this and indicates that ‘the land has been pasture land for over 30 years and is very much an open space enjoyed by the village and through which a public footpath runs up to Glendon Road’.</p> <p>However, these reasons are given only in relation to that land which makes up the extension to HVI070 (land alongside the brook, assessed as 70a in the RNRP Assessment June 2016). They do not relate to the wider site (which has been identified only to protect views) and are in any event insufficient to indicate that the additional land in question is in itself demonstrably special.</p> <p>I do not accept that comments requesting the extension of HVI070 automatically demonstrate that the space is demonstrably special to the local community as suggested by the Council (page 190 of EXAM 18c). This is particularly so when reasons as to why the originally identified space is special to the local community are absent.</p> <p>As I identified in my previous letter (EXAM 17) I am also concerned that HVI070 is extensive tract of land. The Council indicates that it covers some 11.5 hectares. I note the Council’s wish set out at paragraph 2.23 of EXAM 18c to consider the inclusion of the smaller sites originally identified in the 2012 Background Paper. However, since I have seen no evidence to show that these were identified by the community to protect areas of particular importance to them, and nothing to indicate that they are demonstrably special to the local community, I am not convinced that these smaller sites meet the tests for LGS in the Framework.</p>	
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		Having regard to all these matters, I am not persuaded that the spaces proposed in Rushton are justified as LGS.	
HVI067	No	See letter	Remove as LGS
Stoke Albany			
HVI040	No but the designation was supported by the Parish Council (Representation 30 on page 194 of Appendix 3)	See letter	Remove as LGS
Sutton Bassett			
HVI042	No but one representation was received supporting the designation (Representation 1659 on page 205 of Appendix 3)	See letter	Remove as LGS
Warkton			
HVI043	No	See letter	Remove as LGS
HVI044	No	See letter	Remove as LGS
Weekley			
HVI045	No	See letter	Remove as LGS
HVI046	No	See letter	Remove as LGS
HVI047	No	See letter	Remove as LGS
Weston by Welland			
HVI048	No but one representation was received supporting the designation (Representation 1392 on page 222 of Appendix 3)	See letter	Remove as LGS
Wilbarston			
HVI085	Yes (Put forward by the Parish Council, representation 70 on page 226 of Appendix 3)	Comments from the Parish Council to the consultation with Landowners and Parish Councils in 2015 indicate that a new site is promoted west of the church because it offers views from the church yard across the Welland Valley and towards the church across fields which give a true sense of Wilbarston in its setting above the valley as it was when the church was built.	Retain as LGS

		<p>RNRP assessed the stie and found it sets the character of the listed church and war memorial and sets further context for the Scheduled Ancient Monument, is visually important, publicly accessible and provides important views to Stoke Albany, the church and to the open countryside.</p> <p>In this instance the space was identified for inclusion as an LGS specifically, rather than as a rolled forward EIOS or simply an HVI. An explanation and justification for its identification has been provided by the local community, rather than by the Council or their consultants (although these subsequent technical assessments back up the views of the community). The Parish Council refers to the space's historic significance and gives reasons why it holds a particular local significance. As such, I am content that it is demonstrably special to the local community.</p> <p>Taking these factors into account, I am generally satisfied that the proposed designation of the space as LGS is justified. The full reasoning for this will be provided in my final report.</p>	
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Appendix 4 – Extracts from EXAM 19 and EXAM 19b

EXAM 19

Policy NEH4 - Proposed designation of allotments in Thorpe Malsor

42. At the hearings we discussed the proposed allocation of land at Thorpe Malsor as open space under Policy NEH4 (allotments at Short Lane Reference 478). Previously proposed MM50 (now at page 147 of EXAM 18c as a change to the policies maps) seeks to reduce the size of an identified area of open space to the north east of the village. This change was put forward by the Council in response to Reps 71/72 from the landowner, Thorpe Malsor Estate, who sought the deletion of the entire site from the open space designation.
43. At the hearings we discussed the smaller area incorporating the seven allotments which the Council seeks to retain for allocation as open space. These are owned by the Thorpe Malsor Estate who object to their designation since they are private allotments. Paragraph 2.2 of the Open Space Audit and Needs Assessment (March 2020) indicates that in auditing local provision (supply) of open spaces (including allotments) only sites publicly accessible are included (ie. private sites or land, which people cannot access, are not included). Part 3 of the audit identifies 23 accessible allotment sites including Short Lane.
44. The Thorpe Malsor Estate indicates that the allotments are privately owned and managed with no public access. Access to them is restricted to those who lease an allotment from them. There is no evidence to the contrary from the Council. The Site Specific Proposals Local Development Document Background Paper: Open Space and Allotments February 2012 considers allotment provision at section 8. The table on Page 19 indicates that the ownership of the allotments at Short Lane (ID5) are unknown/to be checked. It is not evident to me that this check has been subsequently undertaken or what it revealed. I have seen no detailed site assessment for the site through any subsequent work and the Thorpe Malsor Estate indicates that it has provided no input as landowner to the 2020 audit.
45. The Council's response to Rep 71 advises that private allotments are included in the open space audit because they make an important contribution to meeting need for allotment provision. However, this stance is at odds with the audit methodology set out above which specifically excludes private sites or land which people cannot access. The Council indicated at the hearings that it considered the allotments at Short Lane to be publicly available. However, that is not the same as publicly accessible (which is what the audit's methodology requires of spaces for inclusion). On this basis, unless there is additional evidence on this matter that I have not seen, I consider that the site's designation as allotments is unjustified and should be deleted.

EXAM 19b

4. In terms of Policy NEH4, I acknowledge the comments at paragraph 9 of your letter and understand that access requirements for allotments are different to other types of open space. However, I am unable to find anything in the Open Space Audit and Needs Assessment (March 2020) which refers to this intended alternative approach to allotments. The methodology for that assessment is set out at paragraph 2.2 and indicates that private sites or land, which people cannot access, are not included. There is no additional/supplementary methodology or context for allotments set out in that document. This being so, I cannot find that the Thorpe Malsor allotments (which are privately owned and managed with no public access) meet the terms of the audit and are justified for allocation. Although I have not been made aware of any other directly comparable allotment sites to the one at Thorpe Malsor, I confirm that any such sites which do not meet the methodology in the audit should not be included in the Plan.

Schedule of Main Modifications – 2 July 2021

Ref No.	Para/ Policy/ Figure/ Table/ Map ref	Publication on Plan Page	Proposed Change
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Introduction

MM1	Paragraph 1.4, 1.7, 1.8 and 1.9	Page 4 and 5	<p><i>Amend paragraph 1.4 as follow:</i></p> <p>The SSP2 will cover the period 2011-2031. The SSP2 covers the whole of Kettering Borough, however it will not address issues covered in the JCS, the Kettering Town Centre Area Action Plan, or the Broughton Neighbourhood Plan. The allocation of gypsy and traveller accommodation which will be progressed through a standalone Development Plan Document (DPD). In addition to this standalone DPD, Policy 31 of the JCS sets out criteria to be applied to planning applications for gypsy and traveller accommodation. <u>The Council is undertaking work on a series of themes to identify additional pitches as a follow-up to the Gypsy and Traveller Accommodation Assessment (GTAA), this is to be fed into support the preparation of the Gypsy and Traveller Site Allocation Policy DPD. The Gypsy and Traveller Site Allocation Policy DPD will be prepared in accordance with the timescales set out in the Local Development Scheme (LDS). In addition, discussions are taking place across North Northamptonshire in relation to provision of gypsy and traveller accommodation to meet identified needs following the creation of the North Northamptonshire Unitary Council.</u> The diagram below shows the documents that will form part of the eDevelopment pPlan for the area.</p> <p><i>Delete paragraphs 1.7 and 1.8 as follows:</i></p> <p>1.7 Regulation 19 of the Local Plan Regulations 2012 (as amended) requires that before submitting a plan to the Secretary of State, the local planning authority must make a copy of the proposed submission documents available for inspection. Any person may make representations to the local planning authority about the local plan</p> <p>which the local authority propose to submit to the Secretary of State. Representations received will be sent to the Secretary of State when the plan is submitted.</p>
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Schedule of Main Modifications – 2 July 2021

			<p>1.8 The Site Specific Part 2 Local Plan – Publication Plan is the plan that the local planning authority intends to submit to the Secretary of State.</p> <p><i>Amend paragraph 1.9 as follows:</i></p> <p>The SSP2 must be consistent with national policy and should be prepared with the objective of contributing to sustainable development. <u>National Planning Policy is set out in the National Planning Policy Framework (see glossary).</u> When the SSP2 is examined t<u>The examination of the SSP2 will considered</u> whether the plan has been prepared in accordance with legal and procedural requirements, and whether the plan is sound. To be considered sound a plan must be:</p>
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Spatial Portrait, Vision and Outcomes

MM2	Paragraph 2.4	Page 9	<p><i>Amend paragraph 2.4 as follows:</i></p> <p>A significant proportion of the growth in Kettering Borough will take place through the <u>East Kettering Hanwood Park Sustainable Urban Extension (SUE)</u>, which is planned to deliver 5,500 dwellings and associated development. Two smaller sustainable urban extensions, which will deliver 700 dwellings each, are also planned at Rothwell and Desborough. <u>The three Sustainable Urban Extensions are shown on the policies map for information, these are strategic sites considered through the North Northamptonshire Joint Core Strategy not this Part 2 Local Plan.</u> In addition to this the Kettering Town Centre Area Action Plan makes provision for significant levels of retail, employment and residential development.</p>
MM2a	Paragraph 2.10	Page 10	<p><i>Add the following text at the beginning of paragraph 2.10:</i></p> <p><u>A Climate Change Emergency was declared in the borough in 2019 and commits the Council to reducing carbon emissions and improving its resilience to the anticipated changes in the climate, making the area carbon neutral by 2030.</u></p>

Location of Development

MM3	Policy LOC1 and	Page 23 & 24	<i>Delete paragraph 3.8:</i>
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	supporting text		<p>The Settlement boundaries have been identified on the policies maps, shown in appendix 3. The Settlement Boundaries Background Papers (2012, 2018 and 2019) explain how the settlement boundaries have been drawn.</p> <p><i>Amend Policy LOC1 as follows:</i></p> <p>The settlement boundaries, shown on the policies maps, will be used to interpret whether proposals are within or adjoining settlements for the purpose of Policies 11 and 13 of the Joint Core Strategy (or superseding policies) and Policies RS1 and RS2 of this plan. Land located outside settlement boundaries will be considered open countryside.</p>
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Housing

MM4	Housing Requirements and Allocations Section	Page 27	<p><i>After paragraph 4.7 add:</i></p> <p><u>Paragraph 68 of the NPPF requires that land to accommodate at least 10% of the housing requirement is on sites no larger than 1 hectare. The Council can demonstrate it meets this requirement, evidence is contained within the Housing Land Supply Background Paper (October 2019).</u></p>
MM4a	Paragraph 4.10	Page 27	<p><i>Amend paragraph 4.10 as follows:</i></p> <p>The five year land supply with <u>in</u> the Plan is set out in the <u>housing trajectory</u>Housing Land Supply Background Paper as 6.74 years supply for the period 2019-2024, this includes sites which will be allocated in the SSP2.</p>
MM5	Policy HOU1 and supporting text	Page 28	<p><i>Amend and divide paragraph 4.16 as follows:</i></p> <p>Within Kettering Town there are a number of areas recognised for their particular <u>distinctive</u> residential character. <u>Gipsy Lane / Northampton Road, Warkton Lane / Poplars Farm Road and Headlands (south of Glebe Avenue) are particularly noteworthy as</u> they feature large dwellings in generous grounds and <u>these areas</u> are often well-populated by mature trees.</p> <p><u>Under the 1995 Local Plan for the Borough these three areas were afforded policy protection from residential development.</u> Allowing infilling through the division of a curtilage or garden</p>

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		<p>development <u>was considered</u> is likely to have a negative impact on the neighbourhood character.; Furthermore, it will <u>would</u> diminish a range of housing in the town which <u>that</u> would be challenging to replace <u>and</u> while adding pressure on local residential amenity. Areas of particular note are:</p> <ul style="list-style-type: none"> • Gipsy Lane / Northampton Road • Warkton Lane / Poplars Farm Road • Headlands South of Glebe Avenue <p><i>Add new paragraph below paragraph 4.16 as follows:</i></p> <p><u>During the development of the SSP2 a background paper on defined and protected housing was prepared to determine whether these areas should retain policy protection. The paper was informed by a policy analysis, desktop study, consultation and site visits. It concluded, based on the evidence set out, that these three areas should continue to be protected by a more refined and strengthened policy approach.</u></p> <p><i>Amend Policy HOU1, as follows:</i></p> <p>Windfall and infill development within settlement boundaries, including the complete or partial redevelopment of residential garden land, will generally be accepted in principle providing: <u>there is no erosion to the character and appearance of the area and no detrimental effects to the environmental quality, amenity and privacy enjoyed by existing residents.</u></p> <ul style="list-style-type: none"> a. there is no erosion to the character and appearance of the area and no detrimental effects to the environmental quality, amenity and privacy enjoyed by existing residents b. They meet the requirements of policy set out in the JCS and are in conformity with policy contained within this Plan and/ or a Neighbourhood Plan where relevant <p>e <u>However</u>, infilling through the division of a curtilage or garden development in the following areas <u>named below and as shown on the policies map</u> will be resisted <u>in order</u> to protect the distinctive townscape character, <u>and</u> retain the range of family dwellings in a <u>this part of the</u> town centre location and <u>to</u> avoid a negative impact on local residential amenity; in the following locations:</p>
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MM6	Supporting text to Policy HOU2	Page 30	<p><i>Amend paragraph 4.25 as follows:</i></p> <p>The NCC Report, Study of Housing and Support Needs of Older People Across Northamptonshire, published March 2017 provides a clear definition of different types of retirement housing, and sets an annual target for the provision of the different housing types.</p> <p><i>Amend paragraph 4.29 as follows:</i></p> <p>To meet this need, the Council will expect sites of 50 dwellings or more (or 1.6ha or more) to incorporate supported accommodation to meet the needs of older people and people with support needs, for example sheltered and extra care housing that falls within Use Class C3 (Residential), properties designed as wheelchair user dwellings, bungalows or residential care/nursing care which falls within Use Class C2 (Institutional Uses). The precise amount of older persons housing which will be required will be determined following negotiation with the applicant as part of the planning application process. This will take into account the need for this type of housing within the locality, the financial viability of individual housing developments and accessibility to good public sector links and local facilities. <u>The requirement will be flexible and proportionate to the size of the site.</u></p>
MM7	Policy HOU3, HOU4, HOU5, Outcomes, Table 15.1, paragraph 7.1	Page 31, 32, 33, 21, 48, 159	<p><i>Delete paragraph 4.30 and Policy HOU3 as follows:</i></p> <p>The Study of Housing and Support Needs of Older People Across Northamptonshire (2017) highlights the need for retirement housing and care homes to have good access to public transport and to local facilities. The following policy supports proposals for retirement housing or care homes which have good access to public transport links and local facilities.</p> <p>Policy HOU3 Retirement Housing and Care homes Proposals for retirement housing or care homes will be supported where the development has good access to public transport links and to local facilities.</p> <p><i>Amend the policy number for HOU4 in the Policy title and paragraph 4.35 as follows:</i></p> <p>Policy HOU<u>4</u>3</p>

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			<p>Amend the policy number for HOU5 in paragraph 4.38, 4.39 and the Policy title as follows:</p> <p>HOU54</p> <p><i>In Chapter 2 Spatial Portrait, Vision and Outcomes amend bullet points 4 and 5 under policies to help achieve Outcome 10 in the green box under Outcome 10 as follows:</i></p> <ul style="list-style-type: none"> • Policies HOU2 and HOU3 which seek<u>s</u> to support the provision of housing for older people • Policies HOU4<u>3</u> and HOU5<u>4</u> <p><i>In Chapter 7 Health and Well-being and Community Facilities amend the wording in brackets after the first bullet point under paragraph 7.1 as follows:</i></p> <p>(see JCS Policy 30 and Policies HOU2 and HOU3)</p> <p><i>In Chapter 15 Monitoring and Review amend table 15.1, monitoring targets, indicators and actions, policy numbers HOU2 and HOU3 and HOU4 and HOU5 as follows:</i></p> <ul style="list-style-type: none"> • HOU2 and HOU3 • HOU4<u>3</u> and HOU5<u>4</u>
MM8	Policy HOU5 and supporting text	Page 32 and 33	<p>Amend paragraph 4.38 as follows:</p> <p>Affordable self-build housing schemes will be supported as they provide an additional option for those whose needs are not being met by the market to build their own affordable home in the rural area. These will typically Support <u>will be given to schemes which are</u> be delivered through registered providers, self-build groups or community trusts <u>as well as individuals seeking to build their own affordable home.</u> Policy 13 of the JCS allows for the provision of housing which meets locally identified need, located adjacent to settlement boundaries in the rural area, <u>this could include self-build or custom build schemes. Through</u> Policy HOU54, <u>the Council seeks to enable the provision of self-build homes, expanding on JCS Policy 13, to provide for self and custom build housing</u> would allow the expansion of the policy to allow self-build or custom build schemes <u>on single plot rural exception sites. This would allow local people to build their own affordable home to own. However, given that this is an exception to existing planning policies, these need to be managed strictly. Therefore,</u> to ensure that Policy HOU54 meets local need as set out in Policy 13 of the JCS, applicants need to have a strong local connection and the property will needs to remain affordable in</p>

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			<p>perpetuity. Permitted development rights may will be removed to ensure that any future proposals to extend the property are regulated through the planning application process. Beyond this, the future sale of these properties will be restricted by a planning obligation to restrict the resale to only those with a local connection. The future resale value of the property will be capped at a percentage of the open market value.</p> <p><i>Amend Policy HOU5 as follows:</i></p> <p>Policy HOU54 Single Plot Exceptions Sites for Self-Build</p> <p>Single plot affordable exception sites will be supported for self-build housing in the rural area, where the proposal is in accordance with Policy 13 of the Joint Core Strategy and <u>where the applicant:</u></p> <ul style="list-style-type: none"> • The applicant is the prospective owner of the proposed affordable dwelling; • The applicant can demonstrate a strong local connection to the village; <u>and</u> • The applicant has a need that is not met by the market; • The property is built to the minimum nationally described space standards <p>A planning obligation will be used to ensure that the property remains affordable for the local community in perpetuity. Permitted development rights may will also be removed <u>where exceptional circumstances are considered to exist.</u></p>
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Employment

MM9	Policy EMP1 and supporting text	Page 36 and 37	<p><i>After paragraph 5.14 add as follows:</i></p> <p><u>It is also important to recognise existing and committed strategic employment sites in the Borough which will provide jobs throughout the plan period and will be supplemented through allocations in this Plan. These strategic sites are as follows:</u></p> <ul style="list-style-type: none"> • <u>Land at Kettering South (Policy 37 of the JCS)</u> • <u>Land at Kettering North (Policy 38 of the JCS)</u> • <u>Roxhill/Segro Park</u> • <u>Cransley Park</u>
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		<p><u>The Hanwood Park SUE and Rothwell North SUE will also provide a significant contribution to employment provision.</u></p> <p><i>Amend paragraph 5.15 as follows:</i></p> <p>Policy 22 of the JCS requires employment sites and areas to be safeguarded for employment purposes, unless it can be demonstrated that there is no reasonable prospect of the site being used for that purpose and that an alternative use would not be detrimental to the mix of uses within a Sustainable Urban Extension, in this case it would be East Kettering Hanwood Park, or would resolve existing conflicts between land uses.</p> <p><i>Amend paragraph 5.16 as follows:</i></p> <p>Policy EMP1 safeguards a number of existing employment areas. These areas have been assessed as part of the Employment Land Review, the findings of which have informed this policy. Within these areas the modernisation of existing buildings will be supported.</p> <p><u>It is recognised that there may be circumstances where parts of employment sites need to be redeveloped or expanded to enable existing businesses to grow and/or modernise. Where an extension is proposed to an existing employment area to enable an existing business to expand or modernise, and the proposed expansion area is located immediately adjacent to a safeguarded employment area but outside the settlement boundary, consideration will be given to the degree of conflict the proposal has with policies which seek to protect the open countryside, and the potential benefits of the proposal in terms of retention and enhancement of employment provision and impact on the local area.</u></p> <p><i>Amend Policy EMP1 as follows:</i></p> <p>Safeguarding Employment Land</p> <p>The following employment areas, identified on the proposals policies map, will be safeguarded for B4 (Business <u>(including offices, research, and light industry)</u>), B2 (General Industry) and B8 (Storage or Distribution) <u>uses in accordance with JCS Policy 22 (criterion c):</u></p> <ul style="list-style-type: none"> • North Kettering Business Park • Telford Way Industrial Estate, Kettering
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			<ul style="list-style-type: none"> • Pytchley Lodge and Orion Way Industrial Estate, Kettering • Kettering Parkway • Northfield Avenue, Kettering • Desborough Industry (including Magnetic Park) • Latimer Business Park, Burton Latimer • Station Road, Industrial Estate, Burton Latimer • Eckland Lodge, Desborough <p><u>In accordance with Policy EMP3 (Non-Employment Uses (non-Business/B2/B8 uses) in Safeguarded Employment Areas), non-employment uses, which are ancillary to the employment uses, will be supported.</u></p> <p>Within safeguarded employment sites the modernisation of buildings will be supported.</p> <p><u>Immediately adjacent to safeguarded employment areas, extensions to enable an existing business to expand or modernise, will be assessed taking into account the degree of conflict with policies which seek to protect the open countryside and local area and the potential benefits which would arise. Where such proposals are acceptable, masterplans/development briefs will be encouraged where appropriate.</u></p>
MM9a	Policy EMP2	Page 37	<p><i>Amend final paragraph of Policy EMP2 as follows:</i></p> <p>Although consideration must given to the above, in relation to the changes in the market, which may result in these sites becoming vacant, if it is evident that these become unviable to operate or have no realistic prospect of being reoccupied, proposals for alternative, non-<u>employment</u>-class uses will not be resisted.</p>
MM10	Policy EMP3 & Supporting text	Page 37 and 38	<p><i>Amend heading and supporting text at paragraph 5.18 as follows:</i></p> <p>Non-<u>Employment</u> Uses (non-<u>Business/B2/B8 uses</u>-B-use-class) in Safeguarded Employment Areas</p> <p>It is recognised that in addition to those uses safeguarded in Policy EMP1, a number of non-B-class <u>Business/B2/B8</u> uses are present within a number of the areas identified in this policy. These uses</p>

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		<p>complement the B-class <u>Business/B2/B8</u> uses in these areas and do not undermine their primary function. Therefore, it is considered prudent to set out criteria which allow for non-employment uses, particularly where there is no reasonable prospect of sites within these areas being used for employment use, in accordance with Policy 22 of the JCS and preventing units remaining vacant for a prolonged period of time.</p> <p>Proposals for non-Business/B2/B8 uses B-class employment will need to demonstrate that the proposed use does not have a detrimental impact on existing employment uses and the character of the area and that they do not result in an over concentration of non-B use class uses within a Safeguarded Employment Area. Evidence will need to be provided that the site has been marketed at a reasonable price and that there is no realistic prospect of the site being used for B-use class employment <u>Business/B2/B8 uses</u> and that employment use would no longer be viable on the site. <u>Proposals which seek to deliver non-Business/B2/B8 uses within Safeguarded Employment Areas will be supported where they comply with Policy EMP3 and other policies in the Development Plan.</u></p> <p><i>Amend Policy EMP3 as follows:</i></p> <p>Non-Employment Uses (non-Business/B2/B8 uses B-use class) in Safeguarded Employment Areas</p> <p><u>Within the Safeguarded Employment Areas as defined in Policy EMP1, proposals which include non-Business/B2/B8 uses, which are ancillary to the employment uses, will be supported.</u></p> <p>Proposals which include non-employment uses within the Safeguarded Employment Areas as defined in Policy EMP01, which are not ancillary to existing employment uses, <u>should will:</u></p> <ol style="list-style-type: none"> a. Provide evidence to show the site has been marketed at a reasonable price and period, for a <u>continuous period of at least twelve months</u> as well demonstrating that there is no realistic prospect of the proposal site being <u>viable</u> used for an employment use-; b. Provide evidence to demonstrate that employment use on the site would no longer be viable <u>b.</u> Be suitable in the location in which it is proposed and ensure that it does not impact current and future operations of adjoining businesses; <u>c.</u> Not undermine the existing employment uses and adversely affect the character of the area; <u>and</u> d. Not result in an over concentration of non-B class uses within a Safeguarded Employment Area; and <u>d.</u> Not adversely affect the supply of employment opportunities within a Safeguarded Employment Area.
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MM11	Employment Allocations supporting text	Page 38 and 39	<p><i>Amend paragraph 5.21 as follows:</i></p> <p>Policy 23 of the JCS identifies an overall job target of 8,100 within the plan period to 2031, with approximately 65% of these in B-class uses, equating to 5,265 jobs, as set out in the North Northamptonshire Joint Core Strategy - Employment Background Paper (January 2015). The Employment Land Review and Allocations Background Paper (2019) sets out the completed floorspace and corresponding job provision between 2011 and 2018.</p> <p><i>Amend paragraph 5.22 as follows:</i></p> <p>Full details on meeting the job growth target are set out in the Employment Land Review and Allocations Background Paper (2019).</p> <p><i>Add paragraph after 5.23 as follows:</i></p> <p><u>The changes to the Town and Country Planning (Use Classes) Order 1987 (as amended) in September 2020 mean that a number of use classes which were previously considered B-class uses, now fall within the new Class E. The Employment Allocations Background Paper and Employment Land Review considered B-class uses, which included B1 uses that now fall into the Class E Use Class. The uses identified in the Employment Allocation policies in Desborough and Geddington reflect the September 2020 changes to the Use Classes Order.</u></p>
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<p>MM12</p>	<p>Policy EMP4 and supporting text</p>	<p>Page 39 and 40</p>	<p>Add new paragraph under paragraph 5.24 as follows:</p> <p><u>When considering the local air quality, proposals will need to demonstrate that the ‘Air Quality Annual Status Reports (ASR)’ reports published by the Council, as required by Part IV of the Environment Act 1995 Local Air Quality Management are taken into account as well as any other relevant local air quality guidance available at the time.</u></p> <p>Amend Policy EMP4 as follows:</p> <p>New developments will be encouraged to make provision for live/work units which offer flexible living and working space for small businesses. Such units should:</p> <ul style="list-style-type: none"> • a. Be limited to <u>business uses (including offices, research and light industrial) and professional and financial services</u> – A2 and B1 uses; • b. Not result in a loss of residential amenity, significantly increase on-street parking or result in a significant increase in traffic or congestion; <u>and</u> • c. Be specifically designed to ensure that the commercial use of the property remains ancillary to the residential use. <p>Live/work units will not normally be permitted <u>in Safeguarded Employment Areas</u> or in close proximity to B2 and B8 class uses and other uses where:</p> <ul style="list-style-type: none"> • d. Operations are likely to cause a significant amount of noise; • e. Local Air Quality is inappropriate for a residential environment; • f. There are businesses operating 24 hours a day, in close proximity; <u>or</u> • g. It is not possible to ensure adequate lighting and ventilation of living areas. <p>The provision of live/ work units will be supported in the following locations:</p> <ul style="list-style-type: none"> • h. Town centres and Local centres, excluding the primary, secondary and core shopping areas <u>as shown on the policies map;</u> • i. Mixed-use and residential areas outside of designated town and local centres; • j. Vacant employment sites outside of safeguarded employment areas; <u>and</u> • k. Rural locations where provision would support the rural economy. <p>Live/work units will not normally be permitted in Safeguarded Employment Areas</p>
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Town Centres

MM13	Paragraph 6.2	Page 41	<p><i>Add additional wording after paragraph 6.2 as follows:</i></p> <p>The JCS sets out the network and hierarchy of towns over the North Northamptonshire area, with Kettering being defined as the growth town within Kettering Borough; Burton Latimer, Desborough and Rothwell are defined as market towns and provide a focus for secondary growth. Kettering is also identified as the largest centre within the North Northamptonshire area in terms of comparison shopping floor space and expenditure.</p> <p><u>In addition to the town centres there are also a number of Local Centres which provide a smaller range of facilities and meet the day to day shopping needs of communities. Local Centres will be provided in the Sustainable Urban Extensions. The Hanwood Park SUE will include three Local Centres and a District Centre. The District Centre will provide another tier in the retail hierarchy between the Local Centres and the town centres. The District Centre will provide a mix of convenience, comparison and specialist retail facilities (e.g. post office, dry cleaners etc) alongside other facilities such as restaurants, public houses, offices, leisure and residential to serve the residents of the SUE.</u></p>
MM14	Policy TCE1 and supporting text, TCE2, TCE3, TCE4, TCE5, TCE6, TCE7, Outcomes, Table 15.1	Page 41, 42,43, 44, 45, 46, 47, 13, 14, 16, 18, 20, 21, 160, 161	<p><i>Delete sub-heading as follows:</i></p> <p>Town Centre Boundaries</p> <p><i>Amend paragraph 6.6 as follows:</i></p> <p>The town centre boundaries <u>and Primary Shopping Areas</u> for Burton Latimer, Desborough and Rothwell are shown on the proposals policies maps. <u>The town centre boundaries and Primary Shopping Areas are defined using a single line because the market towns do not have areas of predominantly leisure, business and town centre uses adjacent to the primary shopping area and therefore the town centre boundaries do not extend beyond the primary shopping area.</u> The background paper '<i>Town Centres and Town Centre Uses (update) (April 2018)</i>' sets out the approach to defining these boundaries.</p>

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		<p><i>Delete Policy TCE1 as follows:</i></p> <p>Policy TCE1 Town Centre Boundaries The extent of the town centre boundaries for Burton Latimer, Desborough and Rothwell are defined on the proposals map.</p> <p><i>Amend the policy number for TCE2, TCE3, TCE4, TCE5, TCE6 and TCE7 in the policy titles and amend the policy number for TCE3 in paragraph 6.9, as follows:</i></p> <ul style="list-style-type: none"> • Policy TCE<u>2</u><u>1</u> • Policy TCE<u>3</u><u>2</u> • Policy TCE<u>4</u><u>3</u> • Policy TCE<u>5</u><u>4</u> • Policy TCE<u>6</u><u>5</u> • Policy TCE<u>7</u><u>6</u> <p><i>In Chapter 2 Spatial Portrait, Vision and Outcomes:</i></p> <p><i>Amend bullet points 2 and 5 under policies to help achieve Outcome 1 in the green box under paragraph 2.15 as follows:</i></p> <ul style="list-style-type: none"> • Policies TCE<u>3</u><u>2</u>, TCE<u>4</u><u>3</u>, • Policy TCE<u>7</u><u>6</u> <p><i>Amend bullet point 2 under policies to help achieve Outcome 2 in the green box under paragraph 2.16 as follows:</i></p> <ul style="list-style-type: none"> • Policy TCE<u>7</u><u>6</u> <p><i>Amend bullet points 1 and 2 under policies to help achieve Outcome 4 in the green box under paragraph 2.18 as follows:</i></p> <ul style="list-style-type: none"> • Policies TCE<u>2</u><u>1</u>, TCE<u>3</u><u>2</u> • Policy TCE<u>7</u><u>6</u> <p><i>Amend bullet points 2 and 3 under policies to help achieve Outcome 7 in the green box under paragraph 2.21 as follows:</i></p> <ul style="list-style-type: none"> • Policy TCE<u>7</u><u>6</u>
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			<ul style="list-style-type: none"> • Policies TCE<u>21</u>, TCE<u>32</u>, <p><i>Amend bullet points 1 and 2 under policies to help achieve Outcome 9 in the green box under Outcome 9 as follows:</i></p> <ul style="list-style-type: none"> • Policies TCE<u>21</u>, TCE<u>32</u>, • TCE<u>54</u> and TCE<u>65</u> <p><i>Amend bullet point 3 under policies to help achieve Outcome 10 in the green box under Outcome 10 as follows:</i></p> <ul style="list-style-type: none"> • Policies TCE<u>21</u>, TCE<u>32</u> <p><i>In Chapter 15 Monitoring and Review: Table 15.1 - Delete policy, objective, indicator and target for TCE1 as follows:</i></p>
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			TCE4	To focus retail and other town centre uses in the most sustainable areas in the Market Towns	Amount of additional floorspace (net), of town centre uses within the defined Town Centre boundaries	Achieve a net gain in town centre uses within the defined Town Centre boundary
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			<p><i>Table 15.1 – Amend policy numbers for TCE2, TCE3, TCE4, TCE5, TCE6 and TCE7 as follows:</i></p> <ul style="list-style-type: none"> • TCE<u>21</u> • TCE<u>32</u> • TCE<u>43</u> • TCE<u>54</u> • TCE<u>65</u> • TCE<u>76</u> 			
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MM15	Policy TCE2 and supporting text	Page 42	<p><i>Amend the supporting text at paragraph 6.7 as follows:</i></p> <p>Policy 12 of the JCS supports the provision of a medium sized food store to serve the Rothwell/ Desborough area. No potentially suitable sites have yet been identified. Potential sites would need to be assessed using a sequential test set out in the NPPF. The supermarket should be located in an accessible location that is well connected to the town centre of either Rothwell or Desborough.</p> <p><u>Proposals should protect and enhance the Jurassic Way Sub-Regional Green Infrastructure Corridor and the Sywell Reservoir to Broughton Local Green Infrastructure Corridor, including land adjoining the River Ise, and identified Local Wildlife Sites, County Wildlife Sites, Nature Reserves and Sites of Special Scientific Interest.</u></p> <p>Any proposals for a medium-sized food store which come forwards will need to be considered against the following Policy:</p> <p><i>Amend Policy TCE21 as follows:</i></p> <p>Proposals for a Medium Sized Foodstore</p> <p><u>Ad</u>Development proposals for a medium sized food store serving the Rothwell and Desborough catchment <u>area</u> will be <u>supported</u> considered positively where:</p> <ol style="list-style-type: none"> They<u>It does</u> not exceed a floorspace area of 2000m² of convenience retail; A sequential approach to their location demonstrates that priority is given to the town centre first, in accordance with Policy TCE54; It will not result in the displacement of an existing community use or viable business use; <u>and</u> The use would be compatible with existing neighbouring uses within the immediate area. They<u>It protects</u> and <u>enhances</u> the Green Infrastructure <u>corridors</u>, status of the Jurassic Way Sub-Regional Green Infrastructure Corridor and Sywell Reservoir to Broughton Local Green Infrastructure Corridor, including land adjoining the River Ise and the River Ise itself, and identified Local Wildlife Sites, County Wildlife Sites, Nature Reserves and Sites of Special Scientific Interest.
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MM16	Policy TCE3 and supporting text	Page 42 and 43	<p><i>Amend supporting text as follows:</i></p> <p>In addition to traditional retail provision, it is recognised that retail markets have the potential to make an important contribution to the vitality and viability of town centres. Specifically, the NPPF requires local planning authorities to retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive. Desborough and Rothwell already operate a weekly market, whilst Burton Latimer offers a monthly market; there is local ambition to enhance this further to offer a market on a weekly basis. Policy TCE32 sets out general principles for market proposals within the towns <u>of Burton Latimer, Desborough and Rothwell. New or enhanced markets should accord with Market Standards Guidance where this has been prepared.</u> More detailed policies for each of the individual market towns are included within their respective chapters.</p> <p><i>Amend Policy TCE32 as follows:</i></p> <p>Markets - General Principles</p> <p>Proposals for new or enhanced markets will be supported where:</p> <ol style="list-style-type: none"> a. They are located within the defined town centre boundary, as shown on the proposals <u>policies</u> map, and within close walking distance to existing retail uses; b. Market proposals/sites do not displace existing main town centres uses or <u>existing</u> markets, unless these uses/markets are relocated elsewhere within the defined town centre boundary which is not to their detriment, and the proposal enhances the existing available retail offer; c. Existing main town centres uses are not obscured or obstructed by the positioning of a new market or alteration to an existing market, ensuring that any proposal makes a positive contribution to existing retail and service offers within the town; <u>and</u> d. The trading area of market sites occupy a level surface to facilitate pedestrian access, layout, and appearance of markets; <p>New or enhanced markets accord with Market Standards Guidance which could be prepared to provide a framework across all markets within the borough to provide a consistent standard.</p>
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MM17	TCE4 and supporting text	Pages 43 and 44	<p><i>Amend paragraph 6.16 as follows:</i></p> <p>Within the town centres there are many historic buildings and buildings of local significance, where proposals involve the re-use of these buildings consideration will need to be given to the suitability of these buildings for conversion to residential development. Conversion should not result in significant alteration to these buildings or loss of historic features or character.</p> <p><i>Amend Policy TCE4<u>3</u> as follows:</i></p> <p>Residential Development within the Town Centres</p> <p>Development proposals for residential development within town centre boundaries of Burton Latimer, Desborough and Rothwell, as defined on the policies maps, (including material changes of use), will be supported where they:</p> <ul style="list-style-type: none"> a. Are compatible with existing neighbouring and nearby uses; b. Do not result in the loss of viable main town centre uses; c. Comply with the ‘design out crime’ standards; d <u>c</u>. Provide for sufficient space and access for private amenity and servicing; and e <u>d</u>. Preserve an active main town centre use in ground floor level frontages. <p>Further support will also be given to proposals involving the conversion and re-use of historic buildings and buildings of local significance for residential use, where they:</p> <ul style="list-style-type: none"> f Are suitable for conversion without significant alteration or loss of historic features or character. <p><u>Proposals for the residential conversion of historic buildings, will be supported where they are suitable for conversion without significant alteration or loss of historic features or character.</u></p>
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MM18	TCE5 and supporting text	Page 45	<p><i>Amend paragraphs 6.19 and 6.20:</i></p> <p>The sequential test will not be applied to proposals for small scale retail, leisure, entertainment or recreational use which are of a purely neighbourhood <u>local</u> significance. <u>A small scale proposal is one which is of a limited size, the precise size will be dependent on the location and type of use, however, proposals should be of a scale that meets day to day needs of local residents, and not the type of facility which people would travel to access.</u> Applications for this type of use should demonstrate that the proposal is of a purely neighbourhood <u>local</u> significance. If this cannot be demonstrated then a sequential test would be required.</p> <p>The growth strategy for the borough involves the development of Sustainable Urban Extensions (SUE's). Within SUE's provision will be made for the creation of local centres to meet the day to day needs of residents living within the SUE's. <u>Policy 12(g) of the JCS provides an exception to the requirement for sequential tests for the creation of local centres to meet the day to day needs of residents in the SUE's. Therefore, where local centres are located within SUE's to meet the day to day needs of resident's living within the SUE's a sequential assessment will not be required. This exception does not apply to the District Centre located in the Hanwood Park SUE.</u></p> <p><i>Amend Policy TCE54 as follows:</i></p> <p>Application of the Sequential Test</p> <p>Development proposals for main town centres uses not located within a defined town centre, <u>as shown on the policies map,</u> or in accordance with an up-to-date Local Plan shall be accompanied by a sequential assessment in accordance with Section <u>72</u> of the National Planning Policy Framework, unless the proposal relates to:</p> <ol style="list-style-type: none"> a. a small scale rural office use or small scale rural development; or b. the creation of local centres to meet the day to day needs of residents in Sustainable Urban Extensions; or c. a small scale retail, leisure, entertainment or recreation use located to serve its immediate <u>local area</u> neighbourhood of a limited scale and type limited to neighbourhood <u>local</u> significance only.
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MM19	Policy TCE6 and supporting text	Page 46	<p><i>Amend paragraph 6.21 as follows:</i></p> <p>The NPPF requires an impact assessment to assess the impact of a development on town centre vitality and viability where a retail, leisure or office use with a floor space area of over 2500m² is proposed outside of the town centre, and the proposal is not in accordance with an up-to-date Local Plan. The NPPF makes provision for local authorities to set a local floorspace threshold lower than the default nationally set threshold, where it would be appropriate to do so. Local floorspace thresholds have been set for Kettering, Burton Latimer, Desborough and Rothwell. Proposals which exceed these thresholds will be required to provide an Impact Assessment. Where a proposal falls below the threshold an Impact Assessment will not normally be required. However, there may be some instances where proposals would still require an impact assessment, this could include whether there may be cumulative impacts of proposals which could result in harm to the vitality and viability of the town centre. <u>Where an assessment is required it should be proportionate to the scale of the proposal.</u></p> <p><u>Policy 12(g) of the JCS provides an exception to the requirement for Impact Assessments for small scale rural development and the creation of local centres to meet the day to day needs of residents in the SUE's, this exception does not apply to the District Centre located in the Hanwood Park SUE.</u></p> <p><i>Amend policy TCE65 as follows:</i></p> <p>Locally Set Impact Assessment Threshold <u>Unless they meet the exceptions set out in JCS Policy 12 (g) p</u>Proposals for retail, leisure and office development located outside of the defined town centre, <u>as shown on the policies map</u>, and not in accordance with an up-to-date Local Plan, will require an Impact Assessment in accordance with the National Planning Policy Framework where the resulting floorspace of the proposed use (including enlargements) exceeds the following locally set thresholds:</p> <ul style="list-style-type: none"> • Kettering - 750m² • Burton Latimer - 400m² • Desborough - 300m² • Rothwell - 500m²
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			Where the resulting floorspace of a proposed use/development falls below the above threshold in the respective town, then an impact assessment will not normally be required. In some instances, proposals will still require an impact assessment, where it is evident that cumulative impacts are likely to give rise to significant harm <u>to the vitality and viability of a town centre</u> .
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MM20	Policy TCE7	Page 47	<p><i>Amend Policy TCE7<u>6</u> as follows:</i></p> <p>Protection of Local Centres</p> <p>The Council will resist the loss of local shopping facilities within Local Centres, as set out below and <u>with the exception of those in the SUEs</u> identified on the proposals <u>policies</u> map, in order to meet local needs.</p> <ul style="list-style-type: none"> • Belvoir Drive, Barton Seagrave; • Bignal Court, Lake Avenue, Kettering; • Brambleside, Kettering; • Cedar Road, Kettering • Grange Place, Kettering; • Hampden Crescent, Kettering; • Hawthorn Road, Kettering; • St. Johns Road, Kettering; • St. Stephens Road, Kettering <p>Emerging local centres:</p> <ul style="list-style-type: none"> • Hanwood Park <u>SUE</u>, Kettering (East Kettering) • <u>Rothwell North SUE</u> • <u>Desborough North SUE</u>
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Health and Well-being and Community Facilities

MM21	Policy HWC1 and supporting text	Pages 49 - 50	<p><i>Amend the last sentence of paragraph 7.5 as follows:</i></p> <p>The focus of future land and facility requirements will be on ensuring there is adequate health care provision in the borough to meet the objectives of NHS England (Hertfordshire and South Midlands) and Nene Clinical Commissioning Group and the anticipated growth in population in the district, including that from the Hanwood Park (East Kettering) Sustainable Urban Extension.</p> <p><i>Amend Policy HWC1 as follows:</i></p> <p>The Council will seek to <u>maintain and improve the health and well-being of local communities and encourage active and healthier lifestyles</u> in the Borough. The Council will <u>by</u> working with its partners <u>and developers</u> to <u>identify appropriate sites for new healthcare facilities based on the health service delivery plan. Proposals for healthcare facilities will be supported which:</u></p> <ol style="list-style-type: none"> a. <u>meet an identified health need of the community they are intended to serve;</u> b. <u>accommodate a range of health related services; and</u> c. <u>prioritise areas in the borough where health inequalities are greatest.</u> <ul style="list-style-type: none"> • Identify appropriate sites for new health infrastructure based on a health service delivery plan; • Protect existing facilities and support the provision of new or improved health facilities; • Prioritise interventions and resources to those areas of the borough where health inequalities are greatest; • Support the integration of community facilities and services, i.e. health, education, cultural and leisure in multi-purpose buildings; and
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MM22	Policy HWC2 and supporting text	Pages 50 - 52	<p><i>Amend paragraph 7.14 as follows:</i></p> <p>The existing number and concentration of other similar community facilities within the area will be taken into account. However, where new provision <u>such as those proposed on the Hanwood Park SUE</u> adds to the variety of activities that could benefit the local <u>community</u> population, then the existing number of facilities in an area will not necessarily work against a new proposal.</p> <p><i>Amend Policy HWC2 as follows:</i></p> <p>Development should protect and enhance local services and facilities which meet a local need, and guard against their loss, unless it can be demonstrated that:</p> <p><u>Proposals that lead to the loss of community facilities will be resisted, unless it can be demonstrated that:</u></p> <ul style="list-style-type: none"> a. the loss of the service or facility wouldwill not have a negative impact on the vitality and viability of a settlement or neighbourhood <u>local</u> area; and b. the property has been marketed for its current use as a for a period of 12 months and that there is no interest in the property and its existing use is no longer viable. b. <u>the site is no longer viable to the market as a community facility as demonstrated by evidence that it has been actively marketed as a community facility for a period of 12 months.</u> <p><u>Proposals for the enhancement of existing and / or provision of new community facilities will be supported where these provide a greater variety of facilities in the local area and/ or provide increased multi-functionality.</u></p> <p>The Council will support proposals for new facilities and extensions to existing facilities provided they are not detrimental to the local character of amenity of the immediate area.</p>
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MM23	Policy HWC3 and supporting text	52 - 54	<p><i>Amend paragraph 7.21 as follows:</i></p> <p>At a local level the Council's Playing Pitch Strategy (PPS) (2019/20) and Sports Facility Strategy (SFS) (2019/20) <u>read together with the Playing Pitch and Sports Facilities Audits and Needs Assessments (2019 / 2020)</u> provide a robust local evidence base with which to inform plan making and decision taking. They highlight <u>identify</u> deficiencies in the quality, quantity and accessibility of <u>indoor and outdoor sports</u> facilities including associated ancillary facilities, determine current and future needs; identify facilities exceeding their carrying capacity; describe changes in provision reserves and the spatial distribution of unmet need.</p> <p><i>Amend paragraph 7.22 as follows:</i></p> <p>Having established the base line the The strategies provide prioritised action plans that include recommendations <u>on, inter alia,</u> to address issues such as which facilities should be protected and enhanced; possible <u>potential</u> locations for new provision and what opportunities exist for change or potential rationalisation. <u>In summary, the PPS and SFS identify what provision is needed and where. All major development will be required to</u> The strategies provide the Council with a justified approach toward the enhancement of existing and / or creation of new facilities; they have been used to inform Policy HWC3 below.</p> <p><i>Add new paragraph</i></p> <p><u>The process for determining what will be required in terms of new provision and / or developer contributions will be set out in a Supplementary Planning Document (SPD) for Sports and Physical Activity Provision in Kettering Borough. This will provide a step by step guide using the Sport England planning tools (Active Places Power, Playing Pitch Calculator and Sports Facilities Calculator) to inform decision making. It will provide a justified and proportionate approach to identifying need.</u></p>
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		<p><i>Add new paragraph</i></p> <p><u>The focus for investment and therefore, spending of off-site contributions, will be in accordance with, but not limited to, the recommendations set out in the PPS and SFS (or any subsequent updates) and, where appropriate, and not in conflict with the aforementioned documents, with the provisions set out in the Northamptonshire Physical Activity and Sport Framework (2018 – 2021), (Northamptonshire Sport) and Supporting Northamptonshire to Flourish: Northamptonshire’s Joint Health and Wellbeing Strategy 2016-2020, Neighbourhood Plans and/or plans or strategies prepared by the National Governing Bodies for sport and physical activity.</u></p> <p><i>Amend paragraph 7.23 as follows:</i></p> <p>The combination provisions set out in the NPPF and <u>Policy 7 of the</u> JCS policy is <u>are</u> considered to provide <u>afford</u> sufficient assurance <u>policy protection</u> to <u>an unwarranted loss</u> afford <u>of</u> the Borough’s existing sports and recreational buildings and land, including playing fields, the protection from loss where warranted. A Supplementary Planning Document on Sports Provision and Developer Contributions will be produced following the adoption of this Plan to provide further guidance in relation to delivering Policy HWC3</p> <p><i>Amend Policy HWC3 as follows</i></p> <p><u>All major development proposals are required to enhance existing and / or create new sport and recreation facilities to meet community needs arising from the development. This</u> Proposals that will <u>ensure</u> build on the <u>delivery</u> provision of an inclusive, high quality, easily accessible, multi-functional and well-maintained network of sport, and recreational and physical activity facilities will be supported to ensure <u>so</u> taking part in physical activity is safe and easy, making <u>and</u> active lifestyles <u>are facilitated</u> effortless.</p> <p>To ensure playing pitches, including associated ancillary facilities, and outdoor and indoor sport and physical activity facilities are enhanced and developed to meet the needs of the present and future population for Kettering Borough:</p>
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		<p><u>Decision making to determine the proportionate requirement of sport and recreational facilities and / or developer contributions will take into account the most up-to-date evidence base. Sport and recreational facilities will be delivered on-site or through off-site contributions, as appropriate, and in association with other funding mechanisms where applicable.</u></p> <p><u>The enhancement of existing and / or delivery of new sport and recreational facilities should include the provision of associated ancillary facilities (where appropriate) and a long-term management and maintenance programme.</u></p> <p><u>Development proposals for sport and recreational facilities will be informed by Sport England’s Active Design Principles and will be delivered in accordance with facility design guidelines as set out by Sport England and the National Governing Bodies for sport and physical activity. Such proposals will be well connected with their locality. Existing connections will be, wherever achievable, preserved and improved. New provision will be located to ensure accessibility by a choice of sustainable and active travel options. Routes that create connected, safe walking and / or cycle ways to encourage freedom of movement for pedestrians and cyclists will be supported. Routes providing traffic free connectivity will be favoured.</u></p> <p>i. The focus of investment will be in accordance with, but not limited to, the Recommendations set out in the Playing Pitch Strategy (2019), the Sports Facilities Strategy (2019) and the Local Football Facilities Plan (2020) for Kettering Borough (or any subsequent updates) and, where appropriate, with provisions set out in the County led sports and active lifestyle strategies, Neighbourhood Plans and / or Plans or Strategies prepared by the National Governing Bodies for sport and physical activity;</p> <p>i.ii. Sport and physical activity facilities will be well connected with their locality. Existing connections will be, wherever achievable, preserved and improved. New provision will be located to ensure accessibility by a choice of sustainable and active travel options. Routes that create connected, safe walking and / or cycle ways to encourage freedom of movement for pedestrians and cyclists will be supported. Routes providing traffic free connectivity will be favoured.</p>
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		<p>iii. Community use of existing and new sport and physical activity facilities on school sites will be supported and encouraged. The provision of a separate reception and changing facilities from the school allowing independent access from the school will be supported where appropriate.</p> <p>iv. Sport and physical activity facilities will be managed and maintained to respect their primary use and functionality with opportunities being sought to increase their multi-functionality.</p> <p>To achieve the goals above the following requirements will be informed by the Supplementary Planning Document for Sport and Physical Activity Provision in Kettering Borough, the Sport England Active Design Principles and will be delivered in accordance with facility design guidelines as set out by Sport England and the National Governing Bodies for sport and physical activity.</p> <p>1. All major development will be required to contribute to the enhancement of existing and / or the provision of new sport and physical activity facilities to meet the needs of the population arising from the development in accordance with the following:</p> <p style="padding-left: 40px;">a. Contributions will be calculated on the basis of the Supplementary Planning Document for Sport and Physical Activity Provision in Kettering Borough to cover the cost of:</p> <p style="padding-left: 80px;">b. enhancing existing and / or the provision of new sport and physical activity facilities and / or;</p> <p style="padding-left: 80px;">c. associated ancillary facilities and a;</p> <p style="padding-left: 80px;">d. long term management and maintenance programme</p> <p>2. Where practicable the provision of new sport and physical activity facilities shall be made with a view to remedy deficiencies in existing sport and physical activity facilities and / or associated ancillary facilities.</p> <p>3. Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new or enhancements to existing sport and physical activity facilities</p>
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Natural Environment and Heritage

MM24	Policy NEH1 and supporting text	Page 56 and 57	<p><i>Amend paragraph 8.8 as follows:</i></p> <p>The Surface Water Management Plan (2018) (SWMP) outlines the predicted risk from surface water in the Borough and sets out the preferred surface water management strategy. It identifies Critical Drainage Catchments (CDCs) where stricter management for surface water runoff will be applied <u>because of higher risks of occurrence and resultant affect for people, property or infrastructure,</u> as these areas have the greatest impact on fluvial and surface water flooding. <u>Critical Drainage Catchments are those areas identified to be at greatest risk of flooding, defined as “a discrete geographical area (usually a hydrological catchment) where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event thereby affecting people, property or local infrastructure.” Those CDC’s with the highest rankings and so where stricter management is necessary, were identified as Kettering Town (associated with the Slade Brook), Desborough South (associated with the River Ise), and Eastbrook Culvert, as defined on maps contained within the SWMP. These were subject to further investigation through hydraulic modelling. The SWMP identifies a variety of measures to address flood risk: including maintenance of drainage systems; use of SuDS; improved land management and farming practices; attenuation storage; and education and emergency resistance.</u> The SFRA identifieds the significant potential for cumulative impact of development on flood risk, particularly from unconstrained surface water drainage from minor developments. Considering the sites identified for potential future developments, the cumulative impacts are most likely to be seen in Kettering town centre, Burton Latimer, Broughton, Rothwell, Geddington and Desborough.</p>
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		<p><i>Amend paragraph 8.9 as follows:</i></p> <p><u>All major new developments must address surface water drainage requirements as set out in the Northamptonshire Flood Toolkit and local guidance. Development proposals should also address Anglian Water’s surface water policy and guidance relating to the adoption of SuDS where SuDS features are proposed to be adopted by Anglian Water.</u> The Council will continue to explore alternative sources of funding to undertake feasibility studies in order to improve our understanding of local flooding issues and identify viable solutions that would alleviate future flooding or minimize the impact. It is acknowledged that the guidance only applies to major schemes however, in light of the findings of the Kettering SWMP, stricter requirements on surface water drainage proposals for sites located in areas draining into the CDCs will be required for all development schemes. The particular measures used to reduce flood risk off-site will depend on site specific circumstances and be proportionate to the scale of development. Sites should look to discharge their surface water to as sustainable location as possible. Planning applications involving discharging surface water to foul sewers are unlikely to be supported <u>as a surface water connection will only be accepted by Anglian Water in exceptional circumstances where it can be demonstrated that there are no alternatives.</u></p> <p><i>Amend paragraph 8.10 as follows, and add the following text to the end:</i></p> <p>At the planning application stage, an appropriate site-specific flood risk assessment (FRA) will be required for all development proposals <u>falling within the parameters outlined in Policy NEH1</u> of 1 hectare or greater in Zone 1 and for all proposals for new development located in Flood zones 2 and 3 to <u>The FRA should</u> demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others will be managed taking climate change into account. The site-specific FRA should build on the information included in the borough SFRA.</p>
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		<p><u>Schemes for the retrofitting of SuDS to existing properties and urban areas will be encouraged. The Strategic Flood Risk Assessment, Surface Water Management Plan and Green Infrastructure Delivery Plan all contain projects that will help combat flood risk, and add to the quality of green infrastructure, recreational areas and wildlife habitats, helping to provide biodiversity gain. Where appropriate, development should contribute towards or deliver projects identified in these studies, either through delivery on-site or development contributions.</u></p> <p><i>Amendments to Policy NEH1 as follows:</i></p> <p>Change policy title to Local Flood Risk Management Policy</p> <p>Development <u>should contribute towards reducing the risk of flooding where appropriate, it</u> should:</p> <ul style="list-style-type: none"> • a. Have regard to the findings and actions of the Strategic Flood Risk Assessment and Surface Water Management Plan, and any updates to these documents; • b. Where appropriate, <u>Contribute towards the flood risk management projects identified within <u>the</u> Strategic Flood Risk Assessment, Surface Water Management Plan and Green Infrastructure Delivery Plan;</u> <u>and</u> • e. Have regard to the Flood Toolkit and Local Standards and Guidance for Surface Water Drainage in Northamptonshire, and where appropriate, demonstrate how the proposal has had regard to these documents. <p>All Ddevelopment proposals within the Critical Drainage Catchments identified in the Surface Water Management Plan' will be subject to stricter requirements for surface water drainage schemes and must be supported by a site specific Flood Risk Assessment (FRA) and Drainage Strategy.</p> <p>Schemes for the retrofitting of SUDS to existing properties and townscapes will be encouraged.</p>
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			<p><u>A site-specific flood risk assessment will be required in the following circumstances:</u></p> <ul style="list-style-type: none"> • <u>For proposals of 1 hectare or over within Flood Zone 1;</u> • <u>For all proposals within Flood Zones 2 and 3; and</u> • <u>For all proposals within a Critical Drainage Catchment area as identified in the Surface Water Management Plan.</u>
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MM25	Policy NEH2 and supporting text	Pages 61 - 64	<p><i>Amend and split paragraph 8.22 as follows:</i></p> <p>The JCS emphasises that the local GI corridor positionings are indicative. It goes on to note that the alignment and extent could be defined further through, <i>inter alia</i>, Part 2 Local Plans. In response to this the Council commissioned a Green Infrastructure Delivery Plan (2018) (GIDP) for Kettering. It <u>The GIDP</u> builds on the work undertaken at a strategic level by focusing on enhancing and expanding the green infrastructure network for Kettering Borough. <u>identifying seven new borough level GI corridors which create a Borough Level Green Infrastructure Network (BLGIN). The borough level corridors connect into the sub-regional and local corridors passing through the Borough to provide a comprehensive network of GI.</u></p> <p><u>As with the sub-regional and local GI corridors, the borough level corridors remain indicative and are not intended to have an identified, fixed boundary line. They do not preclude or restrict development proposals but they do indicate the need for development to respond positively to the BLGIN. They are an important aid for decision-making to ensure the integrity of the BLGIN is not compromised by development and / or land management.</u> In addition it outlines the Best Practice Principles to help stakeholders create a climate change resilient GI for wildlife and people</p> <p><i>Amend paragraph 8.23 as follows</i></p> <p>The <u>aim of the GIDP</u> identifies seven new Borough Level GI Corridors that will support and enhance the strategic network. is To <u>guide the delivery of the BLGIN and to enrich the overall quality and function of the corridors. It sets out best practice principles and identifies general principles and initiatives specific to the BLGIN. It concludes by</u> reinforce and expand these corridors GIDP identifies ing ies projects <u>within the BLGIN which are supported by</u> and includes associated project plans. <u>These provide indicative costings and</u> which provide the means for implementation. The</p>
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		<p>plans identify the multi-functional opportunities within each project for the enhancement, restoration and protection of existing and /or creation of new green infrastructure assets.</p>
		<p><i>Delete paragraph 8.24 as follows:</i></p> <p>Refining the GI corridors at a Borough scale makes it possible to understand how Kettering’s GI functions at the local level. The Borough corridors, in tandem with the sub-regional and local corridors, provides a focus for investment to ensure the overall function and quality of the green infrastructure network for Kettering Borough is a justified outlay.</p> <p><i>Amend paragraph 8.25 as follows</i></p> <p>The pragmatic, project led approach set out in the GIDP makes it easier to identify what needs to be done in the first instance over time to enhance the BLGIN green infrastructure at the local level. As these projects are delivered, new projects will be identified to pursue a continued development and investment program that will to secure a net gain in GI for Kettering Borough.</p> <p><i>Add new paragraph</i></p> <p><u>Major development will support the delivery of the BLGIN by making on-site provision and / or off site contributions. The process for determining this will be set out in a Supplementary Planning Document (SPD) for Open Space and Green Infrastructure Provision. The SPD will provide a step by step guide for decision makers on how to calculate requirements in terms of the scale of provision and costs relating to the enhancement of existing and / or provision of new GI as well as the management and maintenance of these assets.</u></p> <p><i>Add new paragraph as follows:</i></p> <p><u>To ensure a commensurate approach when determining contributions, decision makers will take account of requirements arising from Policy NEH4 – Open Space. Opportunities to combine green infrastructure and open space schemes should be sought to optimise design and keep contributions proportionate</u></p>

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		<p><i>Add new paragraph as follows:</i></p> <p><u>The enhancement of existing and/ or provision of new GI will be in accordance with, but not limited to, the general principles, initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (2018), the Open Space Standards Paper (2020), the North Northamptonshire Green Infrastructure Delivery Plan (2014) and Neighbourhood Plans where appropriate.</u></p> <p><i>Amend policy NEH2 title as follows:</i></p> <p><u>Borough Level</u> Green Infrastructure <u>Network</u></p> <p><i>Amend Policy NEH2 as follows:</i></p> <p>The integrity of tThe Borough Level Green Infrastructure Network (BLGIN) as set out <u>shown</u> in Figure 8.1 of this Plan will not be compromised by new development, <u>and illustrated on the policies map,</u> will not be compromised by new development. It will be recognised for its important contribution to the built, historic and natural environment, to people and wildlife and to ecosystem services. <u>Proposals which undermine the integrity of the BLGIN will be resisted.</u></p> <p>To ensure the protection and enhancement of existing and creation of new green infrastructure (GI):</p> <p>i The focus for investment will be on, but not limited to, the delivery of the general initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (or subsequent updated documents)</p> <p>ii The BLGIN will be managed and maintained with a view to increasing the multi-functionality and provision of ecosystem services through GI assets</p>
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		<p>iii Where achievable new GI assets will be well-connected to the Borough Level and Strategic Green Infrastructure Corridors; whenever possible connectivity between the GI Corridors and the wider transport network will be improved to create routes that enable freedom of movement for pedestrians and cyclists</p> <p>To achieve the goals above</p> <p>a. All Major development proposals will be required to deliver on-site and / or make off-site contributions to achieve a net gain of GI through on-site provision and / or off-site contributions. in accordance with the Best Practice Principles, Aims and Objectives set out in the Kettering Green Infrastructure Delivery Plan (or subsequent updated documents);</p> <p>b. a. Applications Proposals for residential development of 50 units or more, or, for non-residential development providing an additional floorspace of 1,000m² or more, or a site of 1 hectare or more, will be accompanied by required to provide a site specific, green infrastructure strategy and /or plan to illustrate how the GI is integrated within the development proposal and seeks to improve connectivity, where possible, to the BLGIN beyond the development site boundary.</p> <p>e. The Council will work with developers and partners, including neighbouring authorities and the Local Nature Partnership, to support the planning for, and delivery of, GI projects at a landscape scale. The spending priority will be given, but not limited to, delivering projects associated with the BLGIN and the Nene Valley Nature Improvement Area. New projects will be identified so the Council can continue to protect and enhance existing GI assets and restore fragmented links. This will enable freedom of access for people and wildlife to natural green space and improvements to landscape character. The design and delivery of GI projects shall:</p> <ul style="list-style-type: none"> ● <u>i. be in accordance with the general principles, initiatives and projects identified by the Green Infrastructure Delivery Plan;</u> ● <u>ii. where possible, be well-connected to the BLGIN and provide links to the wider transport network to improve movement for pedestrians and cyclists; and</u> ● <u>iii be managed and maintained with a view to increasing the multi-functionality and the provision of ecosystem services through GI assets.</u>
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MM26	Heritage supporting text	Pages 64 to 67	<p><i>Make font size on orange title ‘Heritage’ consistent with the whole document</i></p> <p><i>Delete black title ‘Heritage and Green Infrastructure’</i></p> <p><i>Delete paragraph 8.26</i></p> <p>Beyond contributing to the attractiveness of the district as a place to live, work and invest green infrastructure has a supporting role with respect to the historic environment. An attractive and well maintained green infrastructure network can enhance heritage assets in their settings. It does this by defining, safeguarding and conserving the important social, cultural and economic features of those assets. A distinctive green infrastructure network will provide access to and enjoyment of valued landscapes and heritage assets for recreation, education, and lifelong learning. Furthermore, GI can strengthen and / or restore historic links between heritage assets.</p> <p><i>Amend and split paragraph 8.27 as follows:</i></p> <p>The historic environment has the potential to bring significant benefits to Kettering <u>the</u> Borough. Historic England’s Heritage Counts (2017) survey identified a positive relationship between heritage, wellbeing, health, civic pride, and community cohesion. Heritage also delivers significant economic benefits as a driver for tourism and business activity contributing to the district’s dynamic market towns and a strong rural economy. Heritage assets are an irreplaceable resource and effective conservation delivers the wider social, cultural, economic and environmental benefits.</p>
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		<p><i>Add new title</i></p> <p>Protecting Heritage</p> <p><i>Continued amendment of split paragraph 8.27</i></p> <p>National legislation safeguards the historic environment by aiming to adequately protect and enhance it through within the development management process. This is supported by national and locally strategic policy. <u>The NPPF provides a clear policy framework on plan-making and decision-taking for the historic environment and heritage assets. This is reinforced locally by the JCS through Policy 2 (Historic Environment). National legislation and the national and local policies are considered to provide sufficient assurance to afford the Borough’s designated assets adequate protection, preservation and opportunity for enhancement.</u></p> <p><i>Delete title as follows:</i></p> <p>National Policy</p> <p><i>Delete paragraph 8.28 as follows:</i></p> <p>The NPPF sets out a range of policies that provide a clear framework for both plan-making and decision-taking with respect to the historic environment. It defines the historic environment as being all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Heritage assets are identified as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.</p>
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		<p><i>Delete paragraph 8.29 as follows:</i></p> <p>The NPPF emphasizes the importance of a heritage asset’s setting. It continues by stressing that planning should conserve, and where appropriate, enhance heritage assets in a manner that is consistent with their significance. In developing their strategy, local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets. This will ensure that they can be enjoyed for their contribution to the quality of life of this and future generations. When considering heritage assets and the significance apportioned to them in decision-making it is necessary to draw a distinction between ‘designated’ and ‘non-designated assets’</p> <p><i>Amend paragraph 8.30 as follows:</i></p> <p>Designated heritage assets are designated (or ‘Listed’) under statute against using a prescribed set of selection criteria. The Planning Practice Guidance (PPG) advises that nNon-designated assets are locally important buildings, monuments, sites, etc. which are identified by the local planning authority. They have a degree of heritage significance meriting consideration in planning decisions but they do not meet the criteria set for designated heritage assets. There are a number of processes through which non-designated heritage assets may be identified locally, for example including thethrough local and neighbourhood plan-making processes and or in conservation area appraisals and reviews. The PPG goes on to state establishes that plan-making bodies should provide make clear and up-to-date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets.</p>
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		<p><i>Delete title and paragraph 8.31 as follows:</i></p> <p>North Northamptonshire Policy</p> <p>The JCS states that the historic environment of North Northamptonshire is one of the Plan areas most valued assets. It is an important element of the landscape and contributes to the individual character and appearance of settlements. Policy 2 (Historic Environment) sets out how the historic environment will be protected, preserved and where appropriate enhanced. When considering the difference between designated and non-designated assets the JCS notes that the latter do not have statutory status. However these are assets of local importance and therefore they have a degree of significance that merits consideration in the determination of planning applications. The JCS continues by noting that it may be appropriate to preserve such assets as future historic assets through local listings. Local Lists provide a positive way for Councils to identify non-designated assets against a consistent criteria.</p> <p><i>Amend title as follows:</i></p> <p><u>Heritage in</u> Kettering Borough</p> <p><i>Amend paragraph 8.32 as follows:</i></p> <p>On a local level, the Borough of Kettering has a range of designated and non-designated heritage assets. The Heritage Counts Local Authority Profiles (2018) detail the number of Designated assets include as 11 Scheduled Monuments (e.g. these include the moats, fishponds and shrunken medieval village remains at Barton Seagrave and the late 16th century house with gardens and a dovecote 300m west of Mill Farm); 535 Listed Buildings, 23 of which are listed as Grade I, 36 Grade II* and 476 Grade II (examples are varied, for instance, e.g. Rushton Triangular Lodge and Boughton House, which are notable for their tourist significance and Newton Dovecote or Barton Seagrave Orangery, which are important as relatively unique examples of ‘type’). There are also four Historic Parks and Gardens in the Borough comprising of Boughton House (Grade I); Wicksteed Park, a well-known tourist destination (Grade II); and Rushton Hall and Harrington (both Grade II*).</p>
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		<p>Many sites of Archaeological and Historic Importance have been found across the Borough. Notable examples include:</p> <ul style="list-style-type: none"> • Roman artifacts such as coins and pottery and evidence of settlements and villas have been found at various locations including around Kettering and Burton Latimer; • Anglo Saxon artifacts such as spearheads, cemeteries and coins have been found at various settlements including Barton Seagrave, Geddington and Desborough • Iron age / Celtic artifacts such as cooking pots and pottery shards have been found around Kettering, Weekley, Barton Seagrave, Burton Latimer, Isham and Pipewell <p>There are also many non-designated buildings, sites, areas and landscapes dispersed across the Borough that make a positive contribution to local character and provide a sense of place because of their heritage value. Some are afforded protection through location in one of the 26 conservation areas (CA) spread across the Borough, the Kettering Town Centre CA provides a good example of a traditional Market Town whilst Grafton Underwood provides a good representation of a rural estate village. Others gain protection through one of the 21 Article 4 Directions. Neighbourhood Plans have the opportunity to deliver future change in a managed way to suite the Plan Area which is often a village setting. The Broughton Neighbourhood Plan (Made 2018) seeks to do just this by incorporating cohesive policies underpinning the village identity and heritage.</p>
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		<p><i>Add new title as follows:</i></p> <p><u>Protecting Non-designated Assets</u></p> <p><i>Amend paragraph 8.35 as follows:</i></p> <p>There are many more assets <u>in the Borough</u> which <u>not afforded protection under such mechanisms but where</u> would warrant protection <u>is warranted nonetheless</u> under the terms of the PPG. <u>In this context both the PPG and JCS advise that it can be helpful for local planning authorities to keep a local list of non-designated heritage assets and the Council is committed to doing so.</u> Such assets will be identified and assessed (using a consistent criteria) to classify them as non-designated assets on a Local List for Kettering Borough. Identifying and managing the historic environment in this way will be an important part of the heritage protection system for the Borough. This local designation allows for the management of local heritage through the planning system and provides an opportunity to engage with local communities. Local listing will raise the profile of the local heritage by identifying heritage assets that are of greatest importance to local people. This will help provide greater clarity and certainty for developers and decision-makers when determining development proposals.</p> <p><i>Amend paragraph 8.36 as follows</i></p> <p>The combination of the national legislation and the national and North Northamptonshire strategic policy is considered to provide sufficient assurance to afford the Borough's designated assets the protection, preservation and opportunity for enhancement they warrant. Generating a Local List for the Borough following the Adoption of the SSP2 Site Specific Part 2 Local Plan. This will ensure greater consideration is given towards the local historic environment of Kettering Borough during plan-making and decision taking in the future.</p>
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MM27	Policy NEH3 and supporting text	Pages 67 - 69	<p><i>Add new paragraph under title National Policy as follows:</i></p> <p><u>Paragraph 99 of the NPPF enables the designation of land as Local Green Space (LGS) through local and neighbourhood plans to allow communities to identify and protect green areas of particular importance to them. It states that the designation of land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and essential services.</u></p> <p><i>Add new paragraph</i></p> <p><u>Paragraph 100 of the NPPF sets out criteria which should be applied when designating LGSs, the designation should only be met when the green space is:</u></p> <p><u>a) In reasonably close proximity to the community it serves;</u></p> <p><u>b) Demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</u></p> <p><u>c) Local in character and not an extensive tract of land.</u></p>
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		<p><i>Delete paragraph 8.37 as follows:</i></p> <p>A Local Green Space (LGS) designation is a way to provide special protection against development on green areas of particular importance to local communities. The NPPF provides the basis for designating LGS through Local and/ or Neighbourhood Plans. Whether to designate land is a matter for local discretion but the designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.</p> <p><i>Amend paragraph 8.38 as follows</i></p> <p>Green spaces could be considered for designation even if there is no public access, for example, if they are valued because of their wildlife, historic significance and / or beauty. A designation would not result in the granting of rights for public access over what existed prior to the designation. Any additional access would be a matter for separate negotiation with land-owners, whose legal rights must be respected. Designating a green area as Local Green Space provides a level of protection consistent with Green Belts which rules out development in all but very exceptional circumstances.</p> <p><i>Delete existing title: Historically and Visually Important Local Green Spaces (between paragraphs 8.39 and 8.40)</i></p> <p><i>Add new title (between paragraphs 8.39 and 8.40)</i></p> <p><u>Local Context</u></p> <p><i>Amend paragraph 8.40 as follows</i></p> <p>Many of the Borough’s green and open spaces are already afforded policy protection through <u>the NPPE</u>, the JCS and this Plan as a result of alternative designations, for example Sites of Special Scientific Interest, Local Nature Reserves, Local Wildlife Sites and Ancient Woodland as well as the green infrastructure corridors, other open space typologies and sport and recreational provision. Therefore, the <u>LGS</u> Local Green Space designation will only be appropriate where it adds value beyond any existing designation.</p>
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		<p><i>Amend 8.41 as follows:</i></p> <p>The Four Local Green Spaces protected through this plan are of historical or visual significance. <u>have been designated for protection through the Plan.</u> they are identified on the Policies Maps in Appendix 3 as Historically and Visually Important Local Green Spaces. <u>These sites have been identified by local communities who consider them to be demonstrably special on the grounds of, <i>inter alia</i>, historical, visual and local significance. As the spaces are local to their respective communities and do not constitute extensive tracts of land, their designation as LGSs is considered to meet the tests set out in the NPPF.</u> These spaces are important, not necessarily because of their accessibility, but because of the role they play in providing the setting, form or character of a settlement. The assessment of these sites and the reasons they have been designated is set out in the Historically and Visually Important Local Green Space Background Paper (2015) and updates to the Background Paper in (2016) and (2019). Local communities may identify additional LGS through the preparation of Neighbourhood Plans.</p> <p><i>Add new paragraph as follows:</i></p> <p><u>LGSs are subject to the same planning policy safeguards as land designated as Green Belt. As such the designation provides a special protection and only allows new development in very special circumstances. The development of new buildings in a LGS is unlikely to be deemed appropriate. Other forms of development may be acceptable, for example if they preserve the attributes which led to the designation of the site.</u></p>
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		<p><i>Amend Policy NEH3 as follows:</i></p> <p>Policy NEH3</p> <p>Historically and Visually Important Local Green Space</p> <p><u>The Sites listed below and</u> identified on the Policies Map as Historically and Visually Important Local Green Space (HVI LGS) are recognised as being demonstratively special and are of particular local significance.</p> <ul style="list-style-type: none"> • <u>The Damms (Desborough)</u> • <u>HVI 001 (Ashley)</u> • <u>HVI 069 (Desborough)</u> • <u>HVI 085 (Wilbarston)</u> <p>The Council will seek to protect and strengthen the features that make these spaces distinctive and of value. They will be protected and preserved from <u>inappropriate</u> development that would harm their function, visual openness; and their local and / or historical importance.</p> <p><u>Inappropriate development in the Local Green Spaces will not be permitted except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Local Green Space is clearly outweighed by other considerations.</u></p> <p>Development of these spaces will only be considered acceptable in very special circumstances where harm resulting from the proposal is clearly outweighed by other considerations.</p>
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MM28	Policy NEH4 and supporting text	Pages 69 - 71	<p><i>Amend and split paragraph 8.45 as follows:</i></p> <p>At a local level in, 2018, the Council's commissioned the development of an Open Space Strategy. An Open Space Standards Paper (OSSP) (2020), when read together with the Open Space aAudit and nNeeds aAssessment (2020), enables the Council to make informed decisions on how best to maintain a stable open space network and how to plan for the right spaces in the right places. of the Borough's open space was undertaken to inform this work.</p> <p>The audit revealed that Kettering Borough has 15 Pparks; 73 Aamenity Ggreen Sspaces; 50 Nnatural or Ssemi Nnatural areas; over 50 children or young people's equipped play spaces; 23 Aallotment Sites and 42 cemeteries and churchyards. These make up 1,022 hectares of open space dispersed across the Borough. There is, however, a significant variation in the distribution, quality, accessibility and connectivity of these spaces. <u>The OSSP will help remedy this.</u></p> <p><i>Delete paragraph 8.46 as follows:</i></p> <p>Despite this, the open spaces and waterways located in Kettering Borough are valuable GI assets, they are integral natural and physical assets for local communities in both urban and rural areas of the Borough. Many spaces are multifunctional and can be recognised as natural capital for their important contribution to the health and well-being of people, the welfare of wildlife and for the provision of ecosystem services. In addition they provide settings for heritage assets and economic benefits through tourism.</p>
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		<p><i>Amend paragraph 8.47 as follows:</i></p> <p>The Open Space Strategy (OSS) provides the Council with a robust evidence base. It enables the Council to make informed decisions on how best to maintain a stable open space network and how to plan for the right spaces in the right places. It contains <u>The OSSP explains the primary purpose of individual open space typologies and establishes</u> locally derived standards <u>to clarify</u> on the expectations <u>for the</u> quality, quantity and accessibility of <u>individual typologies across the Borough. The Standards have been used to assess existing local spaces to identify which should be protected and / or enhanced and establish what opportunities exist for change or potential rationalisation.</u> open spaces; it will provide the <u>To</u> direction for investment <u>activities</u> in <u>this regard, the OSSP sets out a number of strategic recommendations as a foundation for action planning.</u> the protection and enhancement of existing and creation of new open spaces. Guidance on the application of these standards will be set out in an Open Space Developer Contribution Supplementary Planning Document (OS-SPD).</p> <p><i>Add new paragraph as follows:</i></p> <p><u>The standards will also be used as the basis to determine open space requirements arising from new development. All major development will be required to enhance existing and / or create new open space to meet the community need arising from the development. The process for determining what will be required in terms of new provision and / or developer contributions will be set out in a Supplementary Planning Document (SPD) for Open Space and Green Infrastructure Provision.</u></p>
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		<p><i>Add new paragraph as follows:</i></p> <p><u>The SPD will provide a step by step guide for decision-makers to calculate the open space requirement for a new development based on the open space standards in OSSP. It will be accompanied by an Open Space Cost Calculator, founded on locally determined pricing. It will enable the Council to translate the open space area of requirement into a financial cost based on the initial delivery and also the management and maintenance for a period of 10 years.</u></p> <p><i>Add new paragraph as follows:</i></p> <p><u>There is a clear and demonstrable relationship between the Borough’s green infrastructure (GI) and open spaces. The latter are an integral component of the fabric of GI and can enrich the overall quality and function of the Borough Level Green Infrastructure Network (BLGIN). To ensure a commensurate approach when determining contributions, decision makers will take account of requirements arising from the application of Policy NEH2 Borough Level Green Infrastructure Network. Opportunities to combine open space and green infrastructure schemes should be sought, to optimise design and keep contributions proportionate.</u></p> <p><i>Add new paragraph as follows:</i></p> <p><u>The focus for investment to meet the needs arising from new development will be in accordance with, but not limited to, the strategic recommendations set out in the OSSP. Where possible the enhancement of existing and / or the creation of new open space should seek to deliver the general principles, initiatives and projects set out in the Green Infrastructure Delivery Plan (2018) and / or projects associated with the BLGIN.</u></p>
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		<p><i>Add new paragraph as follows:</i></p> <p><u>Existing open space should not be developed unless the conditions set out in the NPPF and Policy 7 of the JCS are met. The provisions set out in the NPPF and JCS are considered to afford sufficient policy protection to guard against an unwarranted loss of the Borough’s existing open spaces.</u></p> <p><i>Amend Policy NEH4 as follows:</i></p> <p>The stability of the open space network will not be compromised by new development. It will be recognised as natural capital for its important contribution to the health and well-being of people, the welfare of wildlife and for the provision of ecosystem services. Individual open spaces identified on the Policies Map Map will be protected and their features and, where applicable, their ecological value, will be enhanced. Where possible these spaces will be preserved from development that would harm their primary function and where applicable, ecological value.</p> <p>To ensure the protection, enhancement and development of the open space network:</p> <p><u>All major development proposals are required to enhance existing and / or create new open spaces to meet community needs arising from the development.</u></p> <p><u>Determining open space requirements and / or developer contributions will be determined in accordance with the most up-to-date evidence base. Open space requirements will be delivered either through on-site provision or off-site contributions, as appropriate, and in association with other funding mechanisms where applicable.</u></p>
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		<p><u>Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new or enhanced open space.</u></p> <p>5.i The focus of investment in existing and for the provision of new open spaces will be in accordance with, but not limited to, the Recommendations and the Quantity, Quality and Accessibility Standards set out in the Open Space Strategy for Kettering Borough (2019) (or any subsequent update) and the general initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (or subsequent updated documents) and; /</p> <p><u>The design and delivery of open spaces shall:</u></p> <ul style="list-style-type: none"> ● <u>i be in accordance with the standards set out in the Open Space Standards Paper and, where appropriate, with the general principles, initiatives and projects set out in the Green Infrastructure Delivery Plan;</u> ● <u>ii where possible, preserve and improve Existing connections from open spaces into the local community, and / or with the open space network and / or to the Borough Level Green Infrastructure Network corridors will be, wherever achievable, preserved and improved to create routes that promote freedom of movement for pedestrians and cyclists. New provision will be located to ensure accessibility by a choice of sustainable travel options. Routes providing traffic free connectivity will be favoured; and</u> iii New open spaces will be well-connected with their locality and, where possible, to the wider open space network enabling access by a choice of sustainable and active travel options and, where achievable, create traffic free and / or safe walking and cycle links.
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			<p>iv Opportunities will be sought to introduce features such as green roofs, green walls, trees, soft landscaping, water attenuation measures and other features that might mitigate the effects of climate change.</p> <p>● viii Open spaces will be managed and maintained to respect their primary use and functionality and, where appropriate, <u>of the open space with a view to increase</u> the multi-functionality where appropriate.</p> <p>To achieve the goals above the following requirements will be made in accordance with the Open Space Strategy for Kettering Borough (2019) (or any subsequent update) and the Open Space Developer Contributions Supplementary Planning Document for Kettering Borough:</p> <ol style="list-style-type: none"> 1. Major development will be required to contribute to the provision of new open space and / or the enhancement of existing open space to meet the needs of the population arising from the development. <ol style="list-style-type: none"> a. Contributions will be calculated on the basis of the open space cost calculator to cover the cost of: <ol style="list-style-type: none"> b. enhancing existing and / or the provision of new open space and for the c. long term management and maintenance programme b. New open space will be determined on the basis of the Quantity Standards and designed and delivered in accordance with the Quality and Accessibility Standards 2. Where practicable the provision of new open space shall seek to remedy deficiencies in existing open space typologies before increasing the supply of other typologies 3. When considering the loss and / or a change of use of an open space, proposals will be assessed against the criteria set out by policy 7 (Community Services and Facilities) of the NNJCS 4. Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new space or enhancements to an existing site
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Kettering and Barton Seagrave

MM29	Policy KET1 and supporting text	Page 72 and 73	<p><i>Add new paragraph after paragraph 9.4 as follows:</i></p> <p><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy KET1 as follows:</i></p> <p>Scott Road Garages, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide up to 22 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> a. Maintain public pedestrian and vehicular access through the site to the allotments to the North, and protect access along Public Right of Way VD48; b. Be supported by a heritage impact statement <u>assessment</u> which <u>considers the impact of development on the significance of</u> assesses and mitigates to an acceptable level, any harm identified which may adversely affect the Grade I Registered Park and Garden at Boughton House, and its setting, <u>at Boughton House</u>; c. Be supported by a contaminated land and land stability investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment</u>;
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		<p>d. Incorporate a layout and fenestration which secures a high level of natural surveillance along Scott Road, the main access route through the site and shared access areas within the site;</p> <p>e. Be of a scale, layout and appearance which responds the site constraints, and the character of existing development within the surrounding area;</p> <p>f e. Incorporate a high quality landscape scheme (both soft and hard landscaping) which enhances the appearance of the site, particularly along public routes through the site, Scott Road and in publicly visible areas adjacent property boundaries;</p> <p>g f. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>h g. Provide a site specific Flood Risk Assessment, including an assessment of groundwater flood risk and how this will be mitigated through site design as well the impact on the East Brook Culvert;</p> <p>i-h. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design; and</p> <p>j. Protect the residential amenity of neighbouring and adjacent properties; and</p> <p>k. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p><u>i. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.</u></p>
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MM30	Policy KET2	Page 74	<p><i>Amend Policy KET2 as follows:</i></p> <p>The site <u>Former Kettering Town Football Club, Rockingham Road, as shown on the policies map,</u> is allocated for housing development and will provide up to 49 dwellings. Development proposals for the site will:</p> <p>a. Be supported by an assessment to determine the stability of the land on which the site is located;</p> <p>b. Allow and facilitate access and potential modifications to the current roundabout on Rockingham Road;</p> <p>c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</p> <p>d <u>c.</u> Provide a contribution to improve existing facilities at North Park, Weekley Glebe Road or an appropriate alternative <u>football pitch</u> facility;</p> <p>e <u>d.</u> Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land <u>and</u>;</p> <p>f <u>e.</u> Provide a site specific Flood Risk Assessment to ensure that surface water flood risk will be mitigated against through site layout and SuDS;:</p> <p>g. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JGS.</p>
MM31	KET3 and supporting text	Page 74 and 75	<p><i>Add new paragraph after paragraph 9.9 as follows:</i></p> <p><u>There is an existing sewer and water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer and water main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy KET3 as follows:</i></p> <p>Kettering Fire Station, Headlands, <u>as shown on the policies map,</u> is allocated for housing development. The site will provide up to 13 dwellings. Development proposals for the site will:</p>

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			<p>a. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment</u>;</p> <p>b. Provide vehicular access off Headlands;</p> <p>c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</p> <p>d. c. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land-; and</p> <p>e. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p><u>d. Safeguard the provision of suitable access for the maintenance of foul drainage and water supply infrastructure.</u></p>
MM32	Policy KET4 and supporting text.	Page 75 and 76	<p><i>Amend Paragraph 9.10 as follows:</i></p> <p>To the southnorth of the site is proposed allocation KE/002 which has planning permission for 81 dwellings and the Westhill development (KET/2006/0541) is located to the south for 460 dwellings.</p> <p><i>Amend Paragraph 9.11 as follows:</i></p> <p>The amenity of residents will need to be protected in accordance with Policy 8 of the JCS and policy <u>KET405</u>.</p> <p><i>Add new paragraph after paragraph 9.13 as follows:</i></p> <p><u>There is an existing sewer and water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer and water main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p>

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		<p><i>Amend Policy KET4 as follows:</i></p> <p>Land west of Kettering, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide up to 350 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Protect the amenity of the properties to the east of the site on Gipsy Lane; b. Include suitable mitigation measures to minimise the impact from noise from the A14; c. Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land; d. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design; e. Provide a site specific Flood Risk Assessment which includes an assessment of groundwater flood risk and include mitigation through site design; f. Be supported by an ecological management plan and include additional survey work to mitigate and therefore minimise the impact on ecological systems close to the site; g. Achieve a net gain in biodiversity, this should include the strengthening of links to nearby ecological corridors; h. Include the provision of sufficient and suitable access from Gipsy Lane and mitigate the impact of the development through the provision of highway improvements at the junction of Warren Hill and Gipsy Lane, through the provision of a roundabout; and i. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; and j. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. <u>i. Safeguard the provision of suitable access for the maintenance of foul drainage and water supply infrastructure.</u>
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MM33	Policy KET5 and supporting text	Page 76 and 77	<p><i>Add new paragraph after paragraph 9.15 as follows:</i></p> <p><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend KET5 as follows:</i></p> <p>Glendon Ironworks, Sackville Street, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide up to 33 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment</u>; b. Be supported by an assessment to determine the stability of the land on which the site is located; c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; d <u>c.</u> Be supported by a heritage assessment for the site; e <u>d.</u> Consider the enhancement of the surviving industrial buildings on the site subject to feasibility and viability; f. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and g <u>e.</u> Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and <u>f. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.</u>
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MM34	Policy KET6 and supporting text	Page 77 and 78	<p><i>Amend paragraph 9.16 as follows:</i></p> <p>The site is approximately 0.43 hectares in size. The site lies directly adjacent to the East Kettering Hanwood Park SUE, and remains in use as a garden centre, which is currently under a long term lease. However, the lease is expected to expire before the end of the plan period and therefore this presents an opportunity for development after this time, in the longer-term. The close proximity of the site to Access D requires careful consideration in relation to the location of access to the site, where sufficient distance between the two would be required. The site is located entirely within Flood Zone 1, however a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land, is required.</p> <p><i>Amend Policy KET6 as follows:</i></p> <p>Ise Garden Centre, Warkton Lane, as shown on the policies map, is allocated for housing development. The site will provide up to 15 dwellings. Development proposals for the site will:</p> <p>a. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</p> <p>b a. Provide access to the site which allows sufficient distance between it and the existing service road (Access D) at Deeble Road/Warkton Lane; and</p> <p>c. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and</p> <p>e b. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>
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MM35	Policy KET7 and supporting text	Page 78 and 79	<p><i>Amend policy number in final sentence of paragraph 9.18 as follows:</i> Policy KET08<u>7</u></p> <p><i>Add new paragraph after paragraph 9.18 as follows:</i></p> <p><u>There is an existing water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required</u></p> <p>Amend Policy KET7 as follows:</p> <p>This site <u>The Factory adjacent to 52 Lawson Street, as shown on the policies map</u>, is allocated for housing development and will provide up to 25 dwellings.</p> <p>Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment</u>; b. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; e <u>b.</u> Provide access off Lawson Street as the preferred access point; c. <u>c.</u> Conserve and enhance the setting of the Grade II* listed St Mary’s Church; e <u>d.</u> Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land and consider the impact of development on the East Brook Culvert; f <u>e.</u> Provide a site specific Flood Risk Assessment to investigate the history of flood risk on and within close proximity of the site; and g. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. f. <u>Safeguard the provision of suitable access for the maintenance of water supply infrastructure.</u>
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MM36	Policy KET8 and supporting text	Page 79 and 80	<p><i>Amend paragraph 9.19 as follows:</i></p> <p>The site occupies existing garden land to the rear (south) of 30 to 50 Cranford Road, Barton Seagrave. Beyond the site to the south is a small parcel of agricultural land located within the East Kettering Hanwood Park SUE area earmarked for residential use. The A14 trunk road abuts this land further south. To the north of the site is open countryside also located within the East Kettering Hanwood Park SUE area and earmarked as Formal Open Space on the strategic masterplan. A rural highway separates this land from the site.</p> <p><i>Add new paragraph after paragraph 9.21 as follows:</i></p> <p><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. The existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance or repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy KET8 as follows:</i></p> <p>This site Land to the rear of Cranford Road, as shown on the policies map, is allocated for housing development and will provide up to 60 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> Be served by a single vehicular access directly on to Cranford Road only; Be supported by a scheme for the retention and protection of trees and hedgerows located within the site; Be supported by a scheme for the assessment and protection of ecology and ecological features and biodiversity within the site, to ensure that adverse impacts are mitigated to an acceptable level; Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment</u>; Be supported by a foul water drainage strategy to be agreed and implemented prior to occupation of the site;
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			<p>f. Be supported by a detailed Flood Risk Assessment and Surface Water Drainage Assessment which addresses surface water and ground water flood risk as well as ensuring that the development does not increase flood risk to any adjacent land;</p> <p>g. Be supported by a scheme to protect occupiers of the site to a satisfactory level, from the adverse impacts of road vibration and noise;</p> <p>h. Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered; and</p> <p>i. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS</p> <p><u>i. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.</u></p>
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MM37	Policy KET9 and supporting text, KET10, Outcomes, Table 4.3, Table 15.1, Appendix 1	Page 81, 82, 17, 19, 26, 163, 179	<p>Delete paragraphs 9.22 to 9.27 and Policy KET9 as follows:</p> <p>McAlpine's Yard, Pytchley Lodge Road (KE/184a)</p> <p>9.22 The site is approximately 11.2 hectares in size. The site includes 2 parcels of land, a smaller area of grassland to the north which is accessed from Abbots Way, and a larger area to the south which is currently in employment use, the majority of the employment site is used for open storage with the depot building occupying ancillary workshop space towards the southern end of the site. The employment land is currently accessed from Pytchley Lodge Road.</p> <p>9.23 The site is located on the south western edge of Kettering, to the north of the site is residential development at the Leisure Village, to the north east of the site is residential development to the to the south east is employment development, to the south of the site is employment development and the Kettering Service Station and to the west the site is adjacent to the A14. The Slade Brook runs along the eastern boundary of the site and tributary runs along the southern edge of the site.</p> <p>9.24 Proposals for this site should include residential development which should have a primary access from Thurston Drive and a minimum of 1 hectares of employment land, which should be accessed from Pytchley Lodge Road. A pedestrian access should also be provided to access the residential development which should also be suitable to allow vehicular access for emergency vehicles.</p> <p>9.25 The Employment Land Review considered that the site would be attractive for B1c/B2 uses in addition to the predominant residential use, with the potential to provide net gain in jobs, given that</p>
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			there is a severe under supply of small industrial units and this part of the site is immediately adjacent to units of the same type on Pytchley Lodge Road.
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			<p>9.26 An area of land in the southern part of the site is located in Flood Zone 2. Proposals need to accord with Policy 5 of the JCS relating to flood risk management and policy KET9 of this plan. As a result, residential development should only be located in Flood Zone 1, which covers approximately 80% of the site, with the remaining part of the site in Flood Zone 2, which is where the employment use should be located, given the nature of the uses adjacent to the site on Pytchley Lodge Road. As a result of being located within Flood Zone 2, a Level 2 Strategic Flood Risk Assessment is required by Policy KET9. This will need to assess the risk of flooding from nearby reservoirs, particularly Slade Brooke Balancing Reservoir. This assessment will specifically need to evaluate the potential damage and or loss life in the event of dam failure as well as discussions with the reservoir undertaker to avoid intensification of development within areas at risk from reservoir failure as well as an assessment to inform preparation of an emergency plan.</p> <p>9.27 Given the location of the site, in close proximity to both the A14, to the west and the railway line to the east, mitigation to reduce the impact of noise on the development is essential. In addition to this, as the site is currently in industrial use, an assessment will need to be undertaken to determine the presence and extent of any contamination prior to the occupation of any development of the site. Furthermore, access to public transport is limited in this area, in particular bus stops, therefore the provision of further enhancements to the existing service would improve the connectivity of Lake Avenue, Thurston Drive and the site itself and therefore this is a requirement to explore this as part of any development proposal for the site.</p>
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		<p>Policy KET9 McAlpine's Yard, Pytchley Lodge Road This site is allocated for a mixed use, housing and employment development (B1c-B2). The site will provide up to 217 dwellings and a minimum of 1ha (gross) of employment land. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; b. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health; c. Include an assessment to assess the impact of noise on the site and provide mitigation as necessary; d. Provide a transport assessment which includes traffic modelling and determine the impact on the local highway network and any associated mitigation; e. Provide an assessment as to whether public transport services are required and consider how this can be incorporated into the development, if required; f. Provide two access points to allow access for emergency vehicles through an alternative access, other than Abbots Way to the residential element of the site; g. Ensure that the area between the housing and employment uses provides an attractive buffer to protect the amenity of both uses; h. Explore the possibility of providing a pedestrian link onto Thurston Drive to improve connectivity; i. Protect and enhance the biodiversity value of Slade Brook as an existing green corridor; j. Provide a Level 2 Strategic Flood Risk Assessment (SFRA) to assess the risk of flooding from nearby reservoirs, particularly Slade Brook Balancing Reservoir, which includes the following;
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		<p>1. Evaluation of the potential damage to buildings or loss of life in the event of dam failure;</p> <p>2. Discussions with the reservoir undertaker to avoid an intensification of development within areas at risk from reservoir failure, and to ensure that reservoir undertakers can assess the cost implications of any reservoir safety improvements required due to changes in land use downstream of their assets; and</p> <p>3. Assessment to inform preparation of an emergency plan</p> <p>k. Be required to use the sequential approach to site layout and ensure that residential development is only located within Flood Zone 1;</p> <p>l. Provide a site specific Flood Risk Assessment to investigate the history of risk to ensure that the development is safe and does not increase flood risk to any adjacent land.</p> <p><i>Amend policy number in policy title of KET10 as follows:</i></p> <p>Policy KET40<u>9</u></p> <p><i>In Chapter 4 Housing amend row 2 and row 8 of Table 4.3 as follows:</i></p>
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		Kettering & Barton Seagrave	7,366	387 <u>170</u>	7,753 <u>536</u>	6809
		Total	11,355	1,621 <u>406</u>	12,976 <u>761</u>	11,392

		<p><i>(Amendments to row 8 also incorporate MM84)</i></p> <p><i>In Chapter 2 Spatial Portrait, Vision and Outcomes:</i></p>
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			<p>Amend bullet points 1 and 2 under policies to help achieve Outcome 6 in the green box under paragraph 2.20 and bullet point 5 under policies to help achieve Outcome 7 in the green box under paragraph 2.21 as follows:</p> <ul style="list-style-type: none"> • KET9, KET409 <p>In Chapter 15 Monitoring and review amend Table 15.1 - Delete the row relating to Policy KET9 and amend policy number of KET10 as follows:</p>
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			KET9	To deliver a mixed use development to meet the housing and employment need in Kettering	Mixed use scheme delivered on the allocated site	By 2031 to deliver 217 dwellings and 1ha (gross) employment land (B1c/B2) at McAlpine's Yard
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						<ul style="list-style-type: none"> • Policy: KET409
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MM38	Policy KET10 and supporting text	Pages 82 and 83	<p>Policy: KET409 Land at Wicksteed Park (KE/200033a)</p> <p>Amend paragraph 9.30 as follows:</p> <p>The loss of open space has been compensated by the acquisition of 4.4ha of strategically located farmland into the south east part of Wicksteed Park. <u>The land is strategically located as it reconnects</u> It is situated between a small fishing lake to the north left <u>north</u> of the site, and a Special Site of Scientific Interest (SSSI) to the south <u>south</u>. The fishing lake area <u>fishing</u> lake area is designated locally as a Local Wildlife Site (LWS). Mitigation will see the acquired farmland restored to Wicksteed Park, connecting with the LWS and the SSSI to provide a net increase in high quality open space. The proposed development will help deliver the improved access, habitat restoration, educational and recreational opportunities to this new extension to Wicksteed <u>Park</u>.</p> <p>Add 1 new paragraph after paragraph 9.31 as follows:</p>
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		<p><u>There are existing foul and surface water sewers in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy KET10 as follows:</i></p> <p>This site <u>Land at Wicksteed Park, as shown on the policies map.</u> is allocated for housing development and will provide between 30 - 35 dwellings. The loss of 1.07ha of open space has been compensated by the new provision of 4.4ha of farmland strategically-located to the south east of the P parkland. Development proposals for the site will:</p> <p><i>Amend criterion (f) as follows:</i></p> <ul style="list-style-type: none"> a. f. Be supported by a Transport Statement that will inform the proposal and ensure <u>it addresses access into the site utilising the Patrick Road junction with Pytchley Road; and includes suitable measures to mitigate the impact of additional traffic generated (with particular reference to capacity constraints along the Pytchley Road).</u> i. it addresses access into the site off Sussex Road ii. it includes suitable measures to mitigate the impact of additional traffic generated (with particular reference to capacity constraints along the Pytchley Road). <p><i>Amend criterion (i) as follows:</i></p> <ul style="list-style-type: none"> i Include appropriate screening to ensure that <u>the historic park and garden’s</u> key historic views are not affected by modern development. <u>Be supported by a heritage impact assessment which considers the impact of development on the significance of the Historic Park and Garden;</u>
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		<p><i>Amend criterion (k) as follows:</i></p> <p>k. Be supported by a scheme to deliver improved access, habitat restoration, educational and recreational opportunities to the 4.4ha farmland extension (strategically located at the south-east part of the Park to mitigate the loss of open space to residential development);</p> <p><i>Amend criterion (m) as follows:</i></p> <p>m. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <u>and the natural environment</u>;</p> <p><i>Amend criterion (o) as follows:</i></p> <p>o. Include a site specific Flood Risk Assessment; <u>and</u></p> <p><i>Delete criterion (p) as follows:</i></p> <p>p. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and</p> <p><i>Add additional criterion as follows:</i></p> <p><u>pg. Safeguard the provision of suitable access for the maintenance of foul and surface water drainage infrastructure.</u></p>
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Burton Latimer

MM39	Policy BLA1 and supporting text	Page 86 & 87	<p><i>Amend paragraph 10.5 as follows:</i></p> <p>To deliver the vision for Burton Latimer town centre a number of development principles have been identified which will apply to development taking place within the Town Centre Boundary, as defined on the proposals policies map.</p> <p><i>Amend Policy BLA1 as follows:</i></p> <p>Burton Latimer Town Centre Development Principles</p> <p>Development within the Burton Latimer Town Centre bBoundary, as defined on the proposals policies-map, will:</p> <ul style="list-style-type: none"> a) Enhance the historic character of the town and reflectreflect should be designed in the context of this historic character. The positive character of the old village should be reflected within the town centre; b) Not result in the loss of retail units town centre uses at ground floor level and promote comparison retailing; and e) Support proposals for small scale retail and small scale employment within the town centre; d) Not result in the loss of active uses at ground floor level in the town centre; e) Provide active uses at ground floor level, . Active uses include shops, services, restaurants, professional and business uses; f) — c) Abut and front onto the street and provide a good sense of enclosure;_ g) Support A3 uses in the town centre, where it does not result in the loss of retail units; h) Support residential development or employment above ground floor level; i) Give priority to the retention and conversion of historic buildings and buildings of local significance; j) Retain business uses unless demonstrated to be unviable; k) Demonstrate that proposals accord with 'Designing out Crime'; and l) Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.
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			<p><u>Development proposals within the Burton Latimer Town Centre boundary will be supported which:</u></p> <ul style="list-style-type: none"><u>d) Provide small scale retail and small scale employment;</u><u>e) Provide active town centre uses at ground floor level, including shops, services, restaurants, professional and business uses;</u><u>f) Provide residential or employment development above ground floor level; and</u><u>g) Give priority to the retention and conversion of historic buildings and buildings of local significance.</u>
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MM40	Policy BLA2	Page 87 and 88	<p><i>Amend Policy BLA2 as follows:</i></p> <p>Opportunity Redevelopment Sites within Burton Latimer</p> <p>The following sites offer the potential for redevelopment in Burton Latimer Town Centre. Redevelopment will be supported <u>at the following sites shown on the policies map</u> as follows:</p> <p>a.— Paddock Court/ Council car park, shown on the proposals map as (BL1). as an area for environmental upgrade of the public realm and new development <u>Redevelopment should include re-configuration of the existing Council Car Park (off Churchill Way) to deliver public realm, play facility and car parking facility enhancements.</u> Scoping work is currently being progressed to explore opportunities to re-configure the existing Council car park (off Churchill Way) to deliver public realm, play facility and car parking facility enhancements, and responds to some of the findings set out in the Burton Latimer Town Centre Health Check Update (2016) and enhances the setting of the adjacent grade II listed war memorial; and to enhance the setting of the adjacent grade II listed war memorial</p> <p>b.— Churchill Way Retail Parade, shown on the proposals map as (BL2). <u>Redevelopment should include refurbishment of retail units;</u></p> <p>c.— Churchill Way/ High Street backland areas, shown on the proposals map as (BL3). as an opportunity area for r <u>Redevelopment should</u> ;. This could include active town centre uses at ground floor with residential or business uses above and some small scale parking to support the additional uses;</p> <p>d.— 151 High Street, shown on the proposals map as (BL4) opportunity area for r <u>Redevelopment should</u> ;. Could include active town centre uses at ground floor with residential or businesses above and some small scale parking to support additional use.</p>
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MM41	Policy BLA3 and supporting text	Page 88	<p><i>Amend paragraph 10.7 as follows:</i></p> <p>There are four areas within Burton Latimer town centre which have been identified because they provide opportunities for environmental improvements which will help create a more attractive town centre. Proposals which seek to deliver these environmental improvements will be supported where they comply with other policies in the e<u>D</u>Development p<u>P</u>lan.</p> <p><i>Amend Policy BLA3 as follows:</i></p> <p>Opportunity Environmental Improvement Sites in Burton Latimer</p> <p>The following areas have the potential to deliver e<u>E</u>nvironmental improvements in Burton Latimer and will be supported <u>in the following areas shown on the policies map:</u></p> <p>a.—</p> <p>The approach to the town from Kettering Road, shown on the proposals map as (BL5). <u>Environmental Improvements should include</u> to create <u>creation</u> of a strong gateway to the town. This should include requiring any development of Kettering Road frontage to create a strong built form enclosing this entrance to the town.</p> <p>b.—</p> <p>The High Street, shown on the proposals map as (BL6). <u>Environmental Improvements should include:</u> this could include</p> <ul style="list-style-type: none"> a) improvements to make the street more pedestrian friendly and to reduce the speed of traffic; b) a careful balance in the provision of on-street parking in order to preserve/ enhance town centre vitality and viability, and c) to improve <u>ments to</u> the quality of the public realm and street furniture;. <p>e.—</p> <p>The southern gateway to the town centre, shown on the proposals map as (BL7). <u>Environmental Improvements should include</u> to create <u>ion of</u> a stronger gateway to the town centre;.</p> <p>d.—</p> <p>The area at Town Square, shown on the proposals map as (BL8). <u>Environmental Improvements should include</u> create <u>ion of</u> a higher quality open space which may also be used to strengthen the existing market offer at this site.</p>
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MM42	Policy BLA4 and supporting text	Page 89	<p><i>Amend second sentence of paragraph 10.10 as follows:</i></p> <p>Part of the site also falls within the Burton Latimer Conservation Area, and adjacent to designated Local Green Space (HVI058).</p> <p><i>Amend Policy BLA4 as follows:</i></p> <p>Land to the west of Kettering Road, <u>as shown on the policies map</u>, is allocated for housing development. Development proposals for the site will:</p> <p>a. <u>Demonstrate a high quality design which reflects the historic nature of the site and responds to the local character and vernacular (e.g. design, scale, layout and materials) and site topography and be supported by a heritage impact assessment</u>Be supported by a Heritage Impact Assessment which to demonstrate how design of the proposal will seek to preserve and/or enhance, the special interest, character and setting, including nearby heritage assets (ie. Listed Buildings [particularly Home Farm House as the The Yews, and Burton Latimer Hall] and associated curtilage structures, and the Burton Latimer Conservation Area). In particular, the assessment will include measures to protect the listed buildings, historic stone boundary wall and mature trees within and adjoining the site;</p> <p>b. Demonstrate through a flood risk assessment that the proposal will have a neutral impact on flood risk (including surface water run-off) within the site and surrounding area;</p> <p>c. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health;</p> <p>d. Be supported by an archaeological investigation and mitigation scheme to address adverse impacts on matters of archaeological importance;</p> <p>e. Demonstrate a high quality design which reflects the historic setting of the site and adjacent land, and responds to the local character and vernacular (e.g. design, scale, layout and materials) and site topography;</p> <p>f <u>e</u>. Extend <u>the</u> to existing footpath on the western side of Kettering Road up to the northerly most access point on the eastern side of the site boundary in order to enhance connection of the site with the rest of the town; <u>and</u></p>
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			<p>g. Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional natural limestone, natural Ironstone, timber fenestration, and natural blue/gray slate; and</p> <p>h. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>
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MM43	Policy BLA5 and supporting text	Page 89 and 90	<p><i>Add new paragraph after paragraph 10.12 as follows:</i></p> <p><u>There is an existing foul sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p>Land adjacent to The Bungalow, <u>as shown on the policies map,</u> is allocated for housing development. The site will provide up to 7 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Not exceed 2 storeys in height; b. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health <u>and the natural environment;</u> c. Front on to Higham Road, providing street enclosure and an active frontage; and d. Be of a scale and appearance which reflects the existing character of development within the surrounding area. e. d. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; <u>and e. Safeguard the provision of suitable access for the maintenance of foul water drainage infrastructure.</u>
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MM44	Policy BLA6 and supporting text	Page 91	<p><i>Amend policy number in second to last sentence of paragraph 10.14 as follows:</i></p> <p>Policy BLA7<u>6</u></p> <p><i>Amend policy number in second sentence of paragraph 10.15 as follows:</i></p> <p>(Policy BLA<u>076</u>)</p> <p><i>Add new paragraph after paragraph 10.14 as follows:</i></p> <p><u>There are existing foul sewers in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy BLA6 as follows:</i></p> <p>Land at Bosworth Nurseries, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide up to 69 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. <u>Not exceed 2 storeys in height</u> Ensure that dwellings do not exceed 2.5 storeys in height; b. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;- c. Provide a site specific Flood Risk Assessment;- d. Include the provision of a minimum of 30% affordable homes; e <u>d.</u> Be supported by an archaeological investigation and appropriate mitigation scheme to address adverse impacts on matters of archaeological importance in the interests <u>Include an assessment to determine the extent and scale of potential archaeological features;</u>
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			<p>f e. Be supported by a scheme to protect and enhance biodiversity in the adjacent Burton Latimer Meadow Local Wildlife Site, and existing trees and hedgerows within the site;</p> <p>g f. Preserve and enhance the access of the PROW UA19 (footpath) which runs through the site; and</p> <p>h. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p><u>g. Safeguard the provision of suitable access for the maintenance of foul water drainage infrastructure.</u></p>
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Desborough

MM45	Policy DES1 and supporting text	Pages 93 and 94	<p><i>Amend paragraph 11.5 as follows:</i></p> <p>To deliver the vision for Desborough Town Centre a number of development principles have been identified which will apply to development taking place within the Town Centre Boundary, as defined of the proposals policies map.</p> <p><i>Amend Policy DES1 as follows:</i></p> <p>Desborough Town Centre Development Principles</p> <p>Development in <u>within the</u> Desborough Town Centre <u>boundary, as defined on the policies map,</u> will:</p> <ol style="list-style-type: none"> Not result in the loss of <u>town centre uses at ground floor level</u> retail units; Seek to increase footfall in the town centre during the daytime and evening; Consider the re-introduction of traditional materials, including local stone, and detailing both in the design of buildings and through the re-introduction of traditional boundary treatments. Alternatively, contemporary designs should be of high architectural quality; Create attractive active frontages onto streets, and building forms <u>s</u> should abut the street and maintain or recreate a sense of enclosure; <u>Be of high architectural quality that reflects the importance of prominent key locations within the town and the street scene and responds to local context</u> Design of developments should reflect the location of the development within the town. Design of buildings in key locations should reflect the importance of these buildings in the street scene, However design on less prominent sites should also be of a high architectural quality. All designs should respond to the local context; and
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			<p> f. Seek to enhance pedestrian connectivity within the town and to surrounding residential areas and to public open spaces; g. Proposals for residential development above ground floor will be supported; h. Protect and enhance the character and appearance of the designated Conservation Area; i. Proposals for residential development or employment above ground floor level will be supported; j. Give priority to the retention and conversion of historic buildings and buildings of local significance; k. Retain existing business uses unless demonstrated to be unviable; l. Demonstrate that proposals accord with 'Designing out Crime'; and m. Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. </p> <p> <u>Development proposals within the Desborough Town Centre boundary will be supported which:</u> g. <u>Provide active town centre uses at ground floor level, including shops, services, restaurants, professional and business uses;</u> h. <u>Provide residential or employment development above ground floor level; and</u> i. <u>Give priority to the retention and conversion of historic buildings and buildings of local significance.</u> </p>
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MM46	Policy DES2 and supporting text	Page 94	<p><i>Amend paragraph 11.6 as follows:</i></p> <p>In addition to the town centre development principles- a number of sites have been identified as opportunities to deliver the vision for Desborough Town Centre.</p> <p><i>Amend Policy DES2 as follows:</i></p> <p>Opportunity Redevelopment Sites within Desborough</p> <p>The following sites offer the potential for redevelopment in Desborough Town Centre. Redevelopment will be supported <u>at the following sites as shown on the policies map</u> as follows:</p> <p>a.— The area at the High Street/Station Road area <u>(DE1). Redevelopment should include</u> for the creation of a new market square, redevelopment of shop units, car parking and a landmark community building as set out in the Urban Design Framework (UDF) or <u>the identification of</u> to identify a smaller area for <u>the</u> creation of a new market square and parking. (DE4)</p> <p>b.— The Lawrence's Factory site <u>(DE2). Redevelopment should include</u> an opportunity for mixed use or residential development (DE2), <u>proposals should consider the impact of the development on the significance of the Conservation Area, including the Lawrence's Factory building which is a prominent and important historic building.</u></p> <p>c.— The Station Yard <u>(DE3). Redevelopment should include:</u> as an opportunity site and to set out uses for this site, uses could include small scale retail and small scale employment development, with residential <u>or employment</u> above ground floor level (DE3).</p> <p>d.— Vacant Co-op Dairy site. <u>(DE4) Redevelopment should include</u> redevelopment for use as small scale retail/small scale <u>and employment development,</u> with residential or employment above ground floor level. (DE4)</p> <p>e.— Corner of Havelock Street/Station Road <u>(DE5). Redevelopment should include</u> for redevelopment as a high quality mixed use scheme. (DE5)</p>
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MM47	Policy DES3 and supporting text	Page 94 and 95	<p><i>Amend paragraph 11.7 as follows:</i></p> <p>There are five areas within Desborough Town Centre which have been identified because they provide opportunities for environmental improvements which will help create a more attractive town centre, these are based on the environmental improvements set out in the <i>Desborough Urban Design Framework</i>. Proposals which seek to deliver these environmental improvements will be supported where they comply with other policies in the d<u>Development p</u>l<u>an</u></p> <p><i>Amend Policy DES3 as follows:</i></p> <p>Opportunity Environmental Improvement Sites in Desborough</p> <p>The following areas, as shown on the policies map, have the potential to deliver e<u>Environmental</u> improvements in Desborough and will be supported <u>in the following areas shown on the policies map:</u></p> <p>a. — The High Street/Station Road area <u>(DE6). Environmental Improvements should</u> to include high quality paving, shared pedestrian and vehicle space, new street furniture, planting and lighting of strategic buildings and improvements to frontage development to improve sense of enclosure (DE6).</p> <p>b. — The Lower Street/Rothwell Road junction <u>(DE7). Environmental Improvements should include</u> to for enhancement of the gateway into the town centre. (DE7).</p> <p>c. — The Gold Street/B576 junction <u>(DE8). Environmental Improvements should include</u> to for enhancement of the gateway into the town centre (DE8).</p> <p>d. — <u>The B576 (DE9). Environmental Improvements should include</u> to environmental improvement to include road narrowing and planting (DE9).</p> <p>e. — Burghley Close/Mansefield Close car park (DE10). <u>Environmental Improvements should include</u> to environmental and streetscape improvements to enhance public realm in conjunction with conservation activities <u>and Upgrade/</u> improve <u>the</u> car park.</p>
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MM48	Policy DES4 and supporting text	Page 95 and 96	<p><i>Amend Paragraph 11.9 as follows:</i></p> <p>The site has outline planning permission is subject to a planning application (KET/2017/1019) for 135 dwellings, there a resolution to grant consent subject to a section 106 agreement being agreed.</p> <p><i>Amend first sentence of paragraph 11.11 as follows:</i></p> <p>The site is recorded as containing ridge and furrow, therefore an archaeological assessment of the site is required prior to any development.</p> <p><i>Amend Policy DES4 as follows:</i></p> <p>Land off Buxton Drive and Eyam Close, as shown on the policies map, is allocated for housing development. The site will provide 135 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Include an assessment to determine the extent and scale of potential archaeological features; b. Include an assessment to determine whether the land on which the site is located is contaminated Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment; c. Create a strong incident-robust highway network Contribute to highway safety by creating a loop for vehicular traffic through access points off Buxton Drive and Eyam Close; d. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; e. d. Be outward looking and be well related to adjacent residential development on Buxton Drive, Eyam Close and Harrington Road; f. e. Provide an area of open space Local Green Space through the centre of the site for mitigation purposes and include measures which may enhancement biodiversity; g. f. Not result in a loss of amenity of neighbouring properties on Buxton Drive, Grindleford Close, Elton Close, Upper Dane and Green Crescent; h. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. i. g. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and j. h. Provide a site specific Flood Risk Assessment
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<p>MM49</p>	<p>Policy DES5 and supporting text</p>	<p>Page 96 and 97</p>	<p><i>Amend paragraph 11.12 as follows:</i></p> <p>This site <u>has outline planning permission (KET/2016/0044) for up to 304 dwellings. The site</u> is located to the south of Desborough adjacent to existing residential development to <u>the</u> north which includes Broadlands and Foxlands.</p> <p><i>Amend second sentence of paragraph 11.13 as follows:</i></p> <p>In addition to this, due to the sites scale and location of this site there is a requirement to assess the impact <u>on</u> the local highway network, including junctions to ensure that the impact on which can be mitigated through junction improvements.</p> <p><i>Amend last sentence of paragraph 11.14 as follows:</i></p> <p>As a result surface water flow paths across the site will need to be protected and/or mitigated against through site layout and SuDS design, in accordance with criteria <u>g</u>) of Policy DES5.</p> <p><i>Amend Policy DES5 as follows:</i></p> <p>Land to the south of Desborough, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide <u>up to</u> 304 dwellings. Development proposals for the site will:</p> <p>a. <u>Be supported by a heritage impact</u> include an assessment to determine <u>which considers the impact of development on the significance of heritage assets, including</u> the extent to which the setting of Grade I <u>Listed</u> Church of St Giles to the north; and other assets are affected and provide mitigation where required</p> <p>b. Include an assessment to determine whether the land on which the site is located is contaminated <u>Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</u></p> <p>c. Include a strategy which sets out the long term management of the adjacent nature reserve, Tailby Meadow, and which provides GI enhancements along the Ise Valley sub-regional corridor;</p>
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		<p>d. Include an assessment to determine the extent and scale of potential archaeological features;</p> <p>e. Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land <u>and mitigate the risk of flooding from surface water flow paths across the site through site layout and SuDS design;</u></p> <p>f. Provide a site specific Flood Risk Assessment;</p> <p>g. Mitigate the risk of flooding through surface water flow paths across the site through site layout and SuDS design;</p> <p>g h. Include an assessment of the likely impact of noise on the development;</p> <p>h i. <u>Include</u> Require an assessment of the likely impact on biodiversity and ecology and provide mitigation where required;</p> <p>i j. Provide the required mitigation to the access point off Rothwell Road, with junction improvements required;</p> <p>j k. Assess the impact of the additional traffic on a number of junctions in close proximity to the site;</p> <p>k l. Not include any housing on the area of designated Historically and Visually Important Local Green Space on the western extent of the site as it extends towards St Giles Church <u>and not result in harm to the character and setting of this Local Green Space;</u></p> <p>m. Not result in harm to the character and setting of the designated area of Historically and Visually Important Local Green Space (LGS);</p> <p>l n. Contribute, where appropriate, towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Rushton; <u>and</u></p> <p>m o. Provide footpath and cycleway improvements to connect the site to the town; and</p> <p>p. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>
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MM50	Policy DES6 and supporting text	Page 98 and 99	<p>Add new paragraph after 11.19:</p> <p><u>The site is 8.1ha in area, while this is above the threshold of 5ha considered through the JCS, the site has been identified to meet local employment need for Desborough.</u></p> <p><i>Amend Policy DES6 as follows:</i></p> <p><u>This is site Land adjacent to Magnetic Park, Harborough Road, as shown on the policies map,</u> is allocated for employment development and will provide 8.1ha of employment land.</p>
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Rothwell

MM51	Policy ROT1 and supporting text	Page 101 and 102	<p><i>Amend paragraph 12.5 as follows:</i></p> <p>To deliver the vision for Rothwell Town Centre a number of development principles have been identified which will apply to development taking place within the Town Centre Boundary, as defined on the proposal policies map.</p> <p><i>Amend Policy ROT1 as follows:</i></p> <p>Rothwell Town Centre Development Principles</p> <p>Development within the Rothwell Town Centre boundary, as defined on the proposals policies map, will:</p> <ol style="list-style-type: none"> a. Allow the continued use of the Market Hill Square for the Rowell Fair; b. Respect the historic character of the town centre. New buildings should be designed to respect and enhance this character; and c. Front onto and abut the main streets or public areas to create a good sense of enclosure.; <p>Development proposals within the Rothwell Town Centre boundary will be supported which:</p> <ol style="list-style-type: none"> d. Provide additional car parking in the town; e. Remove on-street parking on Bridge Street, where this is appropriate; f. Provide additional shops retail units or town centre uses which would increase footfall in the town centre; g. Provides residential development or employment above ground floor level;
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			<p>h. Give priority to redevelopment which retains, restores and enhances historic buildings and buildings of local significance; and</p> <p>i. Retain existing business town centre uses unless demonstrated to be unviable;</p> <p>j. Demonstrate that proposals accord with 'Designing out Crime'; and</p> <p>k. Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>
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MM52	ROT2 and supporting text	Page 102 and 103	<p><i>Amend paragraph 12.7</i></p> <p>There is one area identified which provides an opportunity for environmental improvement. This is the area located from the junction of Bridge Street and the High Street to the junction of the High Street and Squires Hill. Within this area there are opportunities to create a more pedestrian environment and to create a stronger gateway entrance in to the town centre. Proposals which seek to deliver these environmental improvements will be supported where they comply with other policies in the eDevelopment pPlan.</p> <p><i>Amend Policy ROT2 as follows:</i></p> <p>Opportunity Environmental Improvement Sites in Rothwell</p> <p><u>Environmental Improvements will be supported in the following area shown on the policies map:</u></p> <p>Area R03, High Street/ Desborough Road, (R03), is identified as an area for Environmental Improvements <u>should</u> include:</p> <ol style="list-style-type: none"> Narrowing of the road and provision of on street parking; Removal of on-street parking at the top of Bridge Street, where appropriate; The widening of pavements to prevent excessive speeds on this road and to aid pedestrian flows; and Environmental improvements to provide a strong gateway entrance into the town.
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MM53	Policy ROT3 and supporting text	Page 103 and 104	<p>Add new paragraph after paragraph 12.14 as follows:</p> <p><u>There are existing foul sewer and water mains in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers and mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p><i>Amend Policy ROT3 as follows:</i></p> <p>Land to the West of Rothwell, <u>as shown on the policies map</u>, is allocated for housing development. The site will provide up to 300 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> Provide safe vehicular, cycle and pedestrian access through the Rothwell North development <u>SUE</u> and provide safe cycle and pedestrian access to link the site to development to the east; Maintain future opportunities for vehicular, cycle and pedestrian access to land to the south; Be supported by a strategic landscaping scheme which protects and enhances the existing landscape to ensure adverse impacts are mitigated; Include a GI link along the western boundary of the site to link with the proposed GI corridor in Rothwell North; Be supported by a scheme for the assessment and control of noise emanating from the adjacent A6, A14 and surrounding local road network to demonstrate acceptable impact on <u>living conditions are provided for</u> the occupiers of new and existing dwellings; Be supported by a transport assessment and mitigate the impact of development on the highway network, including junction 3 of the A14 and the A6/ Rothwell link road junction; Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered; Only commence once the section of the strategic link road within Rothwell North connecting this site to the A6 is complete;
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			<p>i. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>j. Include a site specific Flood Risk Assessment; and</p> <p>k. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p>k. <u>Safeguard the provision of suitable access for the maintenance of foul water drainage and water supply infrastructure.</u></p>
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Rural Area General Policies

MM54	Village categories supporting text	Page 107	<p><i>Amend the supporting text starting at paragraph 13.10 as follows:</i></p> <p>While the JCS groups all villages within Kettering Borough in the same category, it recognises that Part 2 Local Plans may identify villages that have a sensitive character or conservation interest, in which new development will be strictly managed. <u>The JCS also allows some smaller rural settlements with a dispersed built form to be designated as open countryside, where development will be limited.</u> Within the Rural Area of Kettering Borough the villages have been categorised into 3 designations, each of which has specific criteria with regards to the scale, nature and design of development in these settlements, <u>to reflect the ability to identify villages with a sensitive character or conservation interest and settlements of a dispersed form in the JCS.</u> These designations have been a consideration through the allocation process as it <u>is</u> essential to maintain these designations.</p> <p><u>The approach set out in Policies RS1, RS2 and RS3 allows different levels of growth dependent upon the categorisation of the village. The policies allow for a greater level of development on sites within the boundaries of category A villages than is allowed in Category B villages and the level of growth allowed in Category C villages reflects the open countryside designation. This categorisation reflects the sustainability of the settlements and also their sensitivity to development.</u></p> <p><u>Policy RS1, Category A villages, allows infill development within settlement boundaries in accordance with Policy 11 of the JCS and the definition of infill is provided in the glossary.</u></p>
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			<p><u>Housing allocations have also been identified in some of these villages. Policy RS2 is different in that the level of infill allowed in Category B villages is limited to proposals for 1 or 2 dwellings within settlement boundaries, this is to reflect the sensitive character and conservation interests of these villages. Within Category C villages development is limited to that which would be allowed in the Open Countryside.</u></p> <p><u>Policy RS4 sets out the approach to Development in the Open Countryside. Where a proposal is located outside a settlement boundary this policy applies.</u></p> <p><u>Policies RS1 to RS4 need to be read alongside Policy RS5 which sets out general development principles to be applied to development in the rural area and the village specific development principles set out in the village chapters. Where a proposal is for a site which is allocated in the SSP2, site specific development principles are also set out in the policy which allocate sites. In addition to this Policy 8 of the JCS sets out Place Shaping Principles which also apply.</u></p>
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MM55	Policy RS1 and supporting text	Page 107 and 108	<p><i>Amend paragraphs 13.11 and 13.12 as follows:</i></p> <p>A majority of the villages in the Rural Area are designated as Category A villages in Policy RS01. In these locations, there is an emphasis to protect their environment and their limited ability to absorb further development.</p> <p>Within these villages development will be on small-scale infill sites in accordance with Policy 11 of the JCS. <u>Infill development is defined in the glossary.</u> In addition to this, housing allocations have also been identified in some of these villages to meet the rural housing requirement as set out in table 13.1 above.</p> <p><i>Amend Policy RS1 as follows:</i></p> <p>Category A villages</p> <p>The villages which are designated Category A status are as follows:</p>
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			<p>Ashley, Braybrooke, Broughton, Cranford St. Andrew, Cranford St. John, Geddington, Great Cransley, Harrington, Loddington, Mawsley, Pytchley, Rushton, Stoke Albany, Sutton Bassett, Thorpe Malsor, Weston by Welland and Wilbarston</p> <p>Development in these villages will need to:</p> <ol style="list-style-type: none"> Be in accordance with Policy 11 of the JCS, <u>unless the exceptional circumstances set out in JCS Policies 13 or 25 apply;</u> Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements; <u>Include the re-use, conversion or redevelopment of existing buildings</u> Be within the defined settlement boundary, <u>as shown on the policies map; and or be</u> classified as <u>an infill development within the defined settlement boundary,</u> unless it can be demonstrated that it can meet the criteria under Policy 13 (Rural Exceptions) or Policy 25 (Rural Economic Development and Diversification) of the Joint Core Strategy or unless allocated in this Plan or a Neighbourhood Plan; and Show consideration and be sympathetic to the existing size, form, character and setting of <u>in</u> the village; and Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans or Neighbourhood Plans.
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MM56	Policy RS2 and supporting text	Page 108 and 109	<p><i>Amend paragraph 13.14 as follows:</i></p> <p>Policy RS02 designates a small number of settlements within the Rural Area as Category B villages. These villages <u>have</u> are seen particularly important Conservation Areas, as well as having a particular character and charm, given that these are ‘estate villages’ associated with the Boughton Estate. It is therefore essential that the character and vitality of these villages is maintained. Therefore, in accordance with Policy 11 of the JCS, which allows the designation of sensitive areas where infill development will be resisted or subject to special control, these areas <u>villages</u> are designated as Category B villages. <u>Within these villages infill development, as defined in the glossary, will be limited to developments of 1 or 2 dwellings.</u> In accordance with this, <u>no allocations have been proposed within these villages.</u> these villages that fall within this designation have been allocated very limited numbers for housing.</p>
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		<p><i>Amend Policy RS2 as follows:</i></p> <p>Category B villages</p> <p>The villages which are designated Category B status are as follows:</p> <p>Grafton Underwood, Little Oakley, Newton, Warkton and Weekley</p> <p>Development in these villages will need to:</p> <ol style="list-style-type: none"> a. Be in accordance with Policy 11, 13 and 25 of the JCS, <u>unless the exceptional circumstances set out in JCS Policies 13 or 25 apply;</u> and b. <u>Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements;</u> c. b. Include the re-use, conversion or redevelopment of existing buildings within the defined settlement boundary, <u>as shown on the policies map;</u> or B<u>be limited to infill development of only</u> (1 or 2 dwellings) within the defined settlement boundary provided that this does not harm the characteristics which make these villages special; and d. Show consideration and be sympathetic to the existing size, form, character and setting in<u>of</u> the village; and e. Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.
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MM57	Policy RS3 and supporting text	Page 110 and 111	<p><i>Amend paragraphs 13.15 to 13.16 as follows:</i></p> <p>The remaining villages in the Rural Area hold Category C status (Policy RS03). These settlements are dispersed in character. These 6 villages (Brampton Ash, Dingley, Orton, Pipewell, Glendon and Thorpe Underwood), because of their low density and small number of dwellings, are considered to be scattered development in the open countryside. This means that these settlements are would not be defined by a village boundary; therefore, it is considered that this designation is the most appropriate for these villages within the rural area of Kettering Borough. This approach also means that because of the size of these settlements and limited range of facilities, there are no allocations and therefore no proposed growth in these villages, this is to maintain their scattered village designation and status.</p> <p>Development in these villages would be considered to be in open countryside and therefore is resisted in accordance with Policy 113 of the JCS, unless it can be demonstrated that it would meet the exceptions set out in Policies 13 or 25 of the JCS or Policy RS4 of this plan, fall under criteria 2 in this policy, which sets out the exceptional circumstances in which it would be considered acceptable.</p> <p><i>Amend Policy RS3 as follows:</i></p> <p>Category C villages</p> <p>The villages which are designated Category C status are as follows:</p> <p>Brampton Ash, Dingley, Glendon, Orton, Pipewell, Glendon and Thorpe Underwood</p> <p>Development in these villages will need to be in accordance with Policy RS4 :</p> <ol style="list-style-type: none"> a. Be in accordance with Policies 13 and 25 of the JCS; or b. Include the re-use, conversion or redevelopment of existing rural buildings; or c. Show consideration and be sympathetic to the existing size, form, character and setting in the village; and d. Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.
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MM58	Policy RS4 and supporting text	Page 111 and 112	<p><i>Amend paragraphs 13.18 and 13.19 as follows:</i></p> <p>Policy 25 of the JCS sets out policy in relation to rural economic development and diversification and Ppolicy 26 sets out requirements in relation to renewable and low carbon energy. Policy 11 of the JCS states that other forms of development in the open countryside will be resisted unless they meet the special circumstances set out in Policy 13 of the JCS or national policy. Paragraph 79 of the NPPF sets out circumstances in which development of isolated homes in the countryside may be allowed.</p> <p>National policy supports the re-use of redundant or disused buildings as homes where the re-use of these dwellings buildings would enhance the immediate setting of the buildings. It is important that these buildings are physically ly suitable for conversion or retention and that the building can be converted without extensive alteration, rebuilding or extension as this can significantly alter the character of the building and impact on the character of the surrounding area. Any alterations will need to be in keeping with the design and character of the building and it will be important to retain original features.</p> <p><i>Delete paragraph 13.21 as follows:</i></p> <p>There may be occasions when the location of small scale private equestrian facilities in the open countryside would be appropriate, where this is the case applicants will need to demonstrate that there is a need for the facility.</p> <p><i>Amend policy RS4 as follows:</i></p> <p>Development in the Open Countryside</p> <p>Development in the open countryside, as shown on the policies map, will be resisted, unless:</p> <ol style="list-style-type: none"> a. It meets the requirement of Policy 13, 25 or 26 of the JCS, or national policy; or b. It involves the replacement of an existing dwelling; and <ul style="list-style-type: none"> • i-the proposal is similar in size and scale to the existing dwelling; • ii is sited on or close to the position of the original dwelling; and
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			<ul style="list-style-type: none"> • iii does not detract from the open and undeveloped character of the countryside; or <p>c. <u>For proposals relating to residential use,</u> The development <u>the proposal</u> would involve the re-use of redundant or disused buildings and would enhance the immediate setting of the redundant or disused buildings; and:</p> <ul style="list-style-type: none"> • i the building is physically suitable for conversion or retention; • ii the building is suitable for the proposed use without extensive alteration, rebuilding, or extension; • iii the proposal would not have a detrimental impact on the character of the building or surrounding area; and • iv <u>the proposals are would be</u> in keeping with any existing important design characteristics of the building and seek to retain important original features; Proposed alterations are in keeping with the design and character of the building and seek to retain original features. <p>d. It involves small scale private equestrian facilities where a need can be demonstrated.</p>
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MM59	Policy RS5 and supporting text	Page 113 and 114	<p><i>Amend section heading as follows:</i></p> <p>Rural Area <u>General</u> Development Principles</p> <p><i>Amend paragraph 13.22 as follows:</i></p> <p><u>The approach to the use of development principles in the rural area is based on the findings and conclusions of the Rural Masterplanning report. The Rural Masterplanning report involved a detailed analysis of villages in the Borough and took a holistic approach to considering each village's needs, aspirations, opportunities for improvement and their capacity for future development, and sought to ensure that future development respects and enhances the qualities which make those villages special.</u> In addition to identifying opportunities for future development in villages, the Rural Masterplanning Report (2012) <u>The Rural Masterplanning approach led to the identification of a number of general development principles, set out in Policy RS5, which cover themes which are common to all villages in the Borough, as well as village specific development</u></p>
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		<p><u>principles which provide criteria which reflect individual village characteristics and analysis, these are contained in the villages specific sections of the plan.</u> has enabled the development principles set out below which are generic and can be applied to all villages in the Borough. In addition to this more settlement specific principles can be found in these sections which follow for the individual villages. <u>In addition, t</u>There are <u>also development</u> principles within these sections to ensure development on the allocated sites is appropriate, especially in terms <u>of</u> scale, form, materials and setting as well as the more immediate context in which these allocations are located.</p> <p>These <u>general development principles, village specific development principles and site allocation development principles</u> policies should be applied in conjunction with Policy 8 – North Northamptonshire Place Shaping Principles contained within the JCS.</p> <p><i>Add new paragraph after paragraph 13.22 as follows:</i></p> <p><u>The general development principles cover general design issues, the redevelopment of historic farm buildings, the approach to materials and parking and highways issues which are common to villages in the Borough.</u></p> <p><u>The Rural Masterplanning report identified the prominence of parking in the street scene as an issue in villages, to address this a requirement is included for all villages that parking solutions ensure that vehicles do not become the focus of the street scene and that provision of parking and the character of roads within developments reflects the hierarchy of streets within villages and does not result in developments which are urban in character.</u></p> <p>In the Historic Core, <u>as defined in the Rural Masterplanning report,</u> or in other locations, <u>such as locations adjacent to the Historic Core,</u> where appropriate, all street furniture, road alterations carried out under the Highways Act 1980, including repairs, kerbs, surface finishes, signage, fences, litter bins etc. will be expected to be of traditional design and in character with the settlement.</p>
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		<p><i>Amend Policy RS5 as follows:</i></p> <p>General Development Principles in the Rural Area</p> <p>Development in the Rural Area will:</p> <ul style="list-style-type: none"> a Reflect the height, scale and mass of neighbouring properties. a. b <u>Preserve or enhance the character or appearance of Conservation Areas and Listed Buildings</u> involve the protection and enhancement of the character of all settlements, especially those with designated Conservation Areas; b. c Link to the centre of the village in several places and not result in a series of cul-de-sacs in any potential moderate village expansion, <u>as identified in the Rural Masterplanning report</u>; c. d Allow greater permeability with the open countryside through the inclusion of spaces in between properties to allow views and accessibility for development on the edge of settlements; d. e Allow connections to be made for further development in the future for development on the edge of settlements; <u>and</u> e. f Be well-spaced to retain the village's open and rural character, and views to the open countryside should be maintained through the use of low or soft boundary treatment on new development on the edge of the settlement. The use of high close-boarded fencing and brick walls should be <u>resisted</u> avoided; <p>Redevelopment of historic farm buildings will:</p> <ul style="list-style-type: none"> f. g Involve the retention of the historic fabric of the buildings themselves, where this is not possible or where there are no historic buildings left the plan form and arrangement of buildings should remain to retain the historic reference to farmsteads in the village; <u>and</u> h Include an element of employment to retain this important function within the village, where redevelopment is possible. g. i <u>Prior to considering residential re-use of these historic buildings</u>, Consider <u>alternative</u> non-residential uses prior to using these historic buildings, given that this is most damaging, <u>which require less alteration of the building and therefore enable the retention of historic character and appearance of the buildings, should be considered</u>;
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			<p>Materials to be used will:</p> <p>h. j. Reflect the limited <u>palette</u> of materials used in the historic core of the village, <u>as defined in the Rural Masterplanning report</u>. The only exception to this should be where the exceptional quality and innovative nature of design merit an exception to this approach. These exceptions should demonstrate contemporary design and should show how the development will impact positively on the character of the village <u>and</u>;</p> <p>Parking and Highways:</p> <p>i. k. Parking should be designed to ensure the car does not become the focus of the street scene and, should be <u>provided</u> applied sensitively to ensure roads reflect the existing network of streets in the village.</p>
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MM60	Policy ASH1 and supporting text	Page 115	<p><i>Amend last two sentences of paragraph 13.28 as follows:</i></p> <p>These are outlined below, in Policy ASH1 and developed further, and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles <u>in the</u> Rural Area' and any other relevant policies in the Development Plan. However it is recognised that not all development will be able to contribute to the improvements identified in criterion h) of Policy ASH1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy ASH1 as follows:</i></p> <p>Ashley Development Principles</p> <p>Development in Ashley will:</p> <p>a. Be limited and follow the existing linear form of the village. Development should not be set-back from the public highway, maintain a sense of enclosure and use boundary treatments sympathetic to those currently in use throughout the village, i.e. stone walls;</p> <p>b. Protect the unique historic character of the village, the setting of its numerous Listed Buildings and the character and appearance of the Conservation Area.</p>
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			<p>b. e. Ensure that where historic stone walls are present, new development should be avoided where this would involve removal or alteration of any part of these walls-;</p> <p>d. Maintain the ‘soft’ edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village.</p> <p>c. e. Improve the gateway to the village from the west to better reflect the overall historic and rural character of the rest of the village-;</p> <p>d. f. Retain views of the church throughout the village-;</p> <p>e. g. Protect the green space that runs between Green Lane and Main Street and improve the connectivity of properties off Green Lane to the rest of the village. This could include an informal footpath through the central green space and along the river-;</p> <p>h. Contribute, where appropriate, towards additional outdoor sports, open space, and allotments. Preserve views out to the open countryside, reflecting the density, design and layout of existing development in the area.</p> <p>f. j. Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick/natural ironstone, natural blue/black Slate and/or Collyweston Slate, <u>dependent on the individual site and its specific setting within the village; and</u></p> <p>g. k. Ensure that fenestration is of a high quality and uses natural materials that reflects the historic character of Ashley.</p>
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MM61	Policy BRA1 and supporting text	Page 116 and 117	<p><i>Amend second sentence of paragraph 13.35 as follows:</i></p> <p>These are outlined below, in Policy BRA1 and will apply to any development proposals that may come forward in addition to Policy RS45 ‘General Development Principles <u>in the</u>–Rural Area’ and any other relevant in the Development Plan.</p> <p><i>Amend Policy BRA1 as follows:</i></p> <p>Braybrooke Development Principles</p> <p>Development in Braybrooke will:</p>
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			<ul style="list-style-type: none"> a. Reflect the character of the village. New development north of the river should be less compact and interspersed with green open spaces. Boundary treatments should be low and of an 'open' nature to avoid negatively impacting on the character of this part of the village; b. Improve, where appropriate, connectivity through the village through the inclusion of a consistent footpath connection along Griffin Road, running north/ south; and c. Use building materials and boundary treatments which respect the character of existing properties, new development should avoid repetition of poorly designed properties and take inspiration from the Historic Core, as outline in the Rural Masterplanning Report, which make a positive contribution to the character of the village. c. d. Protect and enhance the Lanes and Mews which are a characteristic of the village, these should provide inspiration for new development. e. Protect and enhance the character of the Conservation Area and its setting. f. Make adequate provision for off road parking.
MM62	Policy BRA2	Page 118	<p><i>Amend Policy BRA2 as follows:</i></p> <p>Top Orchard, Braybrooke</p> <p>Land at Top Orchard, <u>as shown on the policies map,</u> is allocated for housing development. The site will provide a maximum of 3 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Protect and enhance the existing tree within the site which is protected by a Tree Preservation Order; b. Protect and enhance existing planting and trees located within and along the boundaries of the site; c. <u>Be supported by a heritage impact assessment which considers the impact of development on the significance of heritage assets, including</u> Sustain and enhance the character and setting of The Old Rectory Grade II Listed Building and the Conservation Area; d. Include an area of open space in the northern part of the site to protect the setting of The Old Rectory; e. Locate built development in the southern part of the site; f. Provide safe vehicular, cycle and pedestrian access from Griffin Road; g. Have particular regard to the layout and scale, height, design and massing of buildings and landscaping, in order to minimise impact on amenity of neighbouring residential properties on Griffin Road and Latymer Close; h. Be supported by an appropriate level of archaeological assessment; i. Be supported by an appropriate level of ecological assessment and mitigate impacts on ecology;

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			<ul style="list-style-type: none"> j. Provide adequate off road parking provision within the site; and k. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and l. Comply with other policies in the Development Plan.
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MM63	Policy CRA1 and supporting text	Page 119 & 120	<p><i>Amend the last two sentences of paragraph 13.46 as follows:</i></p> <p>These are outlined below, in Policy CRA1 and will apply to any development proposals, that may come forward in addition to Policy RS45 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan. However, it is recognised that that not all development will be able to contribute to the improvements identified in criterion ba) of Policy CRA1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy CRA1 as follows:</i></p> <p>Cranford Development Principles</p> <p>Development in Cranford will:</p> <ul style="list-style-type: none"> a. Seek to deliver affordable housing to meet any remaining identified local need; a. b. Facilitate, where appropriate, the following identified improvements to the village: <ul style="list-style-type: none"> i. Creation of a children's play area;:- ii. Improvements to the High Street with measures to soften or narrow the highway, calm traffic and improve the public realm;:- iii. Introduce appropriate tree planting to the south side of the High Street; and:- iv. Enhancement of gateways into the village from the west and particularly the east, potentially maximising the bridge and gully at Duck End (south) over the former railway line as a landmark feature. ; b. e. Take their design, character and materials cues from the character of Historic Traditional and Scattered Isolated Rural character areas, as identified in the Rural Masterplanning report; c. d. Use a limited palette of materials of local limestone, and thatch or slate <u>dependent on the individual site and its specific setting within the village;</u> e. Reflect the scale, mass, form, height and density of the historic pattern of development;
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			<p>d. f. Protect important views, particularly those of St Andrew’s Church and Cranford Hall;</p> <p>e. g. Not result in the loss of historic front gardens for structures or car parking; and</p> <p>f. h. Introduce street treatments and street furniture appropriate to the historic and rural context, for example, setts for kerbs and bonded pea shingle for path and road surfaces, and retain and, where necessary, enhance original features such as the water hydrants.</p>
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MM64	Policy CRA2 and supporting text	Page 120 and 121	<p><i>Amend the first sentence of paragraph 13.47 as follows:</i></p> <p>Both of the housing allocations in Cranford are considered to be Rural Exception schemes, in accordance with Policy 13 of the Joint Core Strategy and this is reflected in criteria e) of both Policy CRA2 and CRA3.</p> <p><i>Amend the policy number in the last sentence of paragraph 13.48 as follows:</i></p> <p>CRA02</p> <p><i>Add paragraphs after paragraph 13.50 to the supporting text as follows:</i></p> <p><u>The layout of the scheme could take three forms, to reflect the existing residential development adjacent to the site in accordance with Policy CRA1 and to enable the site to accommodate between 5 and 6 dwellings.</u></p> <p><u>These layout options are as follows:</u></p> <ul style="list-style-type: none"> • <u>Front and abut the highway of Duck End with a small set-back; or</u> • <u>Be at a right angle to Duck End and front south, presenting an attractive corner treatment to Duck End; or</u> • <u>Be an L shaped combination of these arrangements</u> <p><u>In order to provide adequate living conditions for the future occupiers of the houses on the site, the removal of the adjacent farm buildings will be required as a condition of any planning permission.</u></p> <p><i>Amend Policy CRA2 as follows:</i></p> <p>South of New Stone House, Duck End, <u>as shown on the policies map</u>, is allocated for affordable housing development and will provide between 5 and 6 dwellings. Development proposals for the site will:</p> <p>a. Include an assessment of the potential impact on the heritage assets within Cranford Conservation Area;</p>
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		<p>b. Include a scheme which sufficiently considers the character of Cranford village and does not detract from its setting as well as the existing residential development (New Stone House/Stable Cottage/30 Duck End);</p> <p>c. Use a limited palette of materials of local limestone, and thatch or slate;</p> <p>d. Include a Level 2 Strategic Flood Risk Assessment to adequately assess the risk of surface water flooding to the site. As such the following requirements must be met:</p> <ul style="list-style-type: none"> i. Detailed site specific modelling to include the impacts of climate change using latest guidance on allowances; and ii. A sequential approach to site layout must be applied to ensure that development is appropriate. No "highly vulnerable" development can be located within Flood Zone 2 or areas at high risk of surface water flooding; <p>e. Include a site specific Flood Risk Assessment to better understand flood risk on the site, especially groundwater flood risk;</p> <p>f. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design;</p> <p>g. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>h. Consider <u>an appropriate layout for the site, taking into account the options set out in the supporting text; and</u></p> <p><u>i. Ensure that the farm buildings adjacent to the site are removed before the site is developed.</u></p> <p>3 possible layout options:</p> <ul style="list-style-type: none"> i. Front and abut the highway of Duck End with a small set-back; or ii. Be at a right angle to Duck End and front south, presenting an attractive corner treatment to Duck End; or iii. Be an L shaped combination of these arrangements. <p>j. Include a mix of affordable and market housing, although the split must be determined by the minimum amount of market dwellings to make the development viable (Policy 13);</p>
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MM65	Policy CRA3 and supporting text	Page 121 and 122	<p><i>Amend the policy number in the second sentence of paragraph 13.51 as follows:</i></p> <p>CRA03</p> <p><i>Amend Policy CRA3 as follows:</i></p> <p>Land east of the corner of Duck End and Thrapston Road, as shown on the policies map, is allocated for affordable housing development and will provide between 8 and 10 dwellings. Development proposals for the site will:</p> <p>a. Ensure the site is connected to the village through improvements to the highway, including footways and traffic calming in accordance with the requirements set out by NCC Highways;</p> <p>b. Include Be an appropriate buffer between the existing haulage yard to the east in order to separate the two uses to mitigate visual and noise impacts on the site;</p> <p>c. Include attractive design which could be considered as a gateway to the village with appropriate consideration for the character of Cranford and it's Conservation Area;</p> <p>d. Include a mix of affordable and market housing, although the split must be determined by the minimum amount of market dwellings to make the development viable (Policy 13);</p> <p>e d. Contain an assessment of the site to determine any potential impact of contamination given the adjacent use, with appropriate mitigation required <u>Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</u></p> <p>f e. Include a design which will be outward facing and address Thrapston Road and the corner of Duck End, with access provided off Thrapston Road in accordance with local highway authority requirements;</p> <p>g f. In addition to traditional stone, comprise of a wider palette of materials than traditional stone may be appropriate, including good quality contemporary materials; and</p> <p>h g. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>
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MM66	Policy GED1 and supporting text	Page 123 and 124	<p><i>Amend last two sentences of paragraph 13.60 as follows:</i></p> <p>These are outlined below, in Policy GED1 and developed further, and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles <u>in the Rural Area</u>', site specific policies (GED2-4), and any other relevant policies in the Development Plan. However, it is recognised that not all development will be able to contribute to the improvements identified in criterion <u>gd</u>) of Policy GED1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy GED1 as follows:</i></p> <p>Geddington Development Principles</p> <p>Development in Geddington will:</p> <ul style="list-style-type: none"> a. Seek to deliver affordable housing to meet identified local need; a. b. Abut the highway and face on to the street, or where set back, stone walls should be used to create a sense of enclosure (unless otherwise specified within separate housing site allocation policies); c. Ensure that new buildings front on to the street; b. d. Ensure that new streets reflect the layout of those found in the historic core, <u>as defined in the Rural Masterplanning report</u>, and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment; c. e. Be well connected and well related to the centre of the village; f. Ensure hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village, and avoid new development with high closeboarded fencing or brick walls which marks boundaries with the open countryside or at gateways to the village; d. g. Contribute, where appropriate, towards: <ul style="list-style-type: none"> i. The provision of a footpath along the River Ise; <u>and</u> ii. Traffic calming/ public realm improvements along the A43<u>00</u> (Stamford Road/ 29-New Road/ Kettering Road);
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			<p>e. h. Reflect the positive character of the historic core, <u>as defined in the Rural Masterplanning report;</u></p> <p>f. i. Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, natural Limestone, Collyweston slate, Thatch, Natural blue/grey slate, or clay pantile roofs (where most appropriate), etc, <u>dependent on the individual site and its specific setting within the village; and</u></p> <p>g. j. Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.</p>
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MM67	Policy GED2	Page 125	<p><i>Amend paragraph 13.62 as follows:</i></p> <p>This site is approximately 0.96 hectares in area. The site is located on <u>the</u> south east periphery of Geddington adjacent to the allotments. The site is located entirely within Flood Zone 1, however a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land, is required. Also, as the site is greater than 1ha a site specific Flood Risk Assessment is also required, <u>as flooding has been experienced on the site or within close proximity of the site, a detailed site-specific Flood Risk Assessment will be required to investigate this history of risk and to ensure that the development is safe and does not increase flood risk to any adjacent land.</u></p> <p><i>Amend Policy GED2 as follows:</i></p> <p>Land at Geddington Sawmill, <u>as shown on the policies map,</u> is allocated for housing development. Development proposals for the site will:</p> <p>a. Respond to the local vernacular (e.g. design, scale, and materials) and the site topography and reflect the character of the historic core;</p> <p>b <u>a.</u> Provide clearly defined street enclosure to the west of the site through the positioning of buildings and/or stone boundary walls;</p> <p>c <u>b.</u> Be supported by a scheme for an assessment and control of noise emanating from the retained sawmill use to demonstrate acceptable impact on the occupiers of new and existing</p>
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			<p>dwellings based on a clear and defined layout which includes the location of all associated plant and equipment in relation to the position of individual residential plots;</p> <p>d <u>c</u>. Include a layout which protects the identified Anglian Water 'Water Asset' located within the site, and Anglian Water's access to it;</p> <p>e <u>d</u>. Seek to pProtect and enhance the existing historic stone buildings on the site, and their setting;</p> <p>f <u>e</u>. Be supported by a heritage impact assessment which considers the impact of development on the significance of heritage assets;the setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees) demonstrate how design of the proposal will seek to protect and/or enhance;</p> <p>g <u>f</u>. Include a tree management scheme which incorporates a survey and management plan to protect the existing boundary along Grafton Road and existing trees within the site-;</p> <p>h <u>g</u>. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used ensure that the development is safe and does not increase flood risk to any adjacent land; and</p> <p>i <u>h</u>. Provide a site specific Flood Risk Assessment.</p>
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MM68	Policy GED3	Page 125 and 126	<p><i>Amend Paragraph 13.65 as follows:</i></p> <p><u>This site is approximately 1.35ha in area.</u> The site is located to the south east of the village, and is accessed directly from the Kettering Road (A4300), offering the opportunity to act as a linear 'gateway' site to the village.</p> <p>The site is located entirely within Flood Zone 1, however a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land, is required. Also, as the site is greater than 1ha a site specific Flood Risk Assessment is also required, <u>groundwater flood risk will need to be assessed as part of a site specific Flood Risk Assessment.</u></p> <p><i>Add paragraph after paragraph 13.67 as follows:</i></p> <p><u>In relation to odour, a detailed masterplan will be submitted which demonstrates that occupied land and buildings within the site are at a suitable distance from the Water Recycling Centre to address potential risk of odour impact to a standard to be agreed by Anglian Water.</u></p> <p>Amend Policy GED3 as follows:</p>
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		<p>Land at Geddington South East, as shown on the policies map, is allocated for housing development. The site will provide up to 11 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Respond to the local vernacular (e.g. design, scale, and materials) and include gable end chimney stack detailing; b. Ensure that new buildings to the west of the site face on to Kettering Road; c. Provide active frontages where dwellings are adjacent the street or new shared access points; d. Ensure the amenity of occupiers to the north is protected through layout and design, this should include an appropriate separation buffer between properties and their curtilages, as well as appropriate boundary treatments; e. Ensure new buildings are set back from the highway to enhance the frontage and appearance of this gateway location; f. Ensure that the rear of buildings are set back from the eastern boundary of the site in order to maintain the open rural character; g. Ensure that the eastern boundary to the site is treated with soft boundary treatments (e.g. mixed hedging, post and rail, stock fencing, etc); h. Include no more than one single shared vehicular access point adjoining Kettering Road; i. Include a comprehensive landscape scheme which retains and enhances the existing hedgerow and tree line separating the site from Kettering Road (with exception to the creation of single vehicle access); j. Incorporate a scheme for the assessment of potential risk of odour associated with the nearby Geddington Water Recycling Centre which shall demonstrate that an acceptable impact on the occupiers of the new dwellings is achieved without detriment to the continuous operation of the WRC. As part of the scheme to be approved, a detailed masterplan will be submitted which demonstrates that occupied land and buildings within the site are at a suitable distance from the WRC to address potential risk of odour impact to a standard to be agreed by Anglian Water; k. Incorporate a scheme for an assessment and control of noise emanating from the Kettering Road to demonstrate acceptable impact on the occupiers of new and existing dwellings; l. Incorporate a housing layout which protects the identified Anglian Water 'Water Asset' located within the site, and Anglian Water's access to it; m. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure the development does not increase flood risk to any adjacent land; n. Provide a site specific Flood Risk Assessment; o. Be supported by appropriate evidence of the archaeological potential and significance of the site; and
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			<p>p. <u>Be supported by a heritage impact assessment which considers the impact of development on the significance of heritage assets.</u></p> <p>p. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JGS.</p>
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MM69	Policy GED4	Page 127	<p><i>Amend paragraph 13.68 as follows:</i></p> <p><u>This site is approximately 0.8 ha in area.</u> The site is located on <u>the</u> south east periphery of Geddington adjacent the allotments and the sawmill site (RA/107).</p> <p><i>Amend Policy GED4 as follows:</i></p> <p>Land at the Old Nursery Site, Grafton Road, <u>as shown on the policies map.</u> is allocated for housing development. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Ensure that no more than one single vehicular access point connects the site with Grafton Road; b. Demonstrate a high quality design which reflects the historic core, and responds to the local character and vernacular (e.g. design, scale, layout and materials), as well as the site topography; c. Be supported by a comprehensive landscape scheme which retains and enhances the existing tree belt enclosing the eastern and southern boundary (protected by Tree Preservation Order), as well as other mature trees and hedgerows located elsewhere within the site is provided; d. Be supported by a scheme to provide good footpath links to the centre of the village is provided, which may include a pedestrian link bridge to adjacent playing fields/recreation park to the west of the site (over the River Ise); e. Be supported by a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; f. Provide a site specific Flood Risk Assessment; g. Ensure that built development is only located within Flood Zone 1; h. Be supported by a heritage impact assessment <u>which considers the impact of development on the significance of heritage assets;</u> and i. Be supported by an appropriate level of archaeological assessment.
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MM70	Policy GED5	Page 128	<p><i>Amend paragraph 13.70 as follows:</i></p> <p>The site is located to the south of an existing industrial estate, accessed off Grange Road. The existing employment uses to the north of the site are in light industrial B1e use and therefore the most suitable uses for the site, provided they are of a similar scale and similar appearance to those to the north.</p> <p><i>Amend paragraph 13.73 as follows:</i></p> <p><u>The site is located entirely in flood zone 1.</u> River and surface water flooding have been experienced in close proximity to the site therefore, a surface water drainage assessment must be provided to demonstrate that SuDS are being used and to ensure that the development is safe and does not increase flood risk to any adjacent land. Furthermore, groundwater flood risk will need to be assessed as part of a detailed flood risk assessment and mitigated against through site design.</p> <p><i>Amend Policy GED5 as follows:</i></p> <p>This site <u>Geddington South West, as shown on the policies map,</u> is allocated for employment development and will provide up to 0.28ha of employment land. Development proposals for the site will:</p> <ol style="list-style-type: none"> a. Provide light industrial B1e units; b. Ensure that noise levels do not excessively impact on the amenity of residential properties to the east; c. Ensure that buildings are of a similar scale and appearance to those existing on Grange Road Industrial Estate to the north; d. Include the provision of landscaping to mitigate the impact of the site on the surrounding landscape; e. Demonstrate that Grange Road has sufficient capacity for additional development; f. Provide suitable access through the existing units onto Grange Road; g. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; h. Provide a site specific Flood Risk Assessment; and i. Need to assess the risk of groundwater flooding as part of a detailed flood risk assessment and mitigate against this through site design.
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MM71	Policy GRA1 and supporting text	Page 130 & 131	<p><i>Amend last sentence of paragraph 13.79 as follows:</i></p> <p>These are outlined below, in Policy GRA1 and developed further, and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles <u>in the Rural Area</u>', and any other relevant policies in the Development Plan.</p> <p><i>Amend Policy GRA1 as follows:</i></p> <p>Grafton Underwood Development Principles</p> <p>Development in Grafton Underwood will:</p> <ul style="list-style-type: none"> a. Seek to protect and enhance the unique and historic character of the village a. b. Not result in the loss of important open space through the village; b. c. Not result in the subdivision of gardens or development of open land within the village boundary; c. d. Retain views of the church; d. e. Reflect the informal and linear layout of existing development; e. f. Abut the main street or where set back from the main street (and not located behind existing development), stone walls should abut the highway to maintain a sense of enclosure as well as continue the built form; f. g. Not result in the loss, removal, or alteration of existing historic stone walls; h. Maintain the 'soft' edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village g. i. Use high quality materials which respond to the local vernacular in order to preserve the historic character of the settlement. Appropriate materials may include natural limestone, Collyweston slate, grey/blue natural slate, clay tiles (pantiles and plan tiles) or thatch roofs, <u>dependent on the individual site and its specific setting within the village; and</u> h. j. Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.
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MM72	Policy GRC1 and supporting text	Page 131 and 132	<p><i>Amend second and fourth sentences of paragraph 13.82 as follows:</i></p> <p>These are outlined below, in Policy GRC1 and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan.</p> <p>However, it is recognised that not all development will be able to contribute to the improvements identified in criterion bc) of Policy GRC1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy GRC1 as follows:</i></p> <p>Great Cransley Development Principles</p> <p>Development in Great Cransley will:</p> <ul style="list-style-type: none"> a. Be designed in the context of the character of the character area, <u>as defined in the Rural Masterplanning report</u>, to which it relates and should seek to enhance or improve the character of the area; b. Where appropriate, reflect the positive character of the historic core, <u>as defined in the Rural Masterplanning report</u>; and c. Contribute towards <u>traffic calming along Loddington Road to create a more pedestrian friendly environment.</u> <ul style="list-style-type: none"> i. Traffic calming along Loddington Road to create a more pedestrian friendly environment; <p>e. Development proposals within or closely related to the historic core should <u>will</u>:</p>
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			<p>d i. Front directly onto the street or where buildings are set back, stone walls should be used to continue the built form, creating a good sense of enclosure;</p> <p>e ii. Not result in the loss of mature trees or hedgerows which are an important part of the character of this area; and;</p> <p>f iii. Maintain the informal nature of streets;</p> <p>d. Development proposals along Loddington Road should will:</p> <p>g i. Front onto Loddington Road, but be set back in a similar style to adjacent properties; and</p> <p>h ii. Allow for the retention of views out to the open countryside to be retained.</p>
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MM73	Policy GRC2	Page 133	<p><i>Amend Policy GRC2 as follows:</i></p> <p>Land to the north of Loddington Road, as shown on the policies map, is allocated for housing development. The site will provide between 10 and 15 dwellings. Development proposals for the site will:</p> <p>a. Provide for on-site turning for vehicles, for any dwellings which would have a direct frontage access onto Loddington Road;</p> <p>b. Respect the existing character of the village, especially that on Loddington Road, adjacent to the the site, which is linear in nature;</p> <p>e b. Provide a linear scheme along Loddington Road, to respect the existing character and density of this part of the village, although if not viable due to a higher density proposal, it should not detract from the existing density of the built environment in Great Cransley;</p> <p>d c. Be spaced to allow the retention of views out to the open countryside;</p> <p>e d. Include boundary treatments to the rear of the properties which allow good visual links to the open countryside and planting should be used to create a soft edge to the village. The use of high close-boarded fences or walls to provide a boundary to the open countryside, should be avoided;</p> <p>f. Reflect the density of development of adjacent development on Loddington Road;</p> <p>g e. Be accompanied by an archaeological assessment; and</p> <p>h. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>
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			i f. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.
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MM74	Policy HAR1 and supporting text	Policy 134 and 135	<p><i>Amend last sentence of paragraph 13.90 as follows:</i></p> <p>These are outlined below, in Policy HAR1 and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles <u>in the</u> Rural Area' and any other relevant policies in the Development Plan.</p> <p><i>Amend Policy HAR1 as follows:</i></p> <p>Harrington Development Principles</p> <p>Development in Harrington will:</p> <ol style="list-style-type: none"> a. Reflect the linear character of the settlement; b. Be positioned behind stone boundary walls or abut the public highway; c. Use limestone with welsh slate, clay pantiles or thatched roofs, <u>dependent on the individual site and its specific setting within the village;</u> d. Retained historic boundary walls and <u>avoid</u> new development should be avoided where this may involve making new openings in the walls; <u>and</u> e. Retain views and open spaces between dwellings and new development should <u>Not</u> result in the subdivision of gardens, as these contribute to the rural character of the village; f. Maintain 'soft' edges to the village boundary and new development should avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village g. Protect and enhance the Conservation Area and the setting of the Conservation Area, scheduled ancient monument and registered park and garden
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MM75	Policy LOA1 and supporting text	Page 136	<p><i>Amend second sentence of paragraph 13.95 as follows:</i></p> <p>These are outlined below, in Policy LOA1 and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles <u>in the</u> Rural Area' and any other relevant in the Development Plan.</p> <p><i>Amend Policy LOA1 as follows:</i></p> <p>Little Oakley Development Principles</p> <p>Development in Little Oakley will:</p> <ol style="list-style-type: none"> a. Maintain the linear nature of the settlement; b. Abut the pavement on the southern side of the street; c. On the northern side of the street, be set back at a distance which reflects that of neighbouring properties; d. Use limestone with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings, <u>dependent on the individual site and its specific setting within the village;</u> e. Retain historic boundary walls and new development should be avoided where this may involve making new openings in the wall; <u>and</u> f. Contribute, where appropriate, to traffic calming along the main streets to improve public realm; g. Protect and enhance the Conservation Area and its setting
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MM76	Policy LOD1 and supporting text	Page 136, 137 and 138	<p><i>Amend paragraphs 13.97 and 13.98 as follows:</i></p> <p>Loddington is arranged around two main streets with important central open spaces and trees breaking up the built form, providing a focal point around the church. Several phases of development and building styles are evident in the village creating a rich and varied built fabric. The overriding character area remains the Historic Core (as identified in the Kettering Borough Rural Masterplanning Report February 2012) where the late 18th and early 19th century buildings of sandstone, ironstone and slate, remain an integral part of the village's historic and rural character. Part of the historic core is covered by the Loddington Conservation Area which was adopted in December 1983. Part of this area is Loddington is located approximately 4km west of Kettering, and 2.8km south of Rothwell.</p> <p>New development in Loddington is likely to be extremely limited. There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Loddington. These are outlined below, in Policy LOD1 and developed further, and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles in the Rural Area', and any other relevant policies in the Development Plan. However, it is recognised that not all development will be able to contribute to the improvements identified in criterion ih of Policy LOD1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy LOD1 as follows:</i></p> <p>Development in Loddington will:</p> <ol style="list-style-type: none"> a. Use high quality natural materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, sandstone, ironstone, limestone detailing and grey/blue slate (where most appropriate), etc, <u>dependent on the individual site and its specific setting within the village;</u> b. Ensure that fenestration is of high quality, using natural materials which responds to the historic character of the settlement; c. Reflect the positive character of the historic core, <u>as defined in the Rural Masterplanning report;</u>
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			<ul style="list-style-type: none"> a. Protect or enhance the important open spaces at either end of Harrington Road, and views into them; b. Maintain the characteristic of linear development along main streets and good pedestrian connectivity; c. Be well spaced so as views and glimpses to the open countryside, the church and village open spaces are preserved; g. Include 'soft' edges around the village boundary and avoid high close boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village d. h. Provide gateway enhancements at either end of Harrington Road to create a distinct point of arrival; e. i. Contribute, where appropriate, towards footpath improvements links to the east towards Thorpe Malsor and a direct off-road link to Kettering; j. Development located north of the open space on Harrington Road or west of Main Street, will: i. k. Use a limited palette of building materials comprising of natural sandstone, ironstone, limestone detailing and grey/blue slate; j. l. Be traditional in design and take architectural cues from the surrounding historic buildings; k. m. Use natural stone walls as boundary treatments onto streets; and either <u>be linear to the street with frontages which face and abut the highway or be arranged less formally, in development which extends back at right angles to the street or in sporadic mews;</u> <ul style="list-style-type: none"> a. Be linear to the street with frontages which face and abut the highway; or b. Be arranged less formally, in development which extends back at right angles to the street or in sporadic mews. n. Development located south or immediately north of Harrington Road, or east of Richardson's Lane, will:
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			<p>l # Face and positively address streets with set backs or of no more than 12 metres and boundary treatments limited to 1-1.5m in height - gated developments detached from the street scene will not be acceptable; and</p> <p>m # Select from a more expansive palette of building materials - high quality contemporary materials may be as appropriate as the traditional palette of ironstone, red brick and slate.</p>
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MM77	Policy MAW1 and supporting text	Page 138 and 139	<p><i>Amend second and third sentences of paragraph 13.104 as follows:</i></p> <p>These are outlined below, in Policy MAW1 and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles in the Rural Area' and any other relevant in the Development Plan. However, it is recognised that not all development will be able to contribute to the improvements identified in criterion ec) of Policy MAW1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy MAW1 as follows:</i></p> <p>Mawsley Development Principles</p> <p>Development in Mawsley will:</p> <ol style="list-style-type: none"> a. Be designed to reflect the distinct character of the village; b. Seek to improve connections to the open countryside; and c. Front onto the street or open space providing natural surveillance. d. Create soft edges between the village and the open countryside through the use of planting. Use of high close boarded fences and walls at the boundary between the village and the open countryside or at gateway locations should be avoided. c. e. Contribute, where appropriate, towards the provision of allotments.
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MM78	Policy MAW2 and supporting text	Page 139, 140 and 141	<p><i>Amend paragraph 13.106 as follows:</i></p> <p>The site is approximately 2.683 hectares in area.</p> <p><i>Amend second sentence of paragraph 13.110 as follows:</i></p> <p>These are outlined below and will apply to any development proposals that may come forward in addition to Policy MAW1 ‘Mawsley Development Principles’, Policy RS45 ‘General Development Principles <u>in the</u>–Rural Area’ and any other relevant in the Development Plan.</p> <p><i>Amend Policy MAW2 as follows:</i></p> <p>Land to the West of Mawsley</p> <p>Land to the West of Mawsley, as shown on the policies map, is allocated for housing development. The site will provide up to 50 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> a. Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewage network; b. Demonstrate that there is adequate capacity in the water supply network; c. Provide safe vehicular, cycle and pedestrian access from Cransley Rise and be served by a loop road which is in accordance with Local Highway Standards; d. Provide a cycle way which connects the two adjacent stubs of cycle way to the north and south of the site; e. Be of a high standard of design and reflect the character, layout and density of the surrounding residential area. Built development should not extend significantly beyond the existing properties on the western end of Cransley Rise and Birch Spinney to minimise landscape impact of development; f. Provide appropriate evidence of the archaeological potential and significance of the site; g. Include a site specific Flood Risk Assessment which addresses surface water and groundwater flooding, this should include a detailed assessment of the level of risk and sets out how the risk will be mitigated;
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			<ul style="list-style-type: none"> h. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; i. Have particular regard to the existing layout and scale, height, design and massing of buildings and landscaping of Mawsley, in order to minimise amenity impact on neighbouring residential properties; j. Provide appropriate evidence of the ecological potential of the site; k. Be accompanied by a transport assessment which assesses the impact of the development and sets out any mitigation required; and l. Be accompanied ed by an assessment which considered s the impact of development on recreational pressures on the SSSI and sets out appropriate mitigation of any impacts identified, this could include through the provision of suitable alternative green spaces at Mawsley; ; m. Comply with other policies in the Development Plan; and n. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.
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MM79	Policy NEW1 and supporting text	Page 141 and 142	<p><i>Amend last sentence of paragraph 13.116 as follows:</i></p> <p>These are outlined below, in Policy NEW1 and will apply to any development proposals that may come forward in addition to Policy RS45 ‘General Development Principles in the –Rural Area’ and any other relevant policies in the Development Plan.</p> <p><i>Amend Policy NEW1 as follows:</i></p> <p>Newton Development Principles</p> <p>Development in Newton will:</p> <ul style="list-style-type: none"> a. Improve walkability through the village via the inclusion of paving where possible. Paving should be designed to reflect the historic character of the village; b. If located in the south eastern section of the village, front onto and abut the street; c. If located to the west and north, be set back from the road by large front plots; d. Protect the historic fabric within the Conservation Area; and d. e. Ensure better connectivity throughout the village, especially access to the farm shop, the only facility in the village.
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MM80	Policy PYT1 and supporting text	Page 142 and 143	<p><i>Amend second sentence of paragraph 13.121 as follows:</i></p> <p>These are outlined below, in Policy PYT1 and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles <u>in the</u> Rural Area' and any other relevant in the Development Plan.</p> <p><i>Amend Policy PYT1 as follows:</i></p> <p>Pytchley Development Principles</p> <p>Development in Pytchley will:</p> <ol style="list-style-type: none"> a. Reflect the character of the historic core, <u>as defined in the Rural Masterplanning report;</u> b. Ensure that the gap between Pytchley and Kettering is maintained; c. Front onto and abut the street or where set back, stone walls should be used to continue the sense of enclosure; d. Reflect the hierarchy of streets in the historic core, with narrow informal streets which create a pedestrian friendly environment; <u>and</u> e. Contribute towards the following identified improvements to the village: <ol style="list-style-type: none"> i. Improvements to the recreation ground; ii. The creation of a safe pedestrian/cycle route to Kettering; <u>and</u> iii. Traffic calming.
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MM81	Policy PYT2	Page 143	<p><i>Amend Policy PYT2 as follows:</i></p> <p>This site <u>Two fields on the outskirts of Pytchley, as shown on the policies map</u>, isare allocated for housing development and will provide 8 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Provide on-site turning, to enable access direct access from frontages <u>onto</u> of Isham Road; b. Respect the pattern of <u>the</u> built form along Isham Road, and therefore <u>be</u> linear in nature and set back from Isham Road; c. Include an assessment to determine the extent and scale of potential archaeological features; and d. Ensure plot sizes are of similar size <u>to those</u> including gardens of adjoining properties on Isham Road; <u>and</u> e. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.
MM82	Policy RUS1 and supporting text	Page 144 and 145	<p><i>Amend second sentence of paragraph 13.129 as follows:</i></p> <p>These are outlined below, in Policy RUS1 and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles <u>in the</u>–Rural Area' and any other relevant policies in the Development Plan.</p> <p><i>Amend Policy RUS1 as follows:</i></p> <p>Rushton Development Principles</p> <p>Development in Rushton will:</p> <ul style="list-style-type: none"> <u>a.</u> Not take place beyond the railway bridge; a <u>b.</u> Take design, character and materials cues from the historic core and high street character areas, <u>as defined in the Rural Masterplanning report</u>, - ironstone, limestone and slate should predominate; b <u>c.</u> Follow the built line of surrounding development and either abut the highway or be set back, consistent with adjacent neighbouring properties; c <u>d.</u> Bring definition and enclosure to the street through the built line or stone wall from the High Street and Station Road;

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			<p>e e. Have a positive impact on views into the village from the wider area, reflecting the prominence of the settlement from the landscape; and</p> <p>e f. Contribute, where appropriate, towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Desborough.</p>
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MM83	Policy STA1 and supporting text	Page 145 and 146	<p><i>Amend second and third sentences of paragraph 13.133 as follows:</i></p> <p>These are outlined below in Policy STA1 and will apply to any development proposals that may come forward in addition to Policy RS45 ‘General Development Principles in the–Rural Area’ and any other relevant in the Development Plan. However, it is recognised that not all development will be able to contribute to the improvements identified in criteria a) and etc of Policy STA1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy STA1 as follows:</i></p> <p>Stoke Albany Development Principles</p> <p>Development in Stoke Albany will:</p> <ul style="list-style-type: none"> a. New development shall eContribute, where appropriate, to: <ul style="list-style-type: none"> i. Highway and public realm improvements to the intersection of Harborough Road, Ashley Road and Wilbarston Road, to soften and landscape, remove the dominance of the highway, improve the pedestrian environment, increase the sense of gateway and reduce traffic speeds. and traffic calming measures; ii. Traffic calming measures b. Use a limited palette of materials reflecting the historic buildings within the village, comprising ironstone, soft red brick, small areas of cream render, thatch, slate, clay pantiles, dependent on the individual site and its specific setting within the village; c. Seek where appropriate to facilitate the creation of a safe, paved footpath connection with Wilbarston; and e. Development north of the built line of Bottom Lane–north of the built line of Bottom Lane, development will:
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			<p>d. Be reflective of the character of the Historic Radial character area, as identified in the Rural Masterplanning report;</p> <p>e. Be well set back and slightly elevated from the street; and</p> <p>f. Comprise large footprint buildings in large plots arranged around the focal crossroads and green;</p> <p>g. Seek, where appropriate, to facilitate improvements to the village, potentially those identified in the Rural Masterplanning Report, including:</p> <p>i. The creation of a safe, paved footpath connection with Wilbarston</p>
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MM84	Policy STA2, Table 4.3 and supporting text	Page 146, 147, 26	<p><i>Amend the policy number in the final sentence of paragraph 13.134 as follows:</i></p> <p>Policy STA02</p> <p><i>Amend paragraph 13.135 as follows:</i></p> <p>Although not located in the Stoke Albany Conservation Area the site is required to consider and assess the impact on the designated area which borders the site on its eastern boundary. Due to the location of the site on Harbourough Road, which acts as a slip road off the A427 which runs along the southern boundary of the site, a speed survey is required to ensure safe access can be made into the site. <u>This needs to be undertaken over a 7 day period at a specified location (43m to the east of the proposed access off Harbourough Road) to determine the actual road speeds.</u> the details of which alongside a required parking survey can be found in STA2, below.</p> <p><i>Amend Policy STA2 as follows:</i></p> <p><u>This site Land to the south of Harbourough Road, as shown on the policies map,</u> is allocated for housing development and will provide up to 46 18 dwellings. Development proposals for the site will:</p> <p>a. <u>Be supported by a heritage impact assessment which considers the impact of the development on the significance of the Conservation Area;</u></p> <p>Consider and assess the impact on the Stoke Albany Conservation Area;</p> <p>b. Include a speed survey <u>on Harbourough Road which demonstrates that safe access can be provided to the site</u> over a 7 day period at a specified location (43m to the east of the proposed access off Harbourough Road) to determine the actual road speeds;</p> <p>e. Include a combined parking and vehicle speed survey on Desborough Road and its junction with Harbourough Road, including peak time at The White Horse Inn ;</p> <p>d.c. Provide further information on the potential ground contamination through an assessment of the site;</p> <p><u>Be supported by a contaminated land investigation and appropriate mitigation scheme to</u></p>
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			<p><u>address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</u></p> <p>e d. Comprise of a layout which reflects the surrounding residential use in the village, with considerations for the existing density of Stoke Albany;</p> <p>fe. Provide sufficient mitigation to minimise the impact of noise from the A427, although development should be exclusively located along the frontage of Harborough Road;</p> <p>g f. Provide open space, <u>including allotments if there is a local need demonstrated,</u> as well as allotments on the southern part of the site, adjacent to the A427-;</p> <p>h g. Provide a Surface Water Drainage Assessment to demonstrate that that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>i h. Include a site specific Flood Risk Assessment;</p> <p>j i. Include an ecological assessment which includes an assessment of the hedgerow and wider field and other natural features as well as mitigation measures to minimise any impacts as well as protect and enhance biodiversity; <u>and</u></p> <p>k j. Protect the use of and access to footpath HA9.; and</p> <p>l. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p><i>In Chapter 4 Housing amend rows 6 and 8 of Table 4.3 as follows:</i></p>
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			Rural Area	223	2597 ¹	480 2	480
			Total	11,355	1,621,406	12,976,761	11,392

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			<p><i>(Amendments to row 8 also incorporate MM37)</i></p> <p><i>In Chapter 13 Rural Area General Policies amend Table 13.1 as follows:</i></p>					
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			<i>Category</i>	<i>Completions 2011-19</i>	<i>Commitments (1st April 2019)</i>	<i>Windfall Allowance</i>	<i>SSP2 Allocations</i>	<i>Total</i>
			<i>Rural Area</i>	<i>173</i>	<i>50</i>	<i>108</i>	<i>149<u>51</u></i>	<i>489<u>2</u></i>

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MM85	Policy SUT1 and supporting text	Page 148 and 149	<p><i>Amend second and third sentences of paragraph 13.142 as follows:</i></p> <p>These are outlined below, in Policy SUT1 and developed further, and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles in the Rural Area', and any other relevant policies in the Development Plan. However, it is recognised that not all development will be able to contribute to the improvements identified in criterion ed) of Policy SUT1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy SUT1 as follows:</i></p> <p>Sutton Bassett Development Principles</p> <p>Development in Sutton Bassett <u>will</u>:</p> <ol style="list-style-type: none"> a. Follow the linear, ribbon development form of the village with buildings almost exclusively fronting onto or facing Main Street. Any infill development will continue this character with buildings orientated towards Main Street, and new dwellings in rear gardens will not be permitted; b. Be set behind stone or red brick boundary walls where present and not involve the removal of parts of walls or the creation of new openings s within existing boundary walls; 					
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			<p>c. Be constructed of traditional red brick or stone with slate roofs, <u>dependent on the individual site and its specific setting within the village;</u></p> <p>d. Respect the historic character of the village and the setting of the Church and other listed buildings</p> <p>d. e. Contribute, where appropriate, towards the identified new footpath link to Dingley Lane; <u>and</u></p> <p>e. f. Maintain open spaces and the wide tree lined grass verges in the village.</p>
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MM86	Policy THM1 and supporting text	Page 149 and 150	<p><i>Amend second and third sentences of paragraph 13.148 as follows:</i></p> <p>These are outlined below, in Policy THM1 and will apply to any development proposals that may come forward in addition to pPolicy RS45 'General Development Principles <u>in the</u>—Rural Area' and any other relevant policies in the Development Plan. However, it is recognised that not all development will be able to contribute to the improvements identified in criterion a) of Policy THM01, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy THM1 as follows:</i></p> <p>Thorpe Malsor Development Principles</p> <p>Development in Thorpe Malsor will:</p> <p>a. Contribute to the provision of a small extension to the public footpath to include the north-east edge of the village, along Short Lane, which would allow easy walking access;</p> <p>b. Retain historic buildings and features.</p> <p>b. e. Improve gateways into the village, where appropriate, to create an enhanced entrance into Thorpe Malsor; <u>and</u></p> <p>c. d. Note new development should take place south of Church Way (other than conversions of existing buildings) to protect open space and the setting of All Saints Church and Thorpe Malsor Hall.</p>
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MM87	Policy WAR1 and supporting text	Page 151	<p><i>Amend last sentence of paragraph 13.154 as follows:</i></p> <p>These are outlined below, in Policy WAR1 and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles <u>in the</u> Rural Area' and any other relevant in the Development Plan.</p> <p><i>Amend Policy WAR1 as follows:</i></p> <p>Warkton Development Principles</p> <p>Development in Warkton will:</p> <ol style="list-style-type: none"> a. Take their<u>its</u> design and material cues from the Historic Rural character area, as identified in the Rural Masterplanning report-; b. Be constructed predominantly of local limestone and thatch. Within this there is scope for very limited red brick, slate or red tiles, for example on outbuildings or barn conversions, <u>dependent on the individual site and its specific setting within the village-;</u> c. Ensure a good sense of street enclosure with buildings fronting on to streets with <u>either</u> with minimal set backs, or with large set backs, with front and side gardens combined with a strong boundary treatment adjacent to the street to give a good sense of enclosure-; d. Include 1-1.5m high stone walls or hedgerows as boundary treatments-; e. Not result in the infill or loss of the frequent open fields, paddocks and gardens, which make a positive contribution to the village's green and rural character, with either development or hardstanding for cars-; f. Not block important views and vistas of the countryside-; <u>and</u> g. <u>Incorporate</u> new paving and street furniture <u>that</u> should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces. h. Protect and enhance the Conservation Area and its setting and the setting of the registered park and garden of Boughton House.
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MM88	Policy WEK1 and supporting text	Page 152 and 153	<p><i>Amend last sentence of paragraph 13.160 as follows:</i></p> <p>These are outlined below, in Policy WEK1 and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles <u>in the</u> Rural Area' and any other relevant policies in the Development Plan.</p> <p><i>Amend Policy WEK1 as follows:</i></p> <p>Weekley Development Principles</p> <p>Development in Weekley will:</p> <ol style="list-style-type: none"> a. Take their its design and materials cues from the Historic Core character area, <u>as defined in the Rural Masterplanning report;</u> b. Be constructed predominantly of local limestone and thatch. Within this there is scope for some red brick, slate or red tiles, for example on outbuildings or barn conversion, <u>dependent on the individual site and its specific setting within the village;</u> c. Ensure a good sense of street enclosure with buildings fronting on to streets with either minimal setbacks, or in large setbacks with front and side gardens combined with a strong boundary treatment to the street to give a good sense of enclosure; d. Use no more than 1.5m high stone walls or hedgerows as boundary treatments; e. Where historic stone walls are present, new development should be a <u>A</u>voided where this may involve making new openings in the historic stone walls; f. Not result in the sub-division or infill of gardens which make a positive contribution to the street-scene with either development or hardstanding for cars; g. Not result in the development of important field/paddock sites to the south or block important views and vistas of the countryside; <u>and</u> h. <u>Incorporate</u> New paving and street furniture <u>that</u> should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.
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MM89	Policy WES1 and supporting text	Page 153 and 154	<p><i>Amend second and third sentences of paragraph 13.167 as follows:</i></p> <p>These are outlined below, in Policy WES1 and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles in the Rural Area' and any other relevant in the Development Plan. However, it is recognised that not all development will be able to contribute to the improvements identified in criterion kg of Policy WES1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy WES1 as follows:</i></p> <p>Weston by Welland Development Principles</p> <p>a. Development in Weston by Welland will:</p> <ul style="list-style-type: none"> b. Protect and enhance the Conservation Area and its setting a. e. Reflect the character and materials of the the Historic Core or Farmstead character areas as outlined in the Rural Masterplanning report; b. d. Use a materials palette limited to Northamptonshire ironstone and Collyweston or Welsh slate, with very limited red brick, <u>dependent on the individual site and its specific setting within the village;</u> c. e. Front directly onto streets or be be slighty set-back behind green spaces; d. f. Be consistent with existing building lines and roof lines; e. g. Preserve the rural aspects, setting and environment of the village, including views out into the countryside; f. h. Not involve the subdivision of gardens for development where it results in a material alteration in the appearance of the site or where views or vistas would be affected detrimentally; <u>and</u> i. If involving the conversion or, in exceptional circumstances, the replacement of traditional farm buildings, seek to retain the historic form and character of the building, including openings j. Seek to provide smaller, more affordable dwellings of 2-3 bedrooms k. Include, where appropriate, tree planting with native species g. l. Facilitate, where appropriate, the following improvements:
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Schedule of Main Modifications – 2 July 2021

			<ul style="list-style-type: none"> i. The introduction of an effective form of traffic calming appropriate to the rural setting. The use of speed humps will be resisted-; ii. Improvements to the gateways into the village to create a better sense of arrival and a softening of The Wheel and Compass public house car park would suit more in-keeping with the rural character of this part of the village; and iii. Improvements to the footpath connections to the wider footpath network and open countryside as well as public footpaths within the village to aid walkability throughout.
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MM90	Policy WES2	Page 155	<p><i>Amend Policy WES2 as follows:</i></p> <p>Home Farm, as shown on the policies map, is allocated for housing development. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. <u>Be supported by a heritage impact assessment which considers the impact of development on the significance of</u> Enhance the character and appearance of the Conservation Area, including acknowledgement of and the adjacent Grade II listed No.3 Valley Road (Home Farmhouse); b. Include a layout which reflects the existing pattern of built form in the village and provides a gateway to the village; c. Incorporate a courtyard design with an open parking area, set behind frontage dwellings; d. Include a detailed Flood Risk assessment to ensure that development is safe and does not increase flood risk to any adjacent land; and e. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS. f. e. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; g. Provide a site specific Flood Risk assessment.
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MM91	Policy WIL1 and supporting text	Page 156 and 157	<p><i>Amend paragraph 13.172 as follows:</i></p> <p>Wilbarston Conservation Area Appraisal was adopted in June 1983. In addition to this, the Wilbarston Village Design Statement Parish Plan was adopted in 2010.</p> <p><i>Amend the second sentence of paragraph 13.174 as follows:</i></p> <p>These are outlined below, in Policy WIL1 and will apply to any development proposals that may come forward in addition to Policy RS45 'General Development Principles in the Rural Area' and any other relevant in the Development Plan.</p> <p><i>Amend Policy WIL1 as follows:</i> Wilbarston Development Principles</p> <p>Development in Wilbarston will:</p> <p>a. Facilitate, where appropriate, improvements to the village, potentially those identified in the Rural Masterplanning report, including:</p> <ul style="list-style-type: none"> i. Public realm, gateway and traffic calming improvements along Carlton Road and School Lane. For example tree planting along Carlton Road; ii. Highway and public realm improvements to the crossroads at the junction of Main Street and Carlton Road, to remove the dominance of the highway, improve the pedestrian environment; expand the current landscaped green into a small public square; and iii. The creation of a safe, paved footpath connection with Stoke Albany; <p>b. Represent the local street variety and geometry;</p> <p>c. Follow the characteristics of continuous enclosure of buildings, stone boundary walls, stepped frontages, and local variety of street forms;</p> <p>d. Ensure that feature buildings front directly onto the street, or have short set-backs, onto the streets, lanes or alleys; and</p> <p>e. Use a limited palette of materials, reflecting the historic building within the village - ironstone and limestone, often in coursed bands with limited areas of render, less common soft red bricks, and roofs of slate or stone slate, and thatch; and may be appropriate dependent on the individual site and its specific setting within the village.</p> <p>f. Not erode important views of the countryside</p>
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Monitoring and Review

MM92	Table 15.1	Page 159 to 178	<p><i>Amend indicator and target for Policy LOC1 as follows:</i></p> <p><i>Indicator:</i> <u>Number of planning permissions granted</u> Development permitted outside of the defined settlement boundaries</p> <p><i>Target:</i> <u>No development outside the boundary unless to meet local needs</u> To inhibit development outside of the settlement boundaries</p> <p><i>Amend the target for Policy HOU1 as follows:</i> To see <u>all</u> windfall development contribute to the supply of housing without any harm to local character</p> <p><i>Amend the indicator and target for Policies EMP1 and EMP2 as follows:</i></p> <p><i>Indicator:</i> Amount of units in <u>Business/B2/B8 uses</u> B-class use (by type) within the safeguarded areas</p> <p><i>Target:</i> Maintain a high percentage of occupancy and <u>Business/B2/B8 uses</u> B-class uses within these areas</p> <p><i>Amend the objective, indication and target for Policy EMP3 as follows:</i></p> <p><i>Objective:</i> To encourage ensure the use of non-B-class <u>non Business/B2/B8</u> uses within the Safeguarded Employment Areas <u>do not have a detrimental impact</u></p> <p><i>Indicator:</i> Amount of units <u>granted planning permission</u> in non B-class uses <u>Business/B2/B8</u> (by type) in these areas</p> <p><i>Target:</i> Small provision of non-B class floorspace to compliment the predominant B-class uses in these areas <u>No detrimental impact on safeguarded employment areas.</u></p> <p><i>Amend the indicator for Policy EMP4 as follows:</i></p> <p>Amount of Live Work units <u>granted planning permission</u> developed (consented and completed)</p>
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Schedule of Main Modifications – 2 July 2021

		<p><i>Amend the indicator and target for Policy TCE43 as follows:</i></p> <p><i>Indicator:</i> Amount of additional residential floorspace (net), <u>granted planning permission</u> completed/consented within the defined Town Centre boundaries.</p> <p><i>Target:</i> <u>Net gain</u> Small provision of residential floorspace within the defined Town Centre boundaries</p> <p><i>Amend the indicator for Policy TCE54 as follows:</i></p> <p>Amount of additional residential floorspace (net), <u>granted planning permission</u> for town centre uses completed/consented outside the defined Town Centre boundaries.</p> <p><i>Amend the indicator and target for Policy TCE65 as follows:</i></p> <p><i>Indicator:</i> Amount of additional residential floorspace (net), <u>granted planning permission</u> for town centre uses completed/consented outside the defined Town Centre boundaries</p> <p><i>Target:</i> <u>No out of town floorspace permitted</u> Town centre development outside of the defined Town Centre boundaries can be sufficiently evidenced and there is no impact on the town centres</p> <p><i>Amend indicator for Policy HWC1 as follows:</i></p> <p><u>Net gain of floorspace for health infrastructure</u> Increase and improvement in health infrastructure and the integration of community and health facilities</p> <p><i>Amend the indicator for HWC2 as follows:</i></p> <p>Amount of additional floorspace (net) <u>granted planning permission</u> completed/consented for local services and facilities</p> <p><i>Amend the indicator for Policy NEH1 as follows:</i></p> <p>Amount of development <u>granted planning permission</u> completed/consented within the Critical Drainage Catchments</p>
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Schedule of Main Modifications – 2 July 2021

		<p><i>Amend the Objective, Indicator and Target for NEH3 and NEH4 as follows:</i></p> <p><i>Objective:</i> To protect and enhance existing and future Historically and Visually Important Local Green Space (HVL<u>LGS</u>) or Open Space</p> <p><i>Indicator:</i> Losses in Historically and Visually Important Local Green Space (HVL<u>LGS</u>) or Open Space</p> <p><i>Target:</i> No loss of HVL<u>LGS</u> or Open Space</p> <p><i>Amend the target for Policy KET1 as follows:</i></p> <p>By 20<u>22</u>34 to deliver 22 dwellings at Scott Road Garages</p> <p><i>Amend the target for Policy KET2 as follows:</i></p> <p>By 20<u>24</u>34 to deliver 49 dwellings at Former Kettering Town Football Club, Rockingham Road</p> <p><i>Amend the target for Policy KET3 as follows:</i></p> <p>By 20<u>27</u>34 to deliver 13 dwellings at Kettering Fire Station</p> <p><i>Amend the target for Policy KET4 as follows:</i></p> <p>By 20<u>27</u>34 to deliver 350 dwellings at Land west of Kettering, Gipsy Lane</p> <p><i>Amend the target for Policy KET5 as follows:</i></p> <p>By 20<u>24</u>34 to deliver 33 dwellings at Glendon Ironworks, Sackville Street</p> <p><i>Amend the target for Policy KET6 as follows:</i></p> <p>By 20<u>28</u>34 to deliver 15 dwellings at Ise Garden Centre, Warkton Lane</p> <p><i>Amend the target for Policy KET7 as follows:</i></p>
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Schedule of Main Modifications – 2 July 2021

		<p>By 2027²⁰²⁴ to deliver 25 dwellings at Factory adjacent to 52 Lawson Street</p> <p><i>Amend the target for Policy KET8 as follows:</i> By 2024²⁰²⁴ to deliver 60 dwellings at Land to the rear of Cranford Road</p> <p><i>Amend the target for Policy KET409 as follows:</i></p> <p>By 2027²⁰²⁴ to deliver 35 dwellings at Land at Wicksteed Park</p> <p><i>Remove the targets for Policy BLA1 as follows:</i></p> <ul style="list-style-type: none"> ● Net gain in comparison retail units/floorspace ● Enhancements to the town centre ● No loss of retail units ● Net gain in small retail and employment units/floorspace ● Increase occupancy of units ● Enhancement of historic buildings and buildings of local significance <u>N/A</u> <p><i>Amend the target for BLA2 as follows:</i></p> <p>By 2031, redevelopment of <u>sites BL1 to BL4 as set out in Policy BLA2</u> the following sites:</p> <ul style="list-style-type: none"> ● Paddock Court/Council car park – Public realm improvements ● Churchill Way Retail Parade – Refurbishment of retail units ● Churchill Way/High Street – Town centre uses and residential use with additional parking ● Jock's Auto's – Town centre uses and residential use with additional parking <p><i>Amend the target for BLA3 as follows:</i></p> <p>By 2031 development of <u>sites BLA5 to BLA8 as set out in Policy BLA3</u> the following sites/locations:</p> <ul style="list-style-type: none"> ● Kettering Road – Create a strong gateway to the town ● High Street – Create a more pedestrian friendly environment, traffic and parking management as well as public realm improvements ● South Gateway (town centre) – Create a stronger gateway to the town centre ● Town Square – Higher quality open space
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Schedule of Main Modifications – 2 July 2021

		<p><i>Amend the target for Policy BLA4 as follows:</i></p> <p>By 2027²⁰²⁶34 to deliver 22 dwellings at Land to the West of Kettering Road</p> <p><i>Amend the target for Policy BLA5 as follows:</i></p> <p>By 2026²⁰²⁴34 to deliver 7 dwellings at Land adjacent to The Bungalow, Higham Road</p> <p><i>Amend the target for Policy BLA6 as follows:</i></p> <p>By 2024²⁰²⁴34 to deliver 69 dwellings at Bosworth's Nurseries and Garden Centre, Finedon Road</p> <p><i>Amend the indicator and target for Policy DES1 as follows:</i></p> <p><i>Indicator:</i> Footfall in the town centre during the day and evening <u>(to be measured when the town centre health checks are updated)</u></p> <p><i>Target:</i></p> <ul style="list-style-type: none"> ● <u>Increase in footfall during the day and evening</u> ● Net gain in the number of retail units ● Increase in footfall in during the day and evening ● Maintain the character of the town centre through development proposals which use traditional materials ● Net gain in occupancy of units within the town centre ● Delivery of enhancements to improve connectivity ● Net gain of residential floorspace at first floor level in the town centre ● Retention of the character of listed buildings through development proposals ● Increase in the number of units in business use
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		<p><i>Amend the target for Policy DES2 as follows:</i></p> <p>By 2031 development <u>of sites DE1 – DE5 as set out in Policy DES2</u> of following sites/locations:</p> <ul style="list-style-type: none"> ● High Street/Station (DE1) – New market square, redevelopment of shop units, car parking and a landmark community buildings or to identify a smaller area for creation of a new market square and park ● Lawrence’s Factory (DE2) – Mixed use or residential development ● The Station Yard (DE3) – Small scale retail and small scale employment development with residential above ground floor level (DE3) ● Vacant Co-op (DE4) – Small scale retail/small scale employment with residential or employment above ground floor level ● Corner of Havelock Street/Station Road (DE5) – Highly quality mixed use scheme <p><i>Amend the target for Policy DES3 as follows:</i></p> <p>By 2031 development <u>of sites DE6 – DES9 as set out in Policy DES3</u> of the following sites/locations:</p> <ul style="list-style-type: none"> ● High Street/Station Road (DE6) – High quality paving, shared pedestrian and vehicle space, new street furniture, planting and lighting of strategic buildings and improvements to frontage development to improve sense of enclosure ● Lower Street/Rothwell Road junction (DE7) – Enhancement of the gateway into the town centre ● Gold Street/B576 junction (DE8) – Enhancement of the gateway into the town centre ● B576 (DE9) – Road narrowing and planting <p><i>Amend the target for Policy DES4 as follows:</i></p> <p>By 2025<u>31</u> to deliver 135 dwellings at Land off Buxton Drive and Eyam Close</p> <p><i>Amend the target for Policy DES5 as follows:</i></p> <p>By 2027<u>34</u> to deliver 304 dwellings at Land south of Desborough</p>
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Schedule of Main Modifications – 2 July 2021

		<p><i>Amend the target for Policy DES6 as follows:</i></p> <p>By 2031 to deliver 8.1ha of employment land for B2/B8 uses at Land adjacent to Magnetic Park, Harborough Road</p> <p><i>Remove the target for Policy ROT1 as follows:</i></p> <ul style="list-style-type: none"> ● To maintain the use of Market Hill car park for the Rowell Fair ● Maintain the character of the town centre through development proposals which use traditional materials ● Maintain a good sense of enclosure through supporting development which fronts onto or abuts main streets or public areas ● Net increase in the amount of car parking spaces in the town centre ● Decrease in the amount of car parking spaces on Bridge Street ● Increase in the number of units is retail use other active uses ● Net gain of residential floorspace at first floor level in the town centre ● Retention of the character of listed buildings through development proposals ● Increase in the number of units in business use <u>N/A</u> <p><i>Amend the target for Policy ROT2 as follows:</i></p> <p>By 2031 development <u>of the improvements set out in Policy ROT2 for</u> Area R03 for the following improvements:</p> <ul style="list-style-type: none"> ● Narrowing of the road and provision of on-street parking ● Removal of on-street parking at the top of Bridge Street, where appropriate ● The widening of pavements to prevent excessive speeds on this roads and to aid pedestrian flows ● Environment improvements to provide a strong gateway entrance into the town <p><i>Amend target for Policy ROT3 as follows:</i></p> <p>By 20<u>29</u>31 to deliver 300 dwellings at Land to the West of Rothwell</p>
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Schedule of Main Modifications – 2 July 2021

		<p><i>Amend the indicator for Policy RS1 as follows:</i></p> <p>Net additional dwellings <u>granted planning permission</u> consented/completed within the defined settlement boundaries of the Category A villages</p> <p><i>Amend the indicator for Policy RS2 as follows:</i></p> <p>Net additional dwellings <u>granted planning permission</u> consented/completed within the defined settlement boundaries of the Category B villages</p> <p><i>Amend the indicator for Policy RS3 as follows:</i></p> <p>Net additional dwellings consented/completed within the defined settlement boundaries of the Category C villages</p> <p><u>No. of proposals granted planning permission within the set criteria within Policy RS4, in the open countryside</u></p> <p><i>Amend the indicator for Policy RS4 as follows:</i></p> <p>No. of proposals <u>granted planning permission</u> consented/completed within the set criteria within Policy RS4, in the open countryside</p> <p><i>Amend the indicator for Policy RS5 as follows:</i></p> <p>Net additional dwellings <u>granted planning permission</u> consented/completed as a proportion of the size, based on the number of dwellings, of each rural settlement</p> <p><i>Amend the target for Policy BRA2 as follows:</i></p> <p>By 20<u>26</u>31 to deliver 3 dwellings at Top Orchard</p>
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		<p><i>Amend the target for Policy CRA2 as follows:</i></p> <p>By 2026<u>27</u>34 to deliver 6 dwellings at South of New Stone House, Duck End</p> <p><i>Amend the target for Policy CRA3 as follows:</i></p> <p>By 2026<u>27</u>34 to deliver 10 dwellings at Land east of corner of Duck End and Thrapston Road</p> <p><i>Amend the target for Policy GED2 as follows:</i></p> <p>By 2027<u>28</u>34 deliver 10 dwellings at Geddington Sawmill, Grafton Road</p> <p><i>Amend the target for Policy GED3 as follows:</i></p> <p>By 2027<u>28</u>34 deliver 11 dwellings at Geddington South East</p> <p><i>Amend the target for Policy GED4 as follows:</i></p> <p>By 2027<u>28</u>34 deliver 10 dwellings at Old Nursery Site, Grafton Road</p> <p><i>Amend the target for Policy GED5 as follows:</i></p> <p>By 2031 deliver 0.28ha of employment land (B1c) at Geddington South West, New Road</p> <p><i>Amend the indicator for Policy GRA1 as follows:</i></p> <p>No. of proposals granted planning permission consented/completed which result in the subdivision of gardens or development of open land</p> <p><i>Amend the target for Policy GRC2 as follows:</i></p> <p>By 2028<u>29</u>34 deliver between 10 and 15 dwellings at Land to the north of Loddington Road</p> <p><i>Amend the indicator for Policy HAR1 as follows:</i></p>
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Schedule of Main Modifications – 2 July 2021

		<p>No. of proposals granted planning permission consented/completions which involve the subdivision of gardens</p> <p><i>Amend the target for Policy MAW2 as follows:</i></p> <p>By 2028<u>23</u>34 deliver 50 dwellings at Land to West of Mawsley</p> <p><i>Amend the target for PYT2 as follows:</i></p> <p>By 2027<u>23</u>34 deliver 8 dwellings at Two fields on the outskirts of Pytchley</p> <p><i>Amend the target for STA2 as follows:</i></p> <p>By 2027<u>23</u>34 deliver 186 186 dwellings at Land to the south of Harborough Road</p> <p><i>Amend the target for Policy WAR1 as follows:</i></p> <ul style="list-style-type: none"> ● No. of proposals involving the infill or loss of open fields, paddocks and gardens <p><i>Amend the target for Policy WEK1 as follows:</i></p> <ul style="list-style-type: none"> ● No. of proposals involving the infill or loss of open fields, paddocks and gardens <p><i>Amend the target for Policy WES1 as follows:</i></p> <ul style="list-style-type: none"> ● No. of proposals involving the sub-division of gardens ● No. of proposals involving the replacement of traditional farm buildings <p><i>Amend the target for Policy WES2 as follows:</i></p> <p>By 2023<u>23</u>34 deliver 10 dwellings at Home Farm</p>
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Appendix 1 – Housing Trajectory

MM93	Table 16.1	Page 179 and 180	<i>Amend table as follows:</i>
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Source of Housing Supply	2011/12 to 2018/19/1920	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Past completions	<u>387842</u> <u>28</u>													<u>4228</u>
Growth Town Commitments		223	339 <u>358</u>	232 <u>96</u>	195 <u>73</u>	50 <u>162</u>	44 <u>872</u>	22 <u>48</u>	23 <u>073</u>	24 <u>325</u>	115			19390 <u>2</u>
East Kettering Hanwood Park SUE		452	337 <u>133</u>	425 <u>369</u>	357 <u>470</u>	294 <u>378</u>	280	280	280	280	280	280	280	35253 <u>10</u>
Market Town Commitments		435	76 <u>44</u>	86 <u>4</u>	90 <u>85</u>	84 <u>130</u>	60 <u>124</u>	32 <u>50</u>	40					56337
Desborough North SUE			25	42 <u>50</u>	120	120	120	120	75 <u>120</u>	75				700
Rothwell North SUE			50 <u>45</u>	100	100	100	100	100	50 <u>5</u>	50	50			700
Rural Area Commitments		25	9	92 <u>5</u>	17		7	7						508
SSP2 Allocations (towns)			40	75	40 <u>25</u>	57	32	899	164 <u>53</u>	1615	400 <u>50</u>	50	37	85149 <u>9</u>
SSP2 Allocations (Rural Area)					40		53	63 <u>72</u>	23 <u>54</u>	15				1491
Resolutions to Grant					<u>35</u>	<u>35</u>								<u>70</u>
Brownfield Land				<u>17</u>										<u>17</u>
Urban Windfall					57	57	57	57	57	57	57	57	57	51345 <u>6</u>
Rural Windfall					42	12	12	12	12	12	12	12	12	40896

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Total	38784,2 28	535	876589	1047 896	1,04325	717 1,051	839 765	9771,02 5	888 1,044	777 829	614 564	39949	38649	90981 2,714
Cumulative Total		4413	5289 4,817	6336 5,713	7,3796, 738	8096 7,789	8,93555 4	9,91257 9	10,8006 23	11,5774 52	12,1910 16	12,5903 65	12,9767 14	
JCS Cumulative Requirement	4,16068 0	4680	5,200	5,720	6,240	6,760	7,280	7,800	8,320	8,840	9,360	9,880	10,400	

Appendix 5 - Glossary

MM94	Table 20.1	Page 222	<p><i>Before 'JCS' row add:</i></p> <p><u>Infill Development – The development of vacant and under-developed land within main built up areas of towns and villages on land which is bounded by existing built curtilages on at least two sides, such as the filling of a small gap in an otherwise substantially built up frontage.</u></p>
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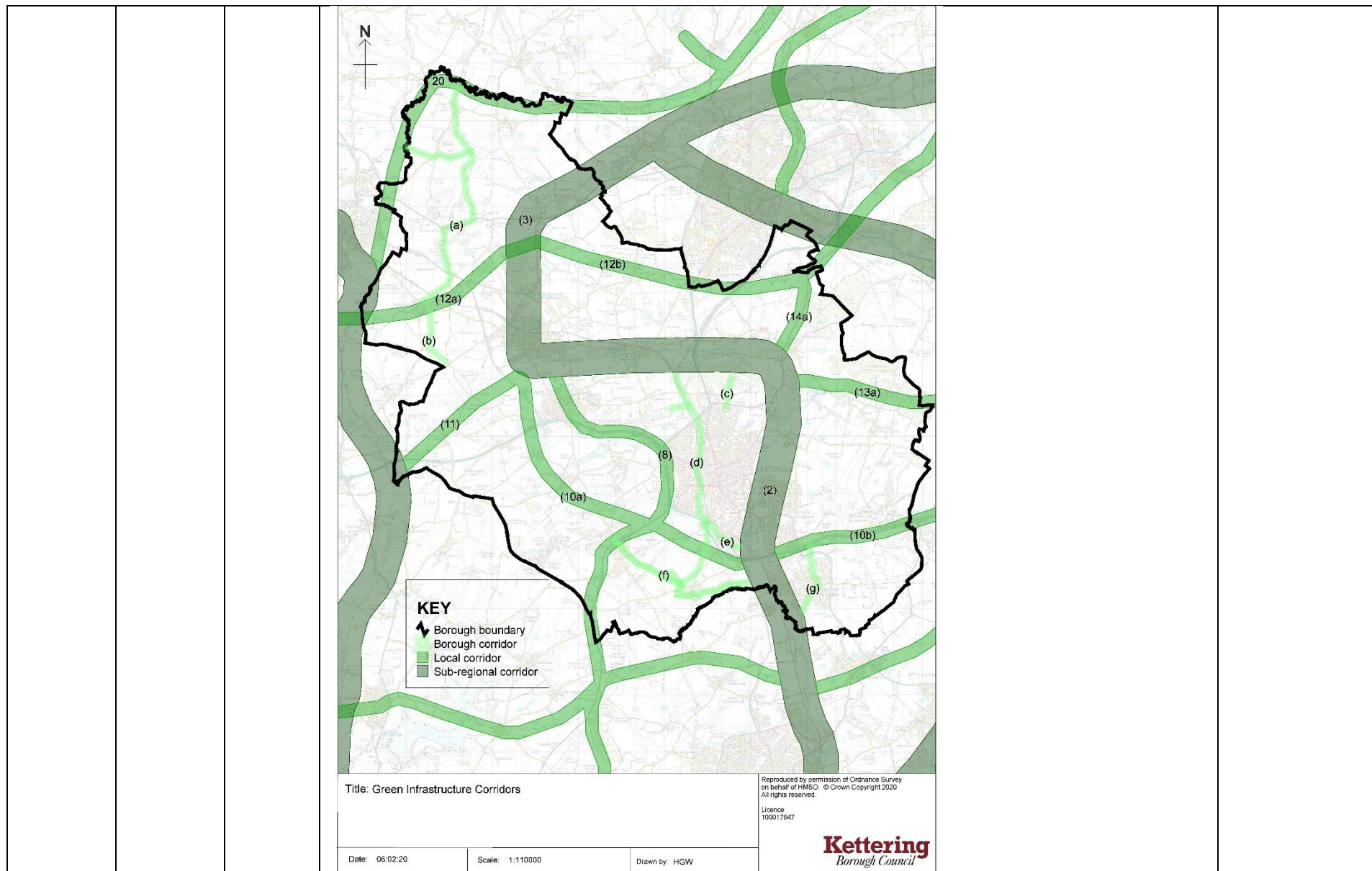
Schedule of Additional Modifications

Ref No.	Para/ Policy/ Figure/ Table/ Map ref	Publication Plan Page	Proposed Change	Reason for Change
AM1	Front Page/footer	Page all	<i>Amend title, document footer and table 1.1 to reflect current stage in preparation.</i>	To reflect the current plan stage.
AM2	Paragraph 2.1	Page 8	<i>Amend final sentence of paragraph 2.1 as follows:</i> The SSP2 will remain part of the eDevelopment pPlan once the unitary council is formed and will provide local policies for the Kettering Borough area until a replacement plan is prepared by the unitary council.	To ensure consistency
AM3	Employment Chapter supporting text	Page 34 and 35	<i>Amend paragraph 5.10 as follows:</i> No specific targets have been identified for specific employment types, however the <u>North Northamptonshire Joint Core Strategy - Employment Background Paper</u> prepared for the Joint Core Strategy indicates that the likely quantity of B-class jobs will equate to approximately 65% of new jobs, 5,265 for the borough. <i>Amend the first sentence of paragraph 5.12 as follows:</i> A Employment Land Review Property Market Review and Assessment of Employment Sites (2018) has been prepared.	To ensure consistency
AM4	Paragraph 8.12	Page 58	<i>Amend the first sentence of paragraph 8.12 as follows:</i> The National Planning Policy Framework (2019) establishes that eDevelopment pPlans should plan for the enhancement of natural capital at a catchment and / or landscape scale.	To ensure consistency

Schedule of Additional Modifications

AM5	Paragraph 8.13	Page 58	Amend final sentence as follows: Sites designated at a local level include over 60 Local Wildlife Sites, five Local Geological Sites (LGS), two Protected Wildflower Verges (PWV) and 11 0 Pocket Parks (PP).	Factual correction.
AM6	Table 8.1	Page 59	Add Rushton Pocket Park to the list: <u>Rushton</u>	Factual correction.
AM7	Figure 8.1	Page 62	Replace Green Infrastructure Figure with figure below and add figure number.	To provide clarification and to address comments from Thorpe Malsor Parish Council (Rep 91)

Schedule of Additional Modifications



Schedule of Additional Modifications

AM8	Table 8.2	Page 63	Delete as follows: 9b: Finedon – Little Addington	Factual correction.
AM9	Table 17.1	Page 181	<i>Amend line 3 of the table as follows:</i> 10 Cransley and Thorpe Malsor Reservpors NEH2RS4	Factual correction.
AM10	Table 19.1	Page 214	<i>Amend section on Hanwood Park as follows:</i> Kettering East Hanwood Park On-site storage (utilising SuDS) for developments with Alledge Brook sub-catchment to avoid increasing floodrisk downstream. Developers should investigate options for expanding on-site SuDs <u>S</u> measures to create new flood storage facilities	To ensure consistency
AM11	Table 19.1	Page 218	<i>Amend section of Sports and Recreation as follows:</i> Playing Pitch Strategy and Sports Facilities Strategy under preparation <i>Amend section on Open Space as follows:</i> Open Space Strategy under preparation Standards Paper	Factual correction.
AM12	Table 20.1	Page 221	<i>Amend row containing Development Plan as follows:</i> Development p Plan A set of documents which set out the local authority's planning policies. This includes adopted Local Plans and neighbourhood plans. Applications for planning permission must be determined in accordance with the e D velopment p P lan unless material considerations indicate otherwise	To ensure consistency

Schedule of Additional Modifications

AM13	Table 20.1	Page 222	<p><i>Amend the first sentence of the definition for Local Plan as follows:</i></p> <p>The plan which covers the local area, which shapes future development and is drawn up by the local planning authority in consultation with the community. In law, this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.</p>	To ensure consistency
AM14	Table 20.1	Page 223	<p><i>Amend the definition for Neighbourhood Plans as follows:</i></p> <p>A plan prepared by a relevant body, either a Parish Council or Neighbourhood Forum for designated Neighbourhood Plan Area. Once made they form part of the development plan for the area.</p>	To ensure consistency
AM15	Table 20.1	Page 223/224	<p><i>Amend definition of Sustainable Urban Extension as follows:</i></p> <p>Large scale mixed used developments including at least 500 new dwellings alongside employment and local facilities. These developments seek to provide new well planned and managed neighbourhoods that integrate physically and socially within the existing towns. The JCS identified twothree SUEs in this borough - Hanwood Park, Desborough North and Rothwell North.</p>	To provide clarification
AM16	Table 20.1	Page 224	<p><i>Amend definition of Town Centre as follows:</i></p> <p>Area defined on the local authority's proposals policies map, which are predominantly occupied by main town centre uses.</p>	To provide clarification

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Schedule of changes to the Policies Map

Ref No: PM1

Policies Map: Kettering

Proposed change: Replace the Kettering (North) (Figure 18.2), Kettering (South East) (Figure 18.3) and Kettering (South West) (Figure 18.4) policies map with the consolidated map of Kettering with East Kettering SUE annotated.

Deletion of Housing Allocation KE/184a (Policy KET9) and Local Green Space reference numbers HVI068 and HVI053/071 as requested by the Inspector to ensure a sound plan.

Addition of missing shading for Green Infrastructure Borough Corridor (e)

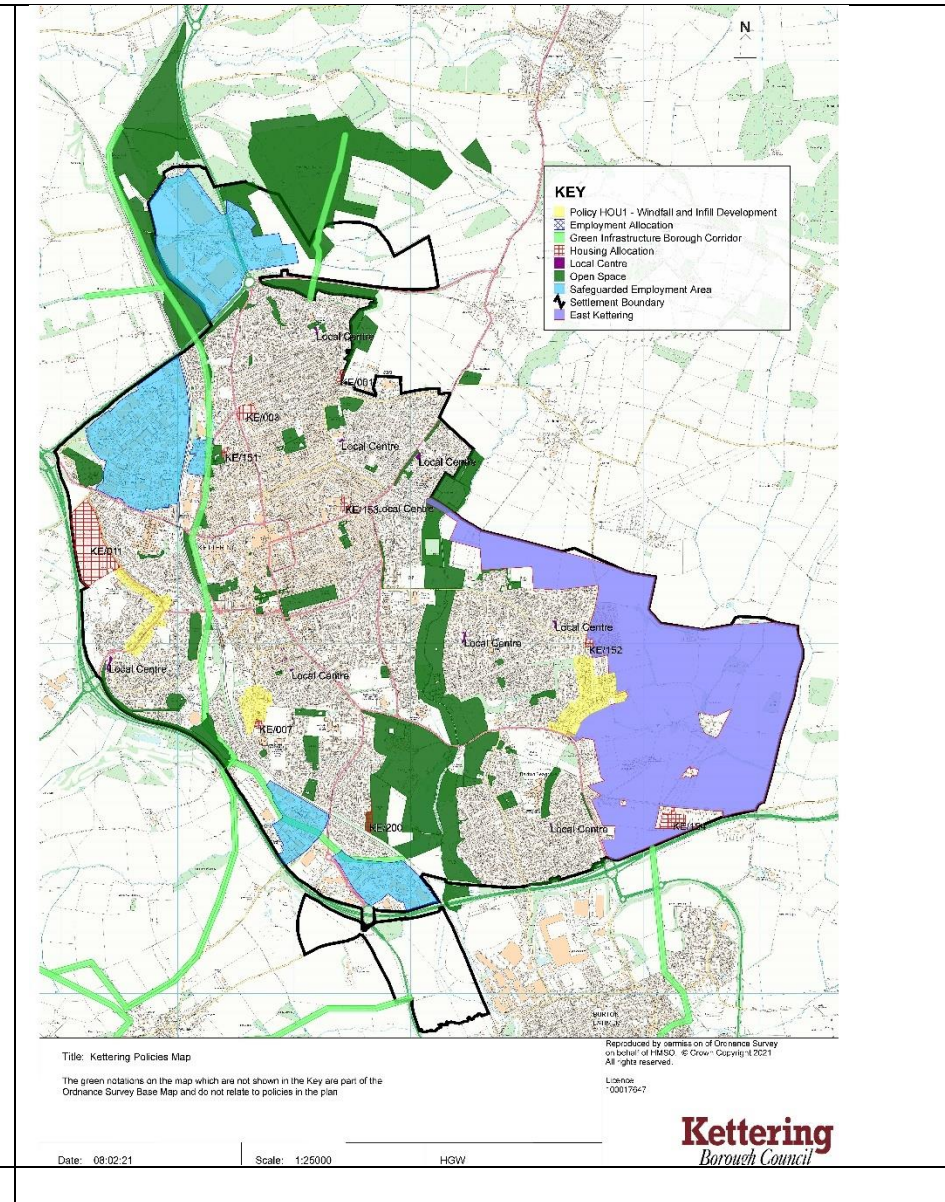
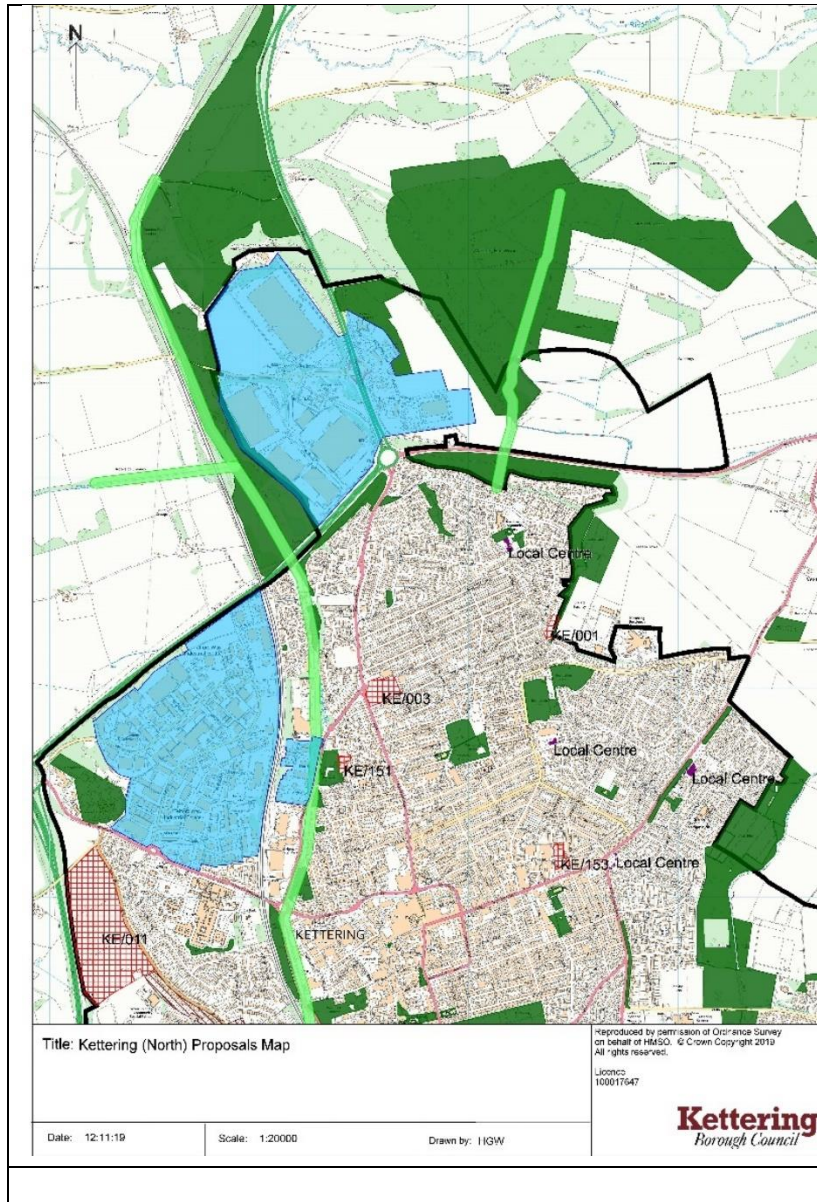
Explanation added stating: 'The green notations on the map which are not shown in the Key are part of the Ordnance Survey Base Map and do not relate to policies in the plan'.

Title amended from Proposals Map to Policies Map.

Publication Plan Maps:	Proposed changes:
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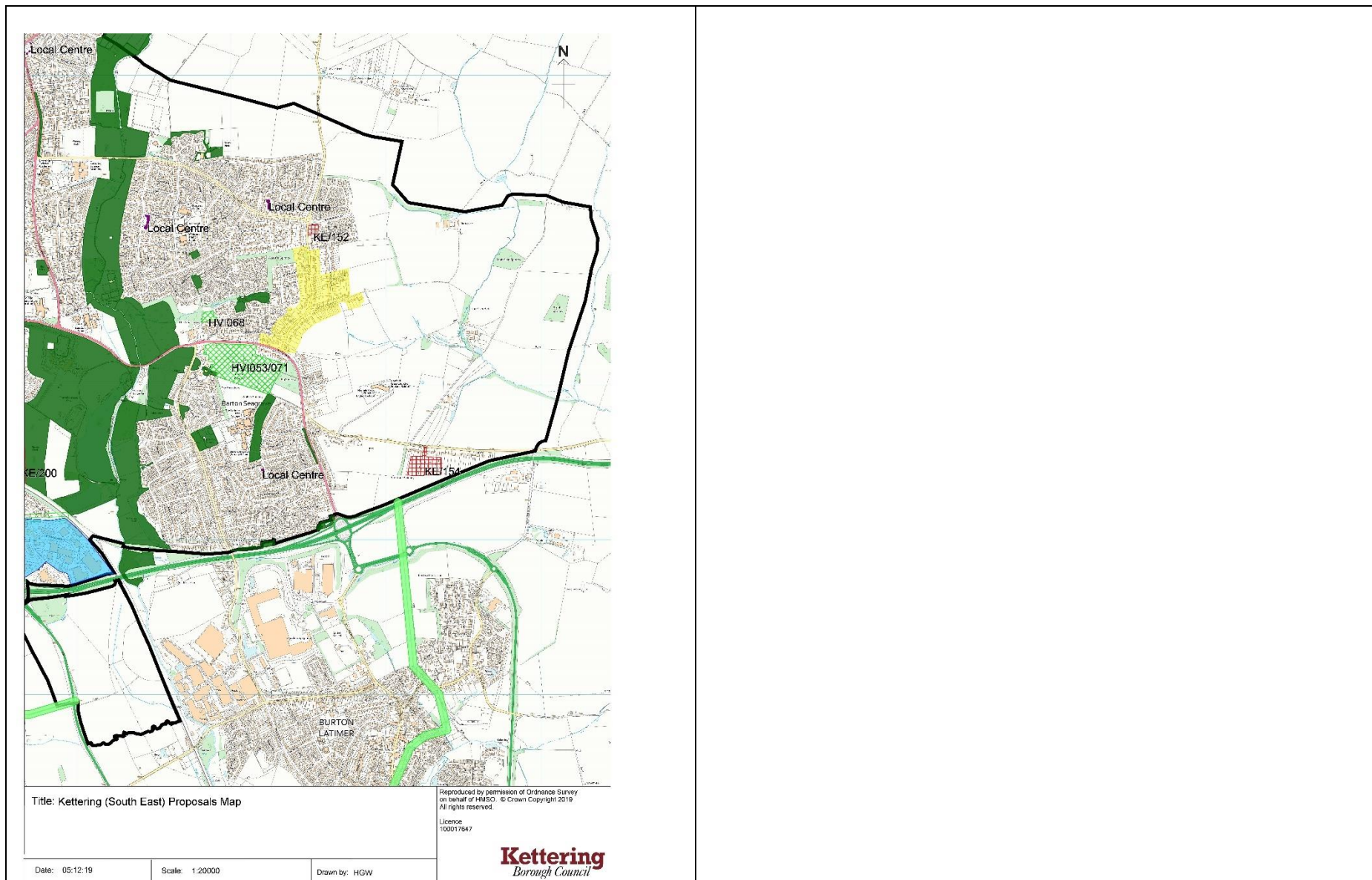
Schedule of changes to the Policies Map

Page 324



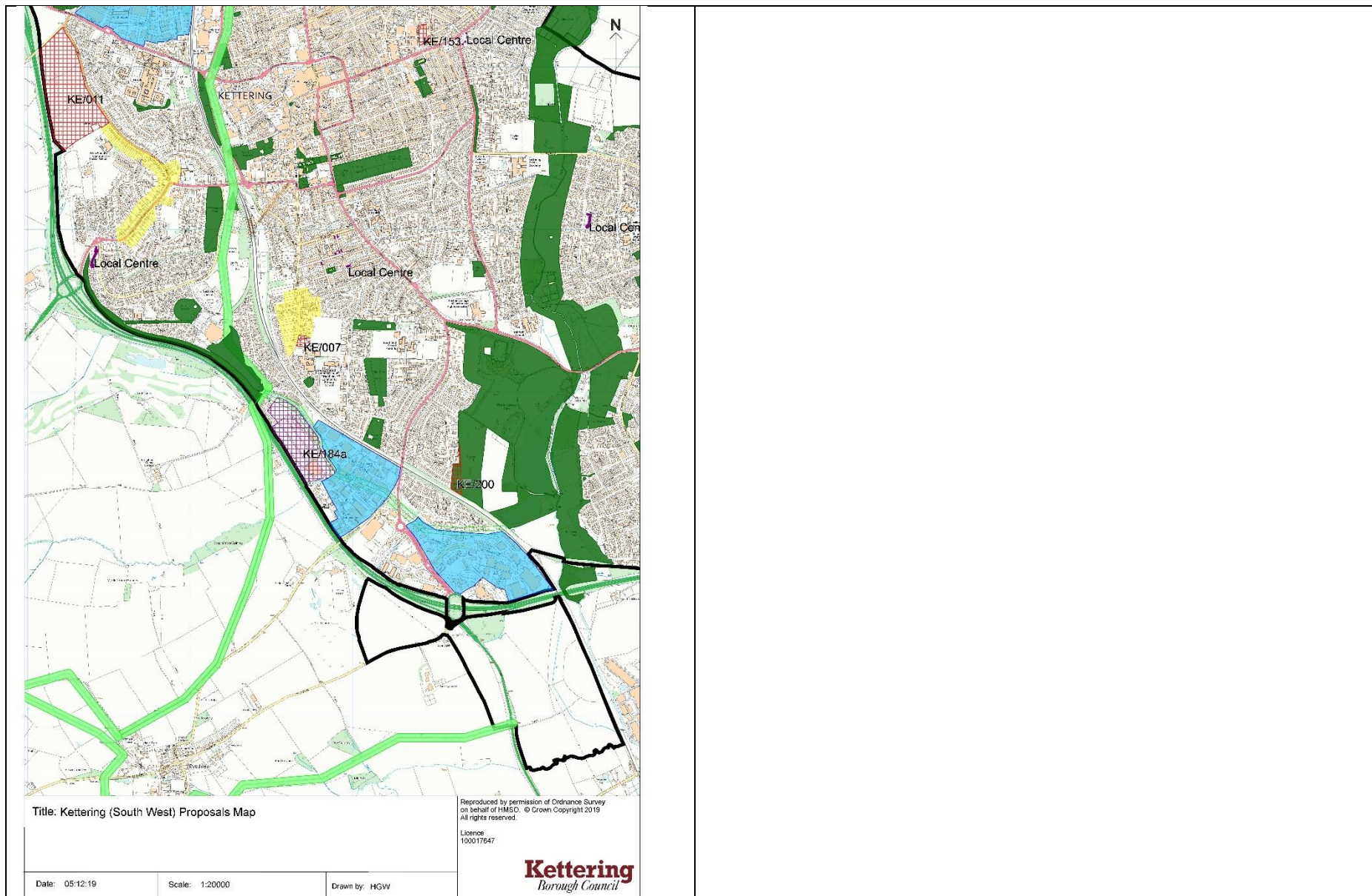
Schedule of changes to the Policies Map

Page 325



Schedule of changes to the Policies Map

Page 326



Schedule of changes to the Policies Map

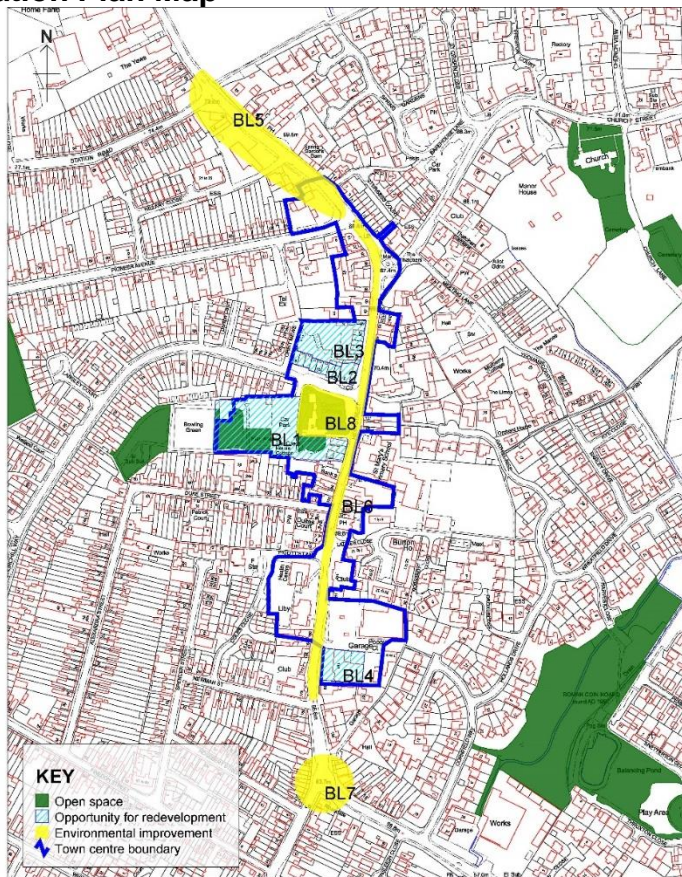
Ref No: PM2

Policies Map: Burton Latimer Town Centre

Proposed change: Title amended from Proposals Map to Policies Map.

Page 327

Publication Plan Map



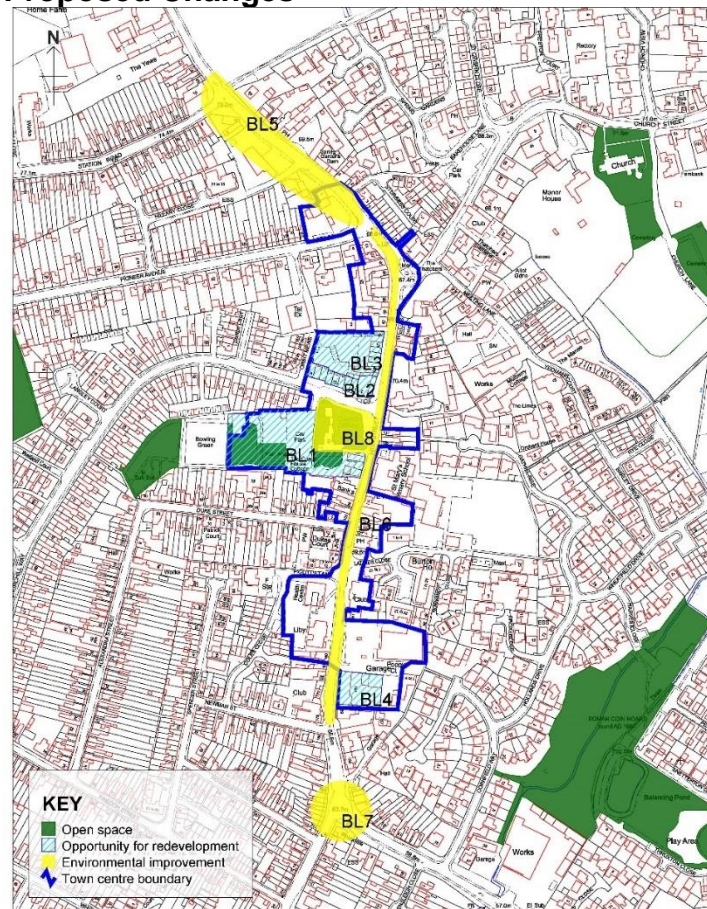
Title: Burton Latimer Town Centre Proposals Map

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Kettering
 Borough Council

Date: 11.11.19 Scale: 1:3500 Drawn by: HGW

Proposed Changes



Title: Burton Latimer Town Centre Policies Map

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Kettering
 Borough Council

Date: 11.11.19 Scale: 1:3500 Drawn by: HGW

Schedule of changes to the Policies Map

Ref No: PM3

Policies Map: Burton Latimer

Proposed change:

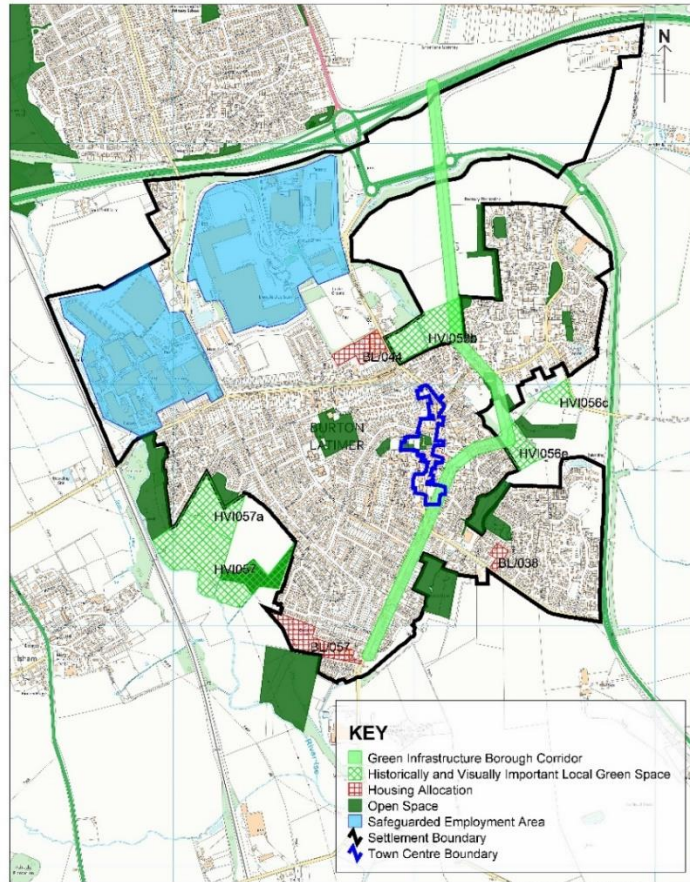
Deletion of Local Green Space reference numbers HVI056 c & e, HVI058b, HVI057 and HVI057a as requested by the Inspector to ensure a sound plan.

Explanation added stating: 'The green notations on the map which are not shown in the Key are part of the Ordnance Survey Base Map and do not relate to policies in the plan'.

Title amended from Proposals Map to Policies Map.

Schedule of changes to the Policies Map

Publication Plan Map



KEY

- Green Infrastructure Borough Corridor
- Historically and Visually Important Local Green Space
- Housing Allocation
- Open Space
- Safeguarded Employment Area
- Settlement Boundary
- Town Centre Boundary

Title: Burton Latimer Proposals Map

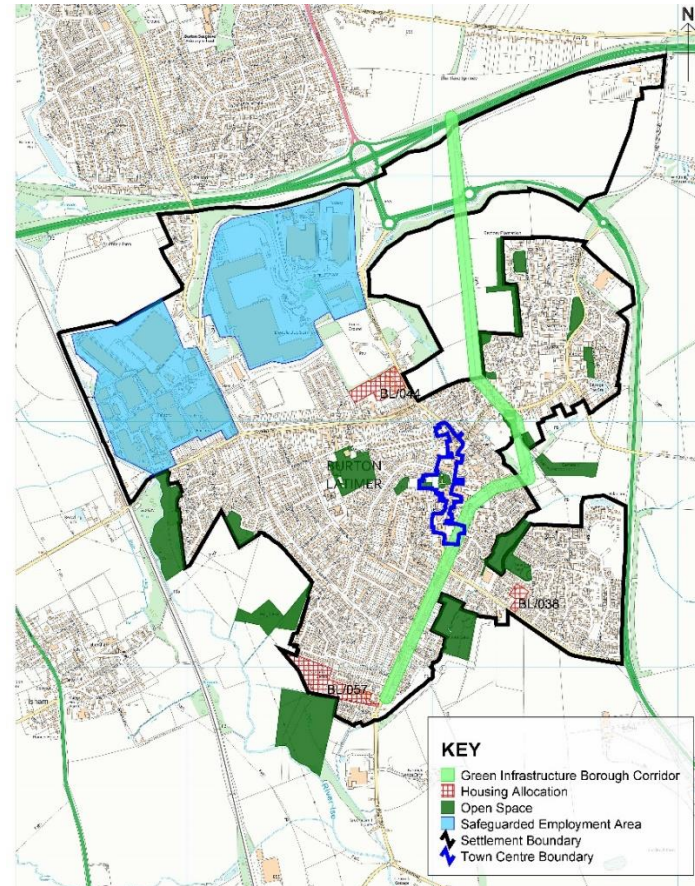
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Date: 11.11.19 Scale: 1:15000 Drawn by: HGW

Proposed Changes



KEY

- Green Infrastructure Borough Corridor
- Housing Allocation
- Open Space
- Safeguarded Employment Area
- Settlement Boundary
- Town Centre Boundary

Title: Burton Latimer Policies Map

The green notations on the map which are not shown in the Key are part of the Ordnance Survey Base Map and do not relate to policies in the plan

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Date: 08.02.21 Scale: 1:15000 Drawn by: HGW

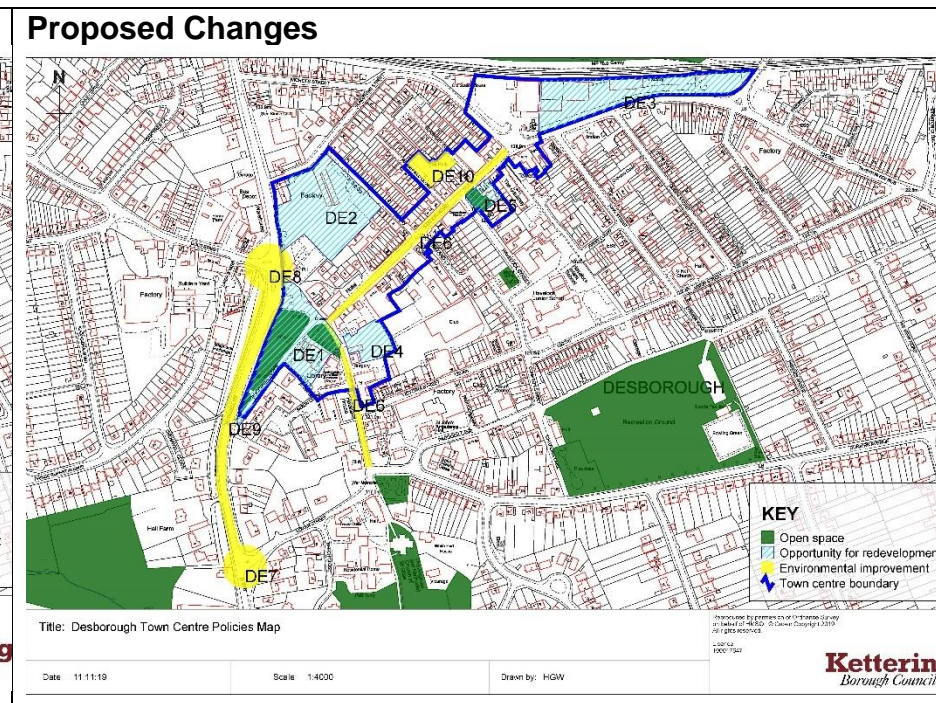
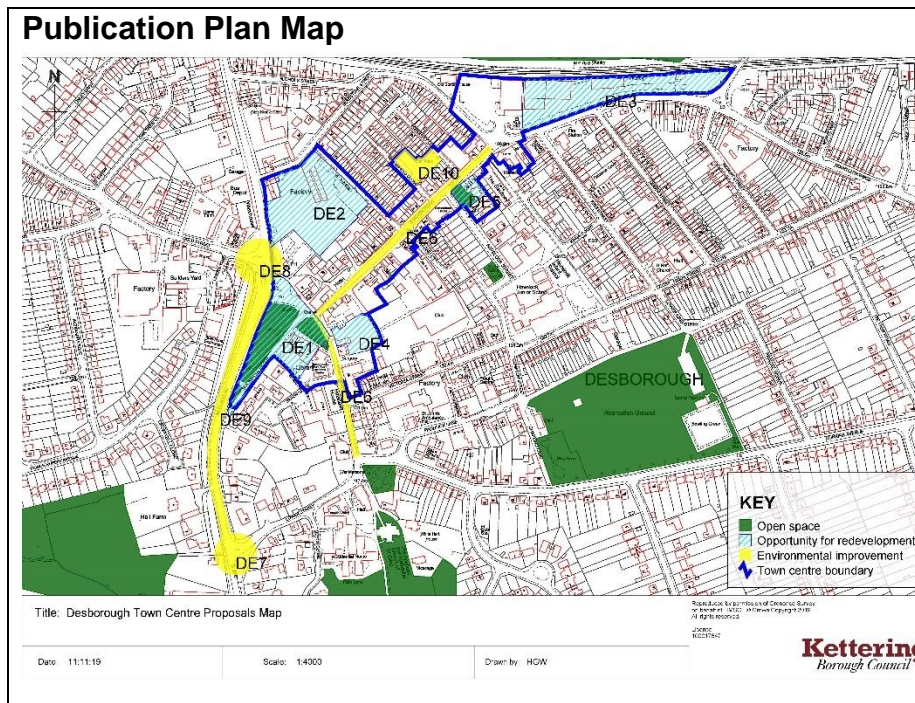
Schedule of changes to the Policies Map

Ref No: PM4

Policies Map: Desborough Town Centre

Proposed change: Title amended from Proposals Map to Policies Map.

Page 330



Schedule of changes to the Policies Map

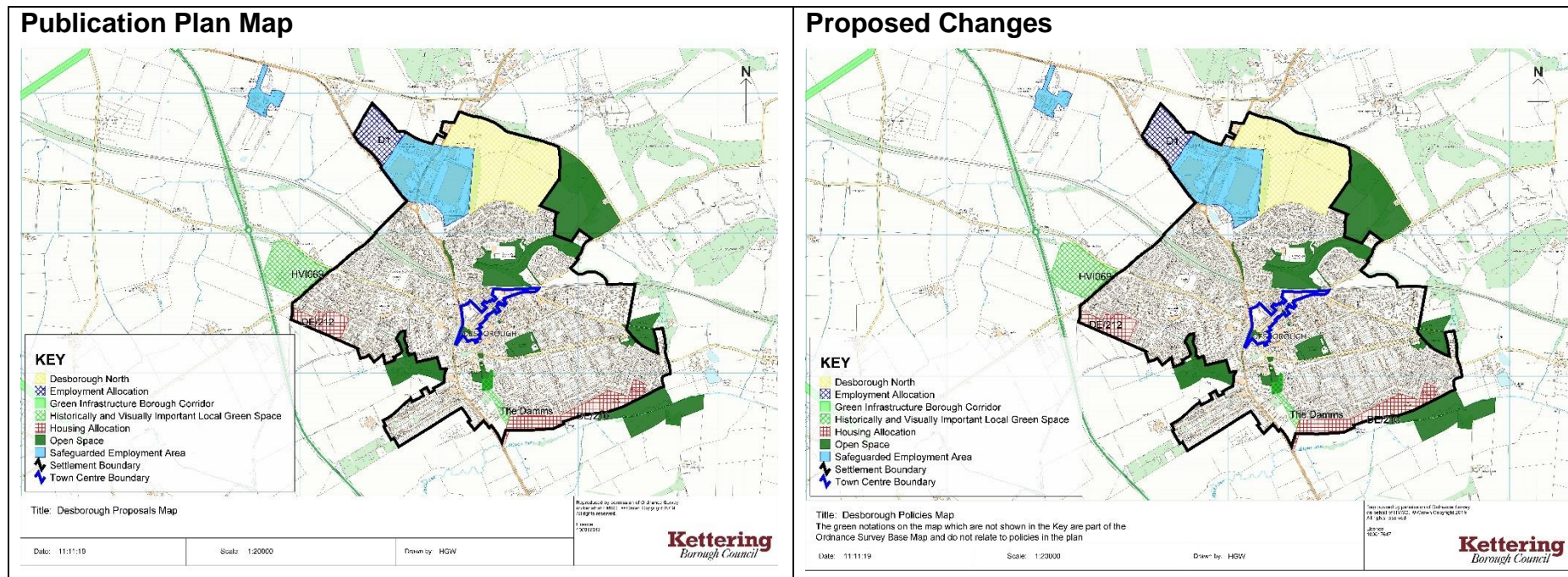
Ref No: PM5

Policies Map: Desborough

Proposed change: Title amended from Proposals Map to Policies Map.

Explanation added stating: 'The green notations on the map which are not shown in the Key are part of the Ordnance Survey Base Map and do not relate to policies in the plan'.

Page 331



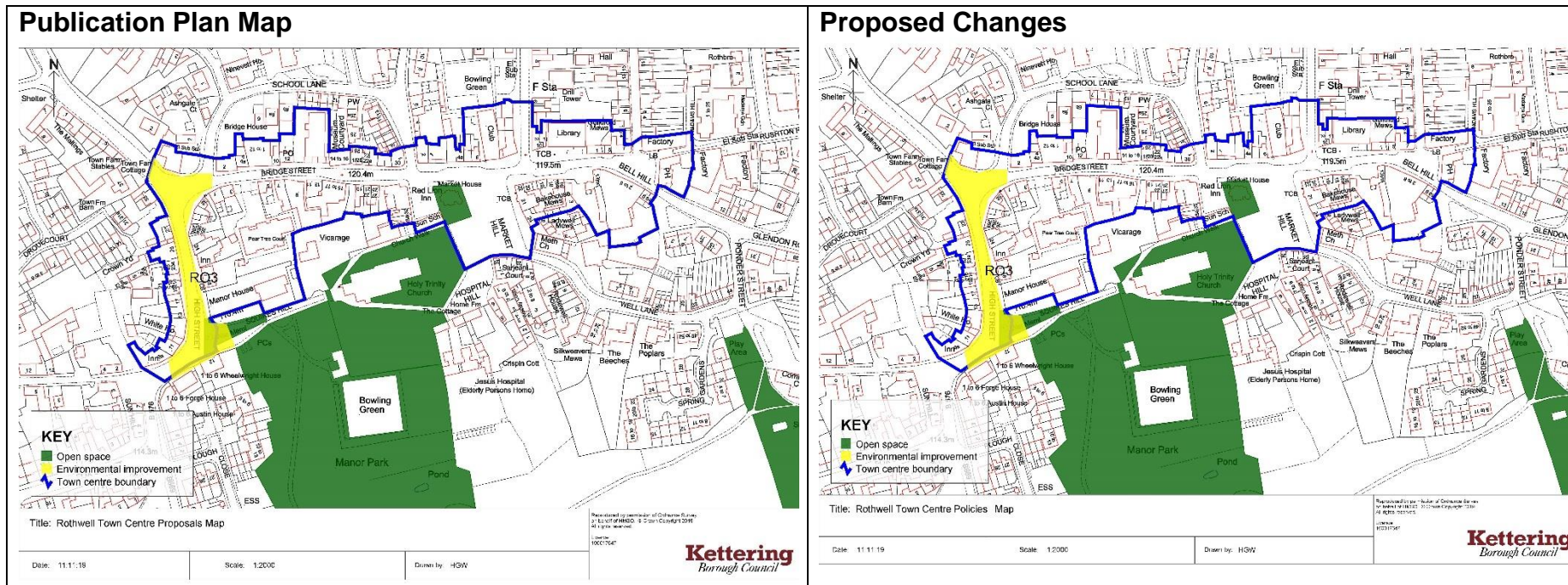
Schedule of changes to the Policies Map

Ref No: PM6

Policies Map: Rothwell Town Centre

Proposed change: Title amended from Proposals Map to Policies Map

Page 332



Schedule of changes to the Policies Map

Ref No: PM7

Policies Map: Rothwell

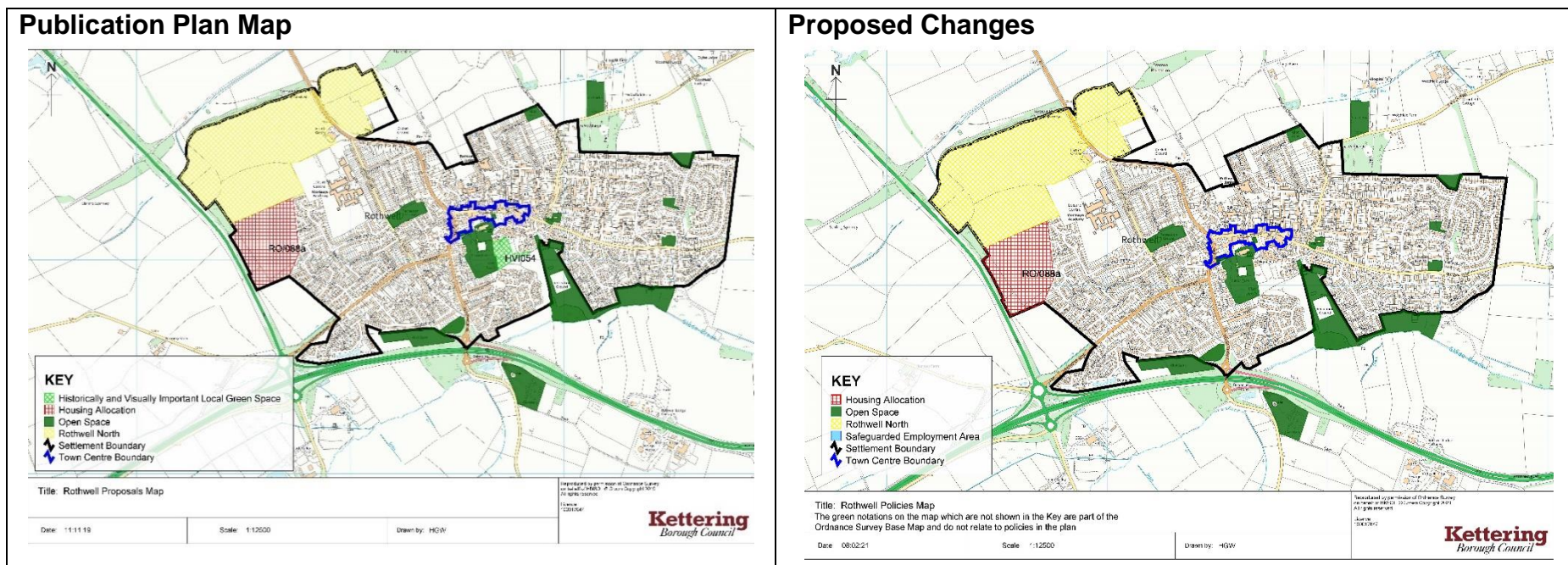
Proposed change:

Deletion of Local Green Space reference number HVI054 as requested by the Inspector to ensure a sound plan.

Explanation added stating: 'The green notations on the map which are not shown in the Key are part of the Ordnance Survey Base Map and do not relate to policies in the plan'.

Title amended from Proposals Map to Policies Map.

Page 333



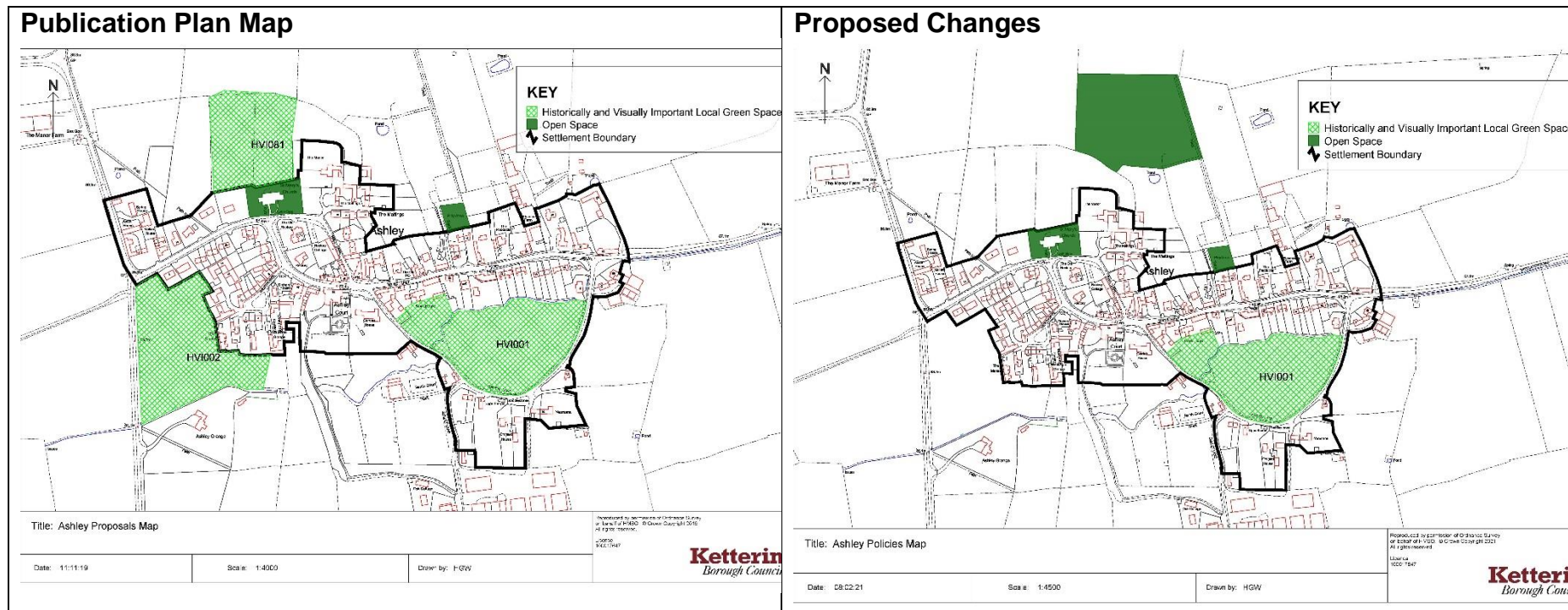
Schedule of changes to the Policies Map

Ref No: PM8

Policies Map: Ashley

Proposed change: Area of open space added to the map to address comments received from Ashley Parish Council (Rep 76)
 Deletion of Local Green Space reference numbers HVI002 and HVI081 as requested by the Inspector to ensure a sound plan.
 Title amended from Proposals Map to Policies Map.

Page 334



Schedule of changes to the Policies Map

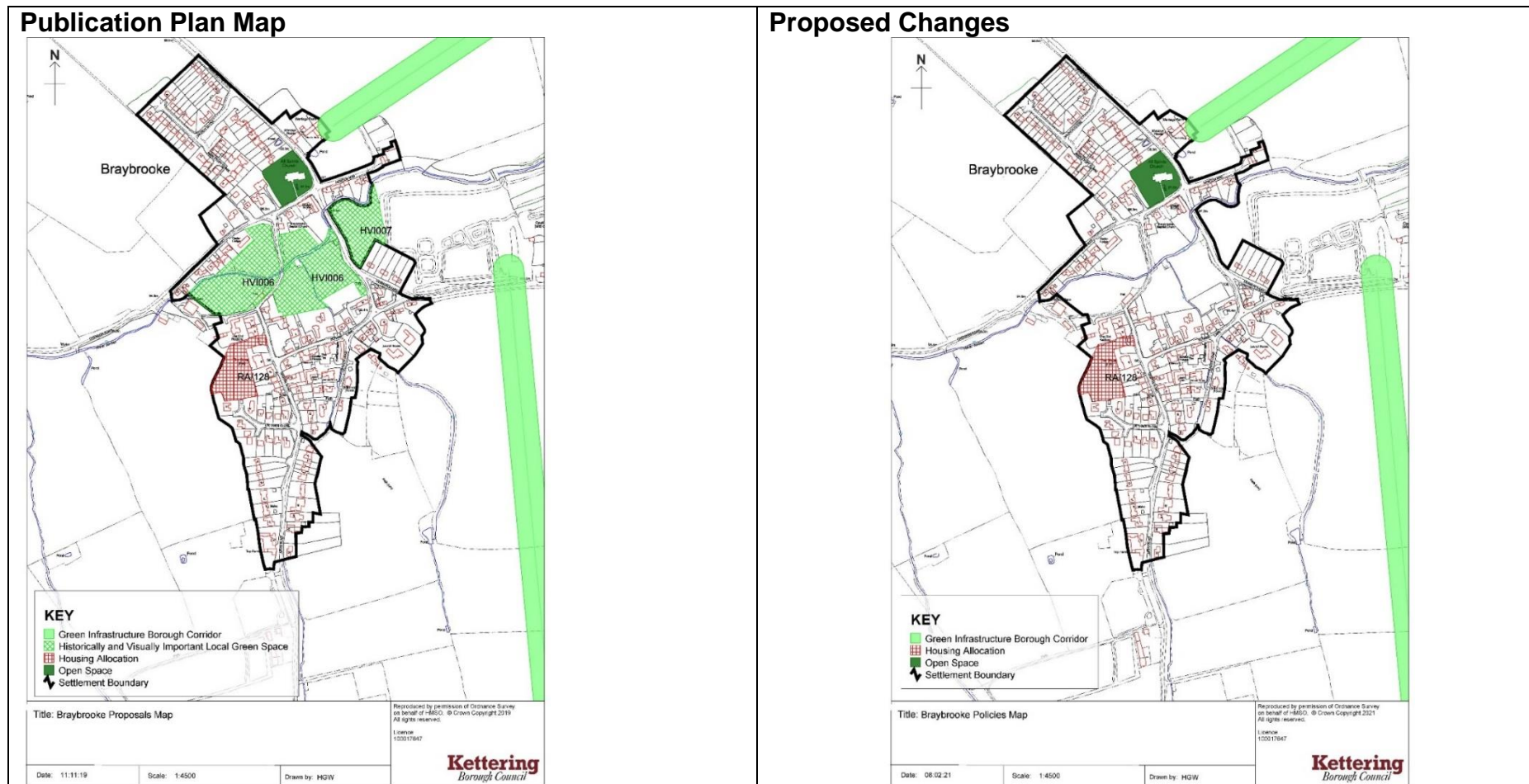
Ref No: PM9

Policies Map: Braybrooke

Proposed change:

Deletion of Local Green Space reference numbers HVI006 and HVI007 as requested by the Inspector to ensure a sound plan.
Title amended from Proposals Map to Policies Map.

Page 335



Schedule of changes to the Policies Map

Ref No: PM10

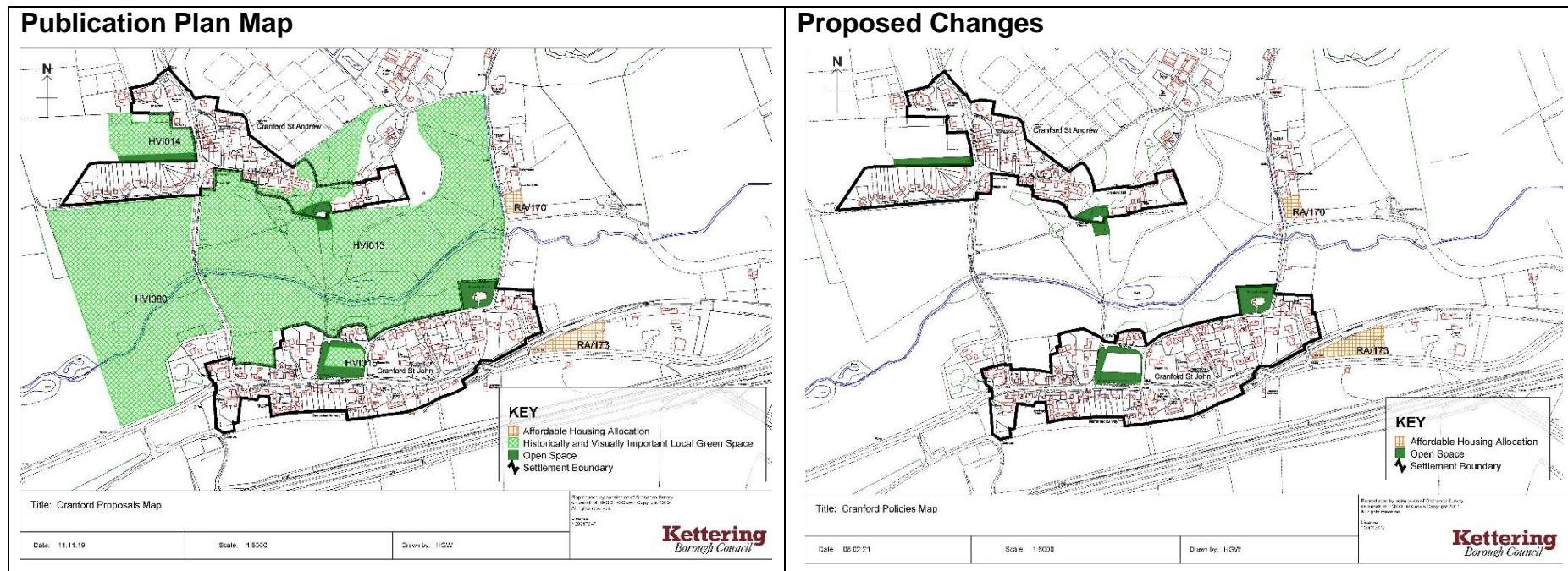
Policies Map: Cranford

Proposed change:

Deletion of Local Green Space reference numbers HVI013, HVI014, HVI015 and HVI080 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Page 336



Schedule of changes to the Policies Map

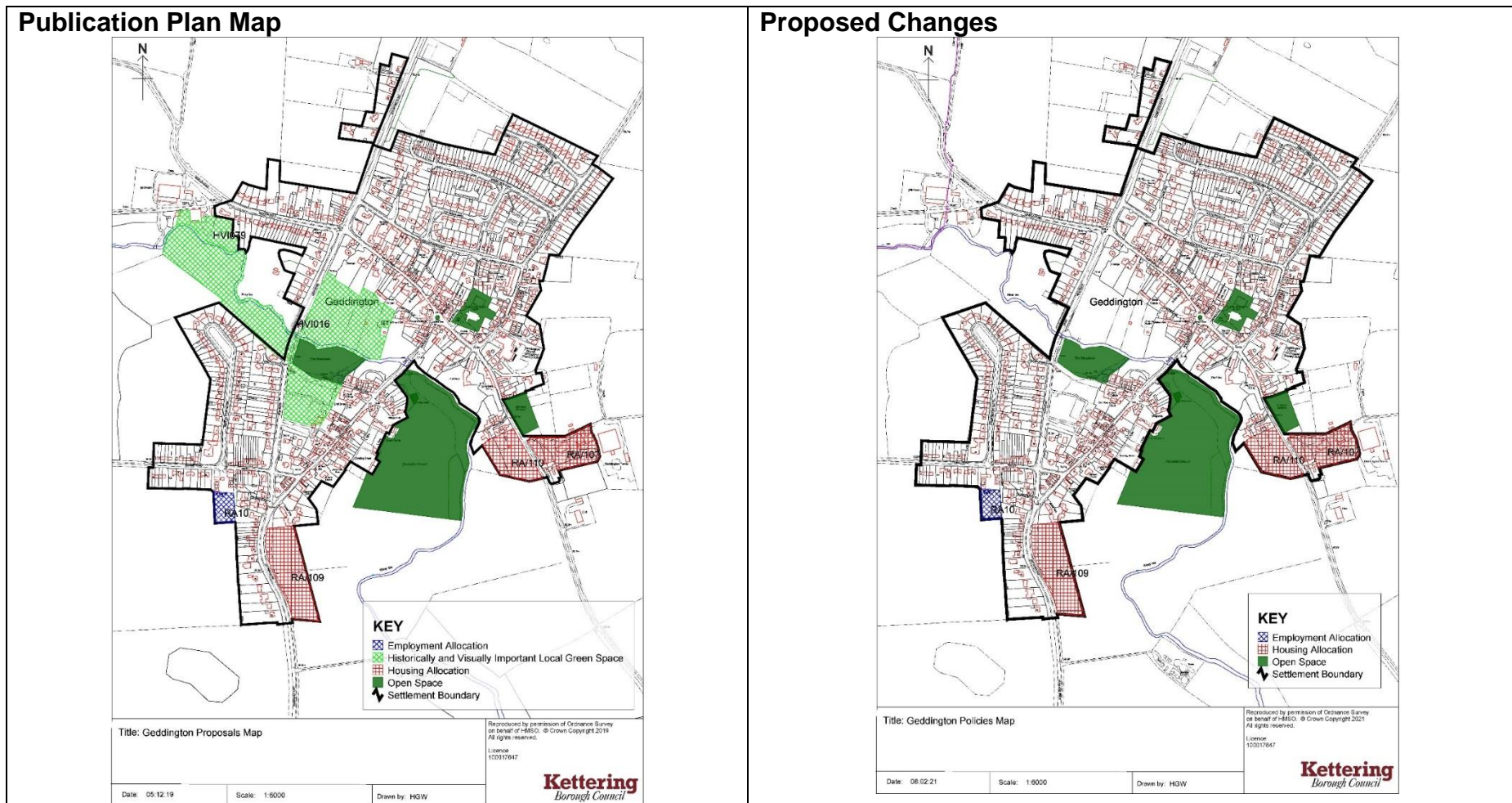
Ref No: PM11

Policies Map: Geddington

Proposed change:

Deletion of Local Green Space reference numbers HVI016 and HVI079 as requested by the Inspector to ensure a sound plan. Title amended from Proposals Map to Policies Map.

Page 337



Schedule of changes to the Policies Map

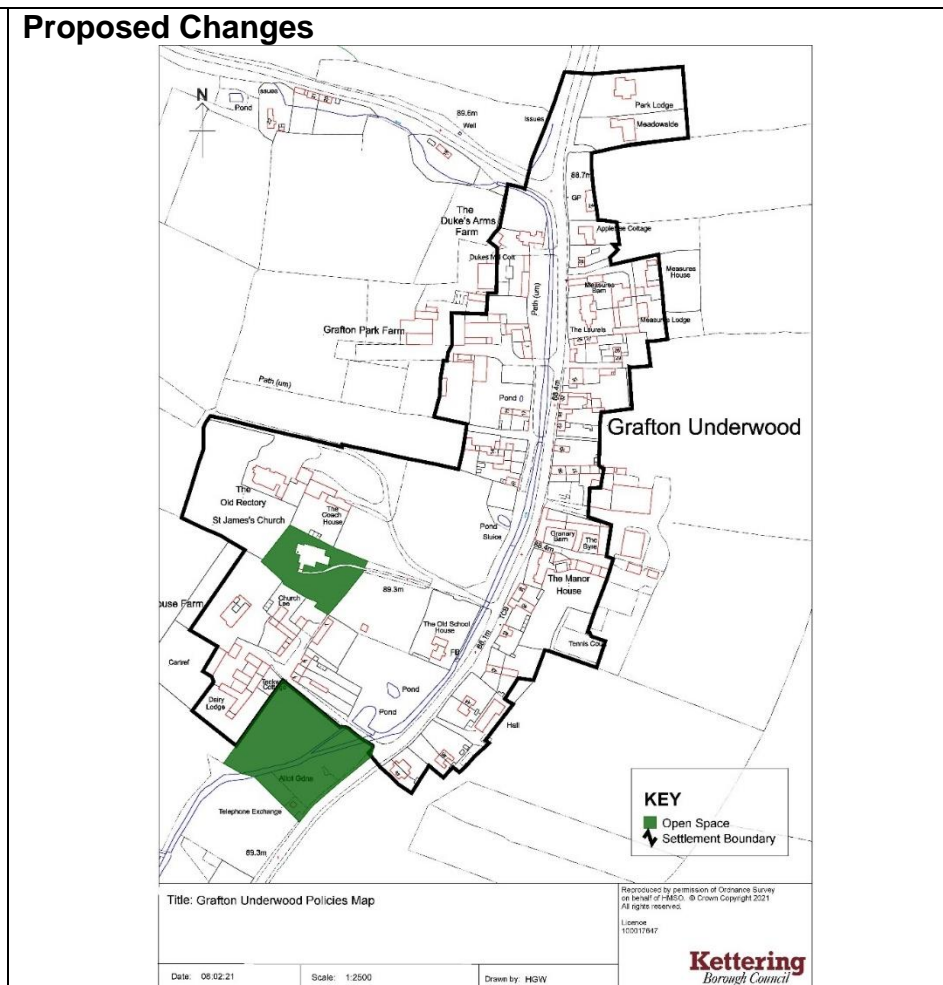
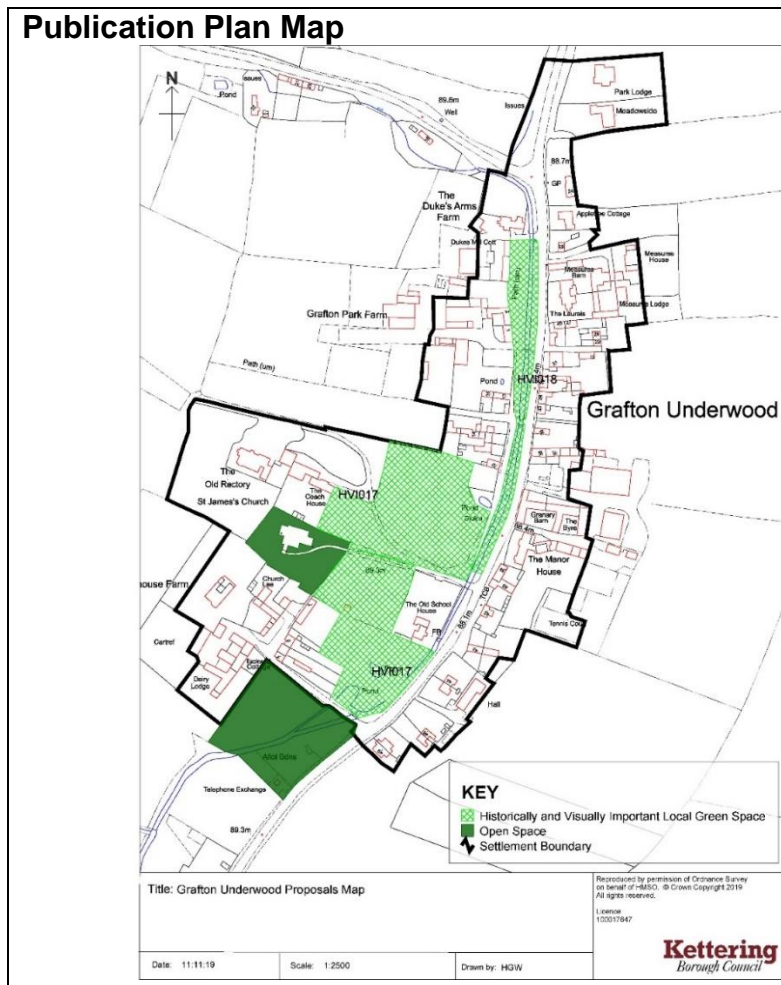
Ref No: PM12

Policies Map: Grafton Underwood

Proposed change:

Deletion of Local Green Space reference numbers HVI017 and HVI018 as requested by the Inspector to ensure a sound plan. Title amended from Proposals Map to Policies Map.

Page 338



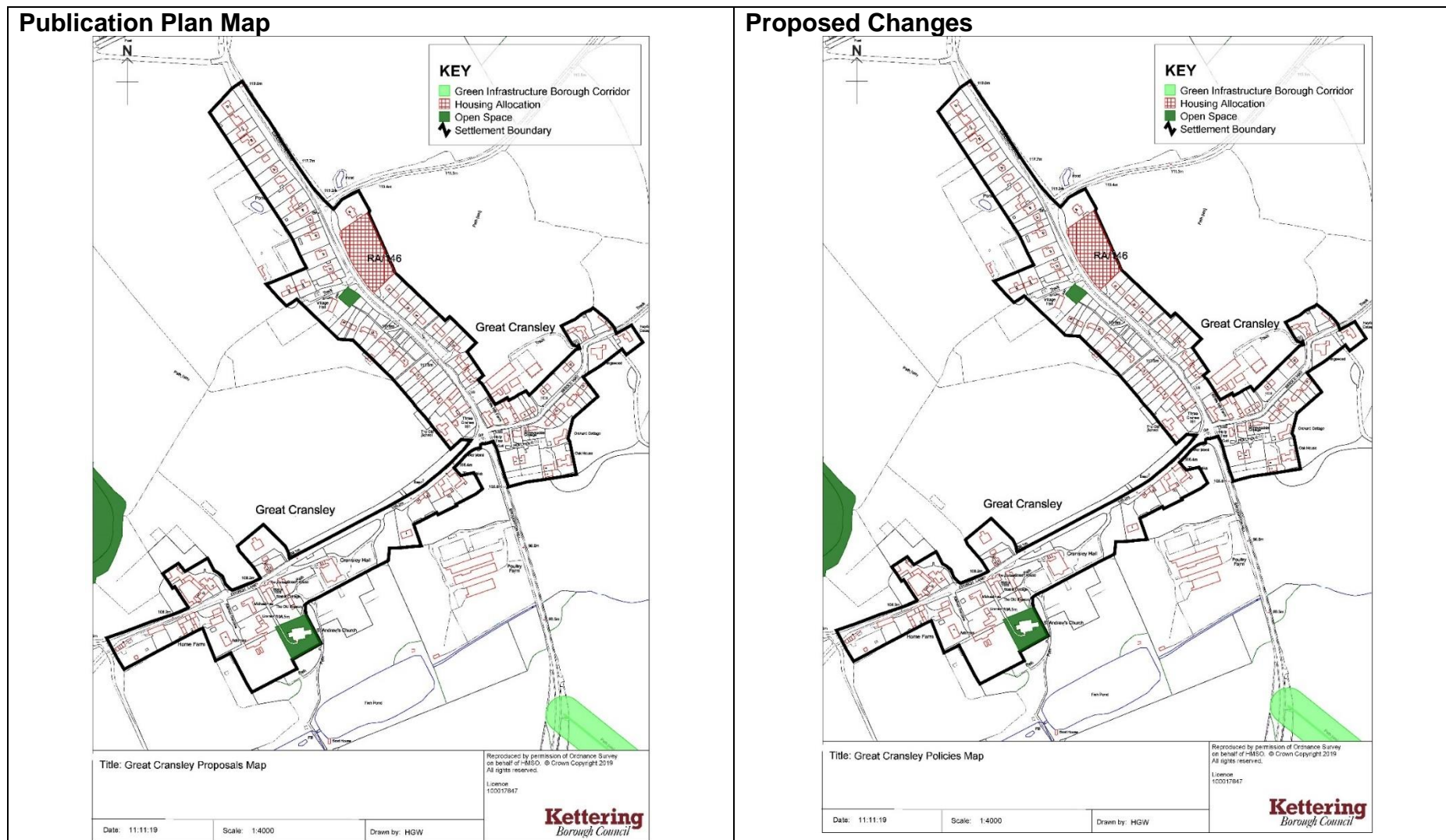
Schedule of changes to the Policies Map

Ref No: PM13

Policies Map: Great Cransley

Proposed change: Title amended from Proposals Map to Policies Map.

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Schedule of changes to the Policies Map

Ref No: PM14

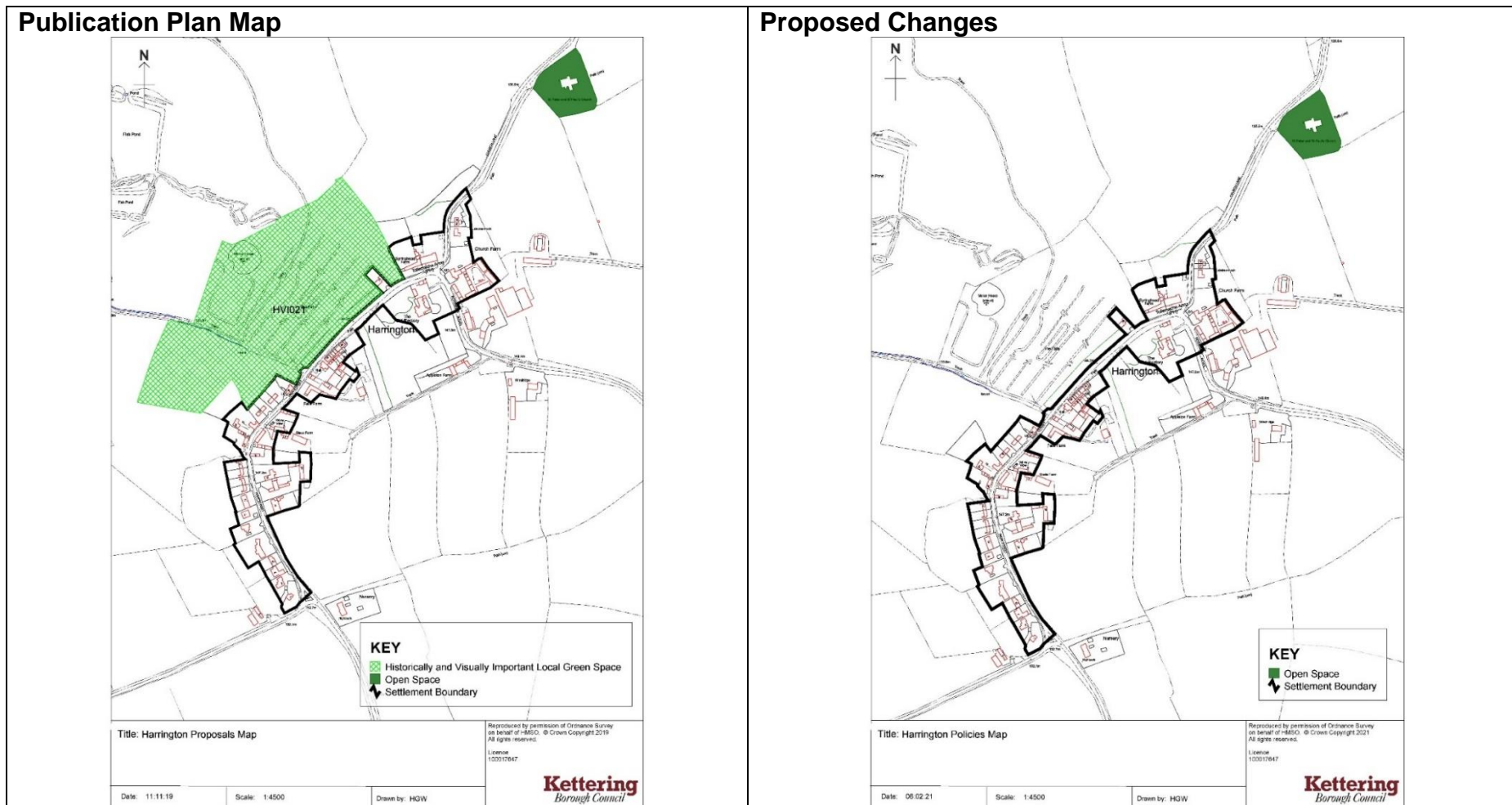
Policies Map: Harrington

Proposed change:

Deletion of Local Green Space reference number HV1021 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Page 340



Schedule of changes to the Policies Map

Ref No: PM15

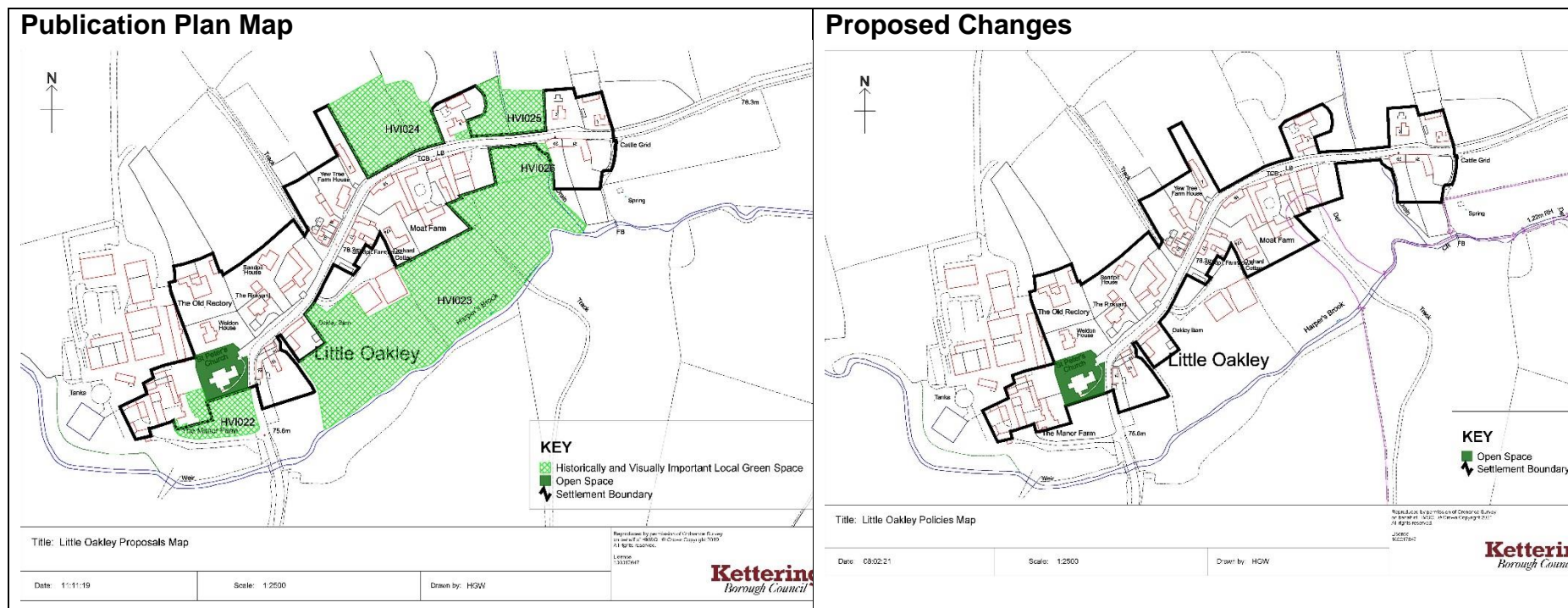
Policies Map: Little Oakley

Proposed change:

Deletion of Local Green Space reference numbers HVI022, HVI023 & 026, HVI024 and HVI025 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map

Page 341



Schedule of changes to the Policies Map

Ref No: PM16

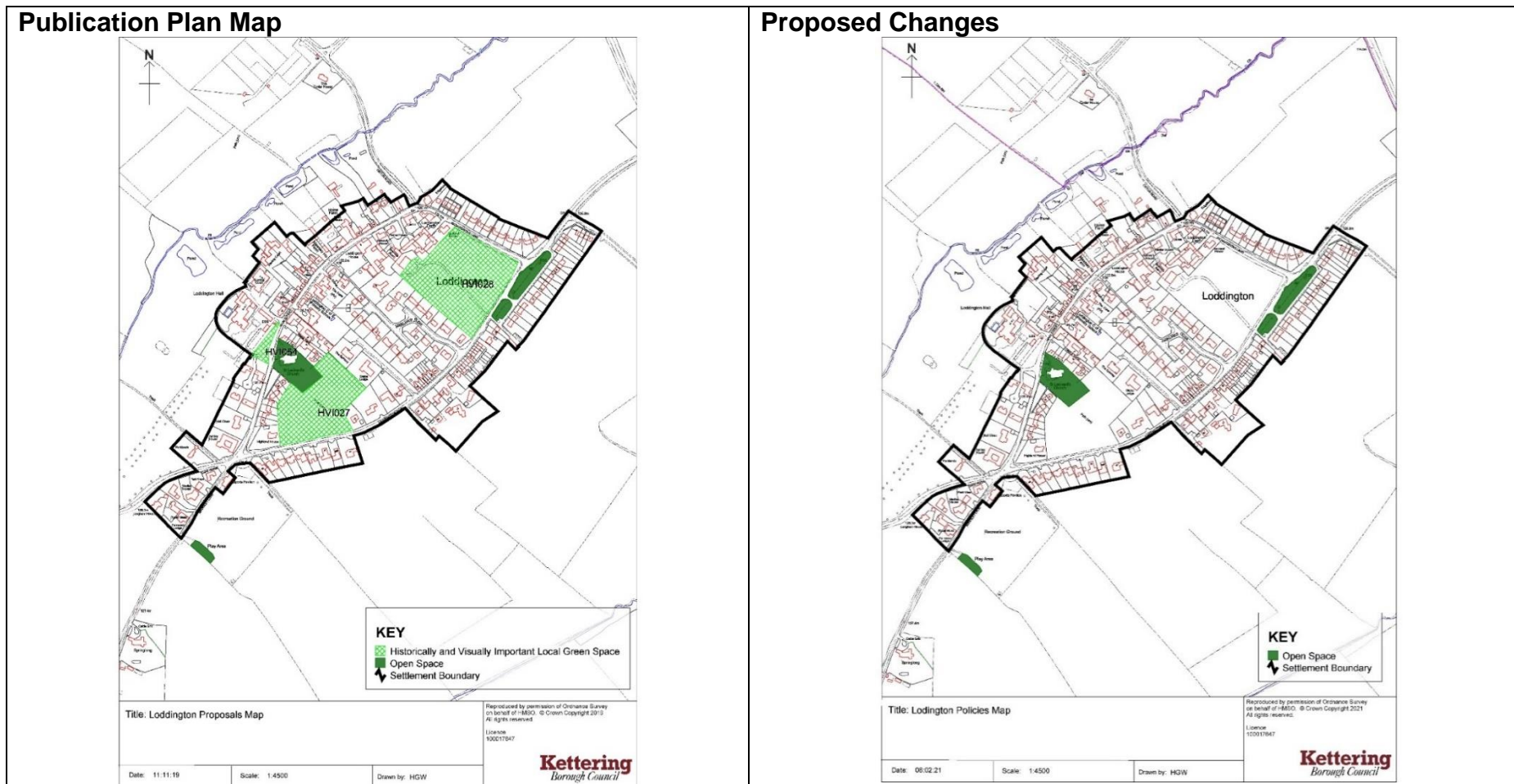
Policies Map: Loddington

Proposed change:

Deletion of Local Green Space reference numbers HVI027, HVI028 and HVI054 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Page 342



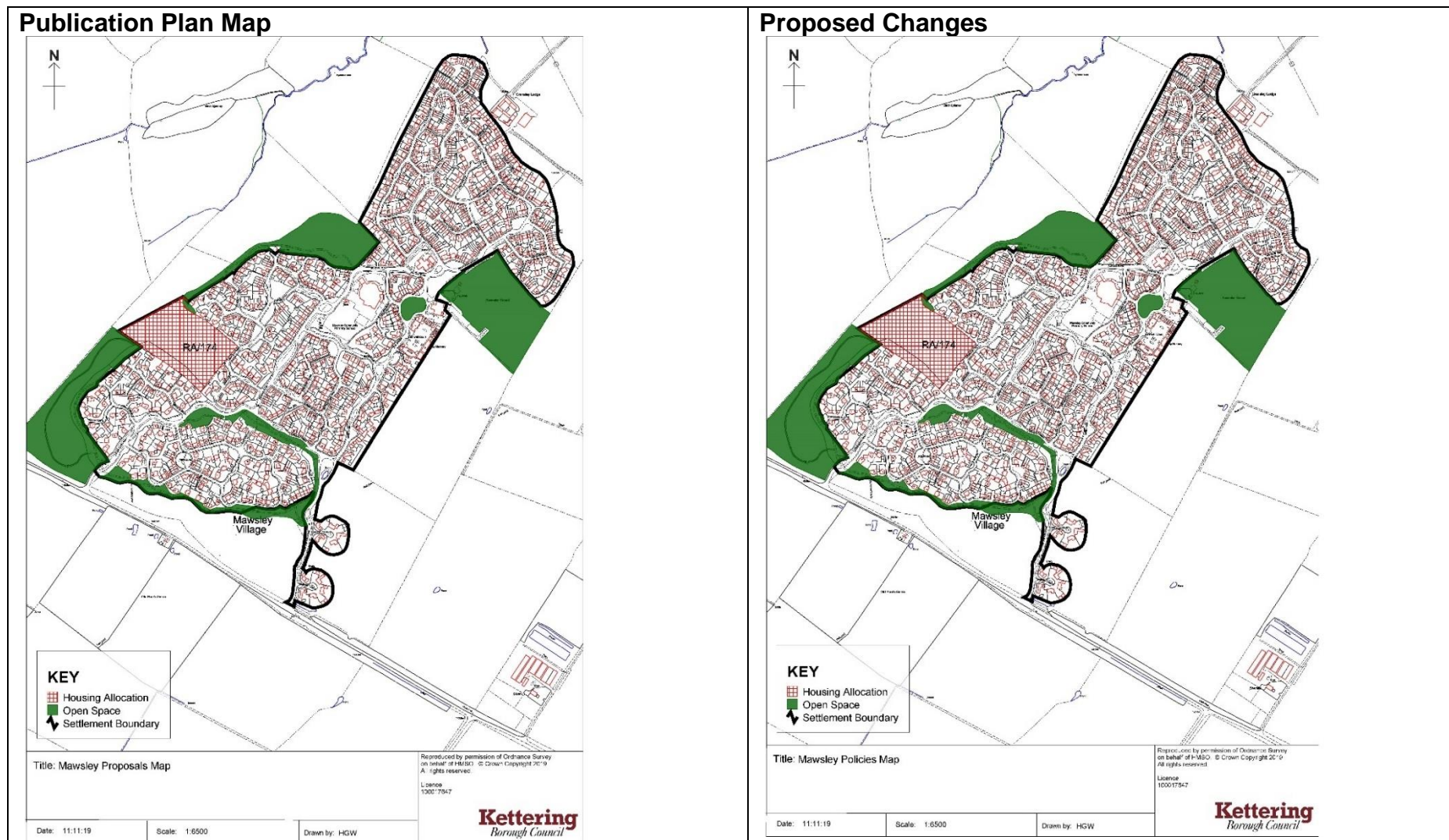
Schedule of changes to the Policies Map

Ref No: PM17

Policies Map: Mawsley

Proposed change: Title amended from Proposals Map to Policies Map.

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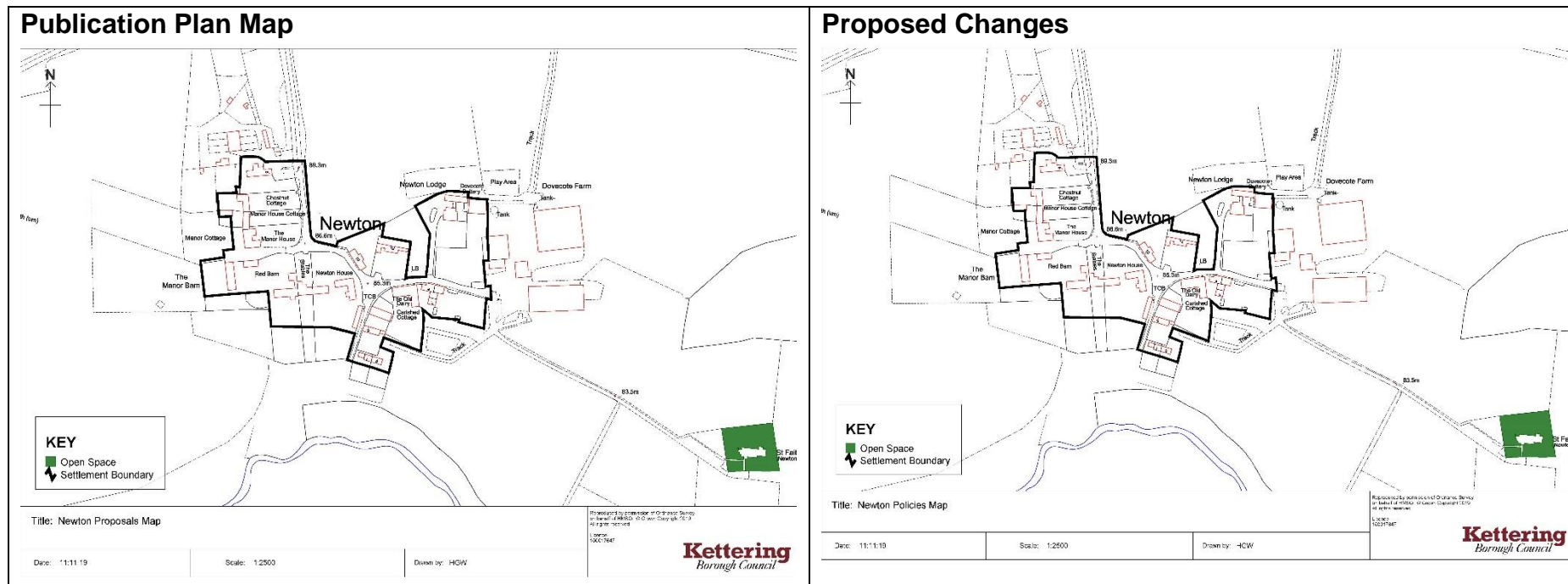
Schedule of changes to the Policies Map

Ref No: PM18

Policies Map: Newton

Proposed change: Title amended from Proposals Map to Policies Map.

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Schedule of changes to the Policies Map

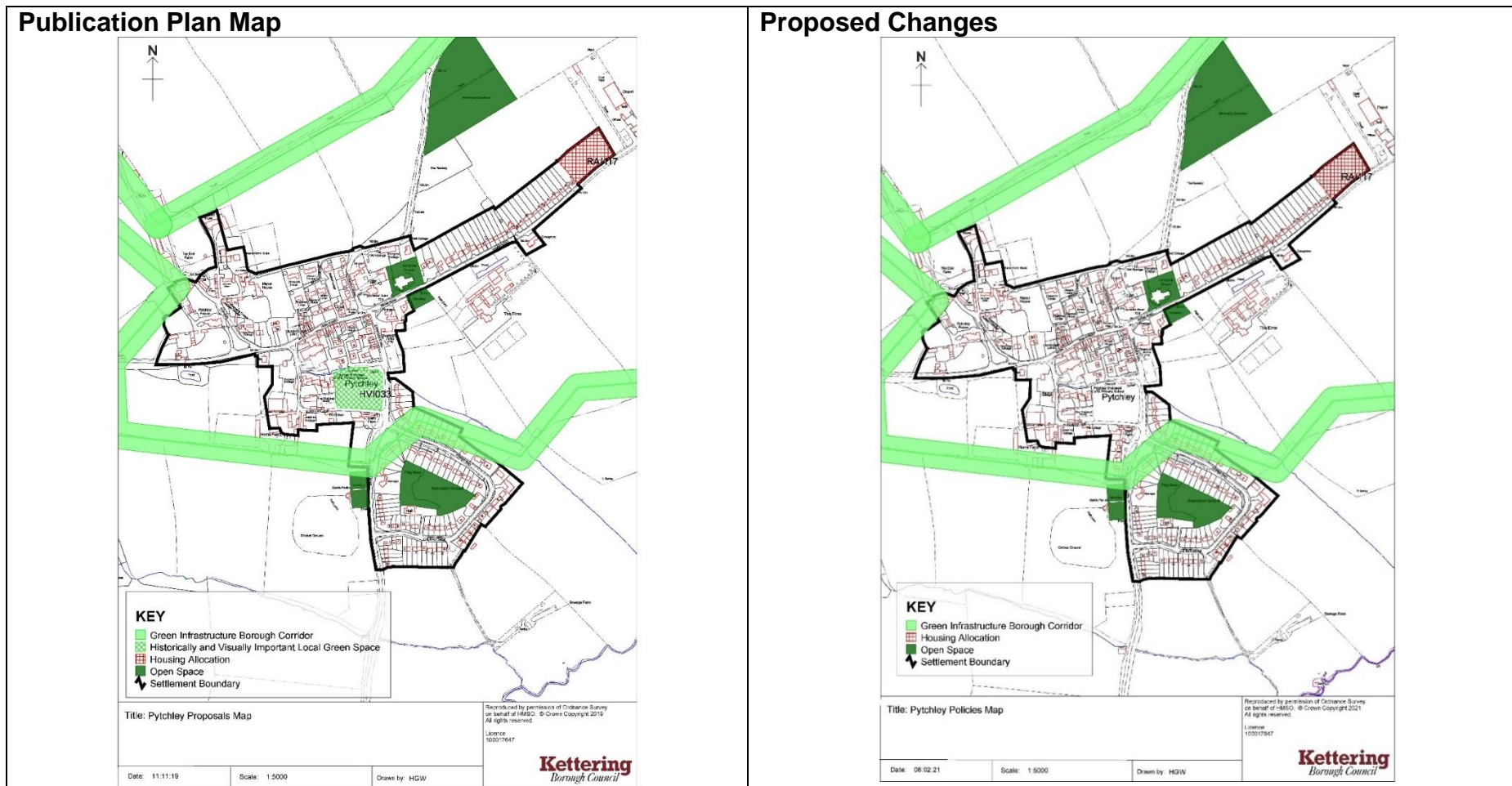
Ref No: PM19

Policies Map: Pytchley

Proposed change:

Deletion of Local Green Space reference number HVI033 as requested by the Inspector to ensure a sound plan.
Title amended from Proposals Map to Policies Map.

Page 345



Schedule of changes to the Policies Map

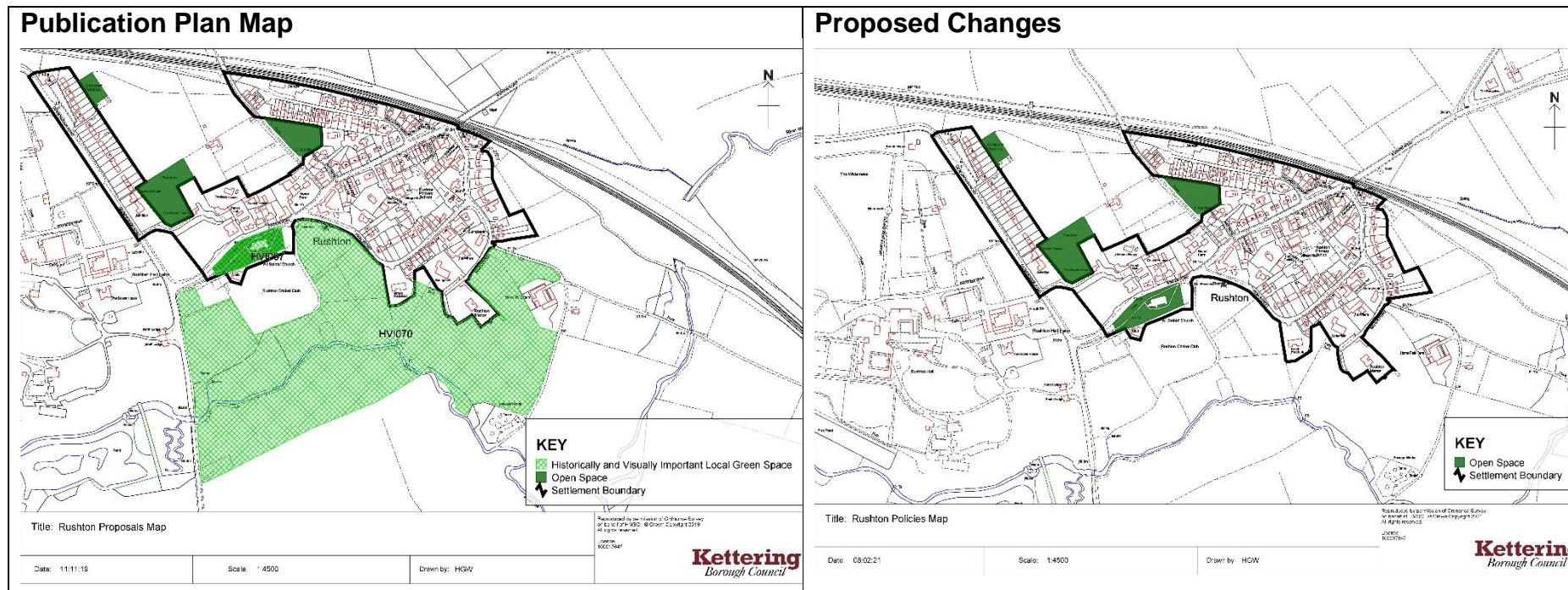
Ref No: PM20

Policies Map: Rushton

Proposed change:

Deletion of Local Green Space reference numbers HVI070 and HVI067 as requested by the Inspector to ensure a sound plan. Title amended from Proposals Map to Policies Map.

Page 346



Schedule of changes to the Policies Map

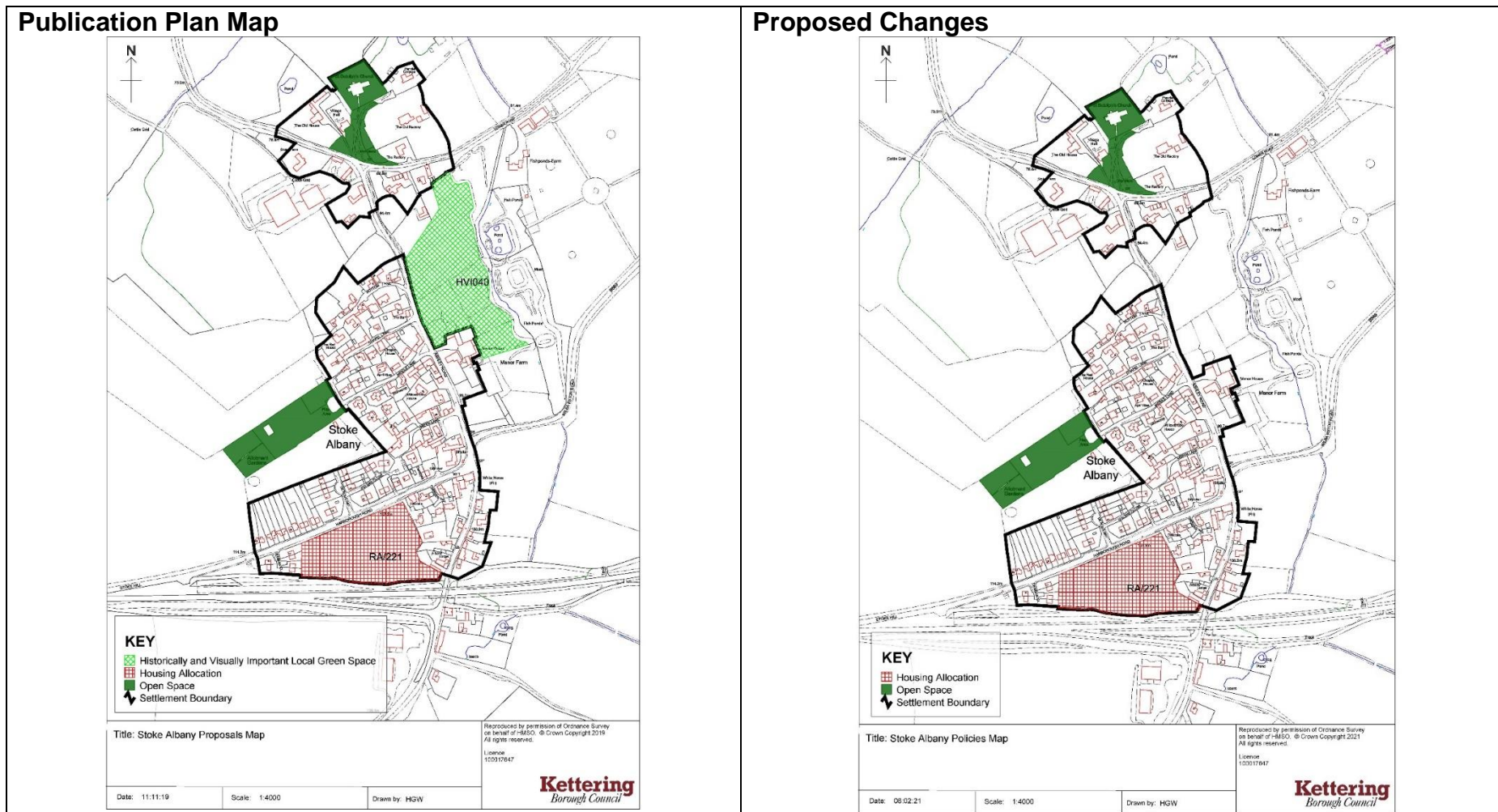
Ref No: PM21

Policies Map: Stoke Albany

Proposed change:

Deletion of Local Green Space reference number HV1040 as requested by the Inspector to ensure a sound plan.
 Title amended from Proposals Map to Policies Map.

Page 347



Schedule of changes to the Policies Map

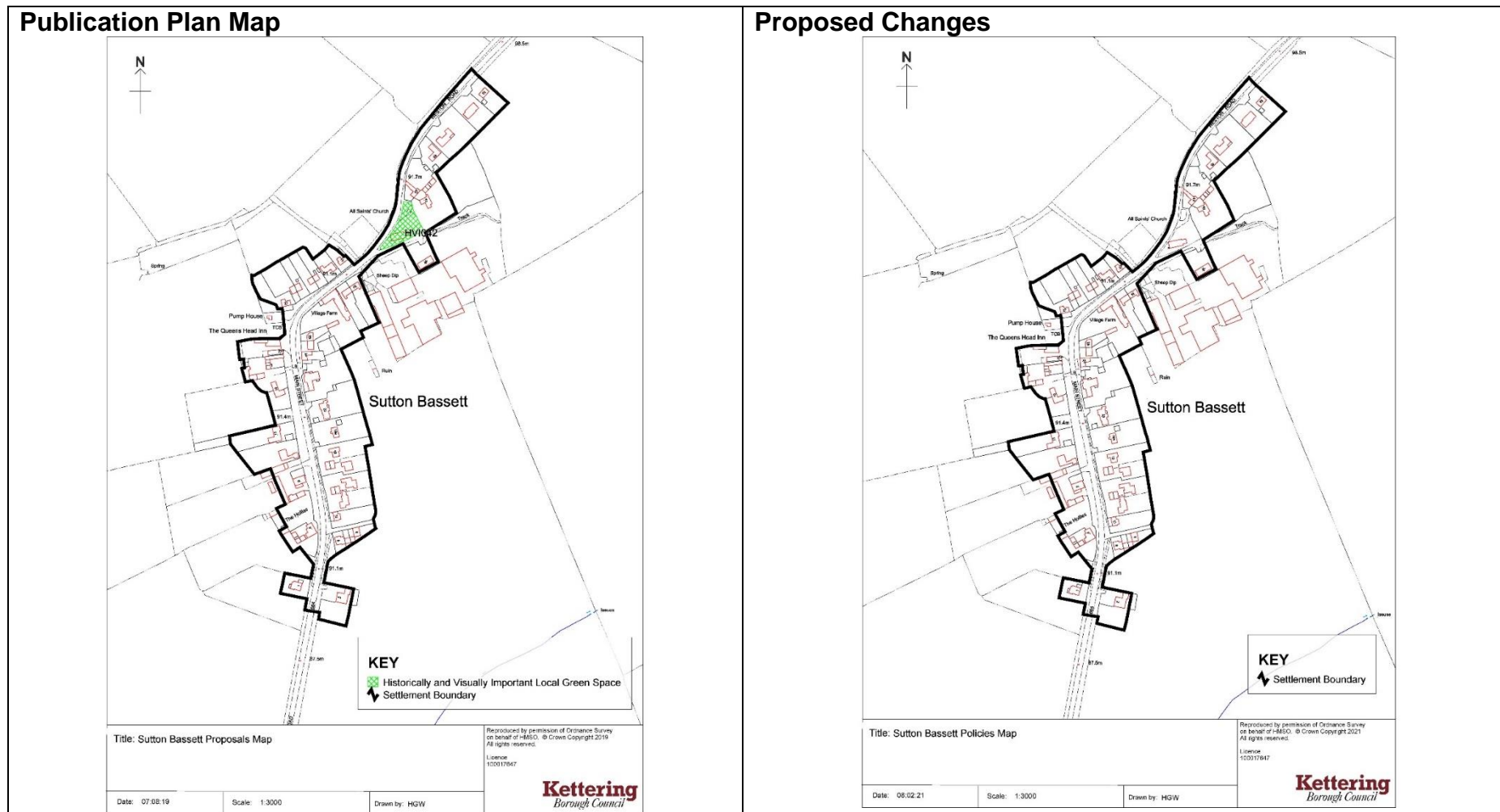
Ref No: PM22

Policies Map: Sutton Bassett

Proposed change:

Deletion of Local Green Space reference number HV1042 as requested by the Inspector to ensure a sound plan.
 Title amended from Proposals Map to Policies Map.

Page 348



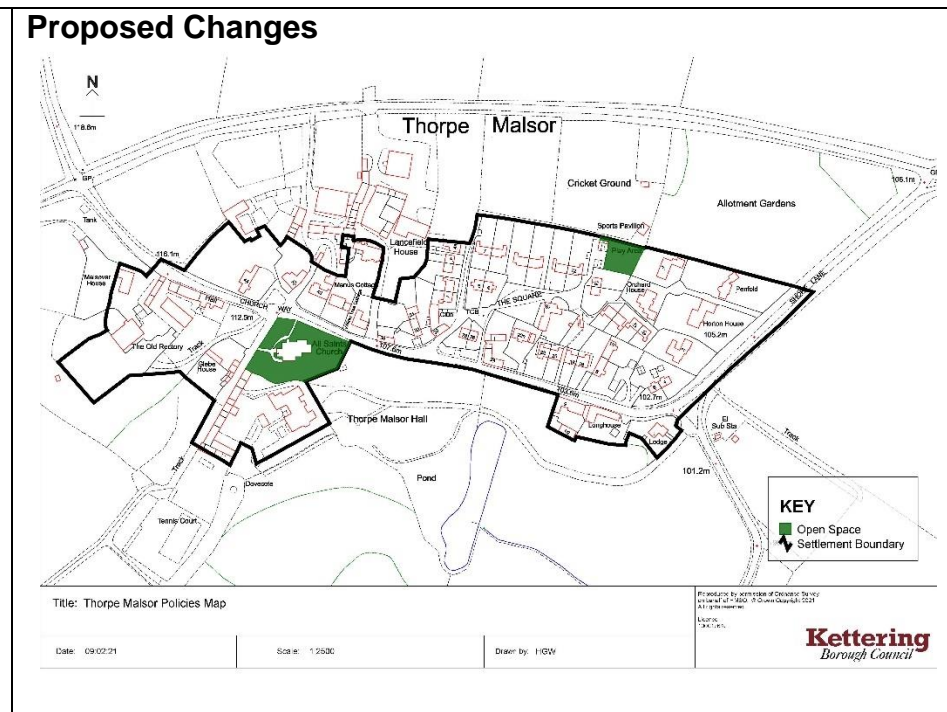
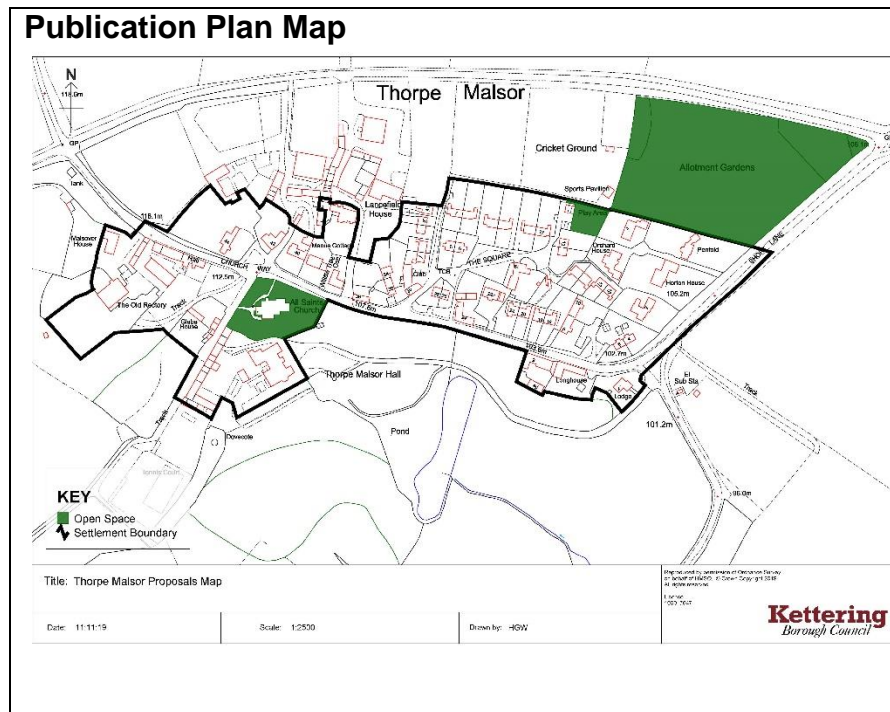
Schedule of changes to the Policies Map

Ref No: PM23

Policies Map: Thorpe Malsor

Proposed change: Area of allotments deleted as requested by the Inspector to ensure a sound plan.
Title amended from Proposals Map to Policies Map.

Page 349



Schedule of changes to the Policies Map

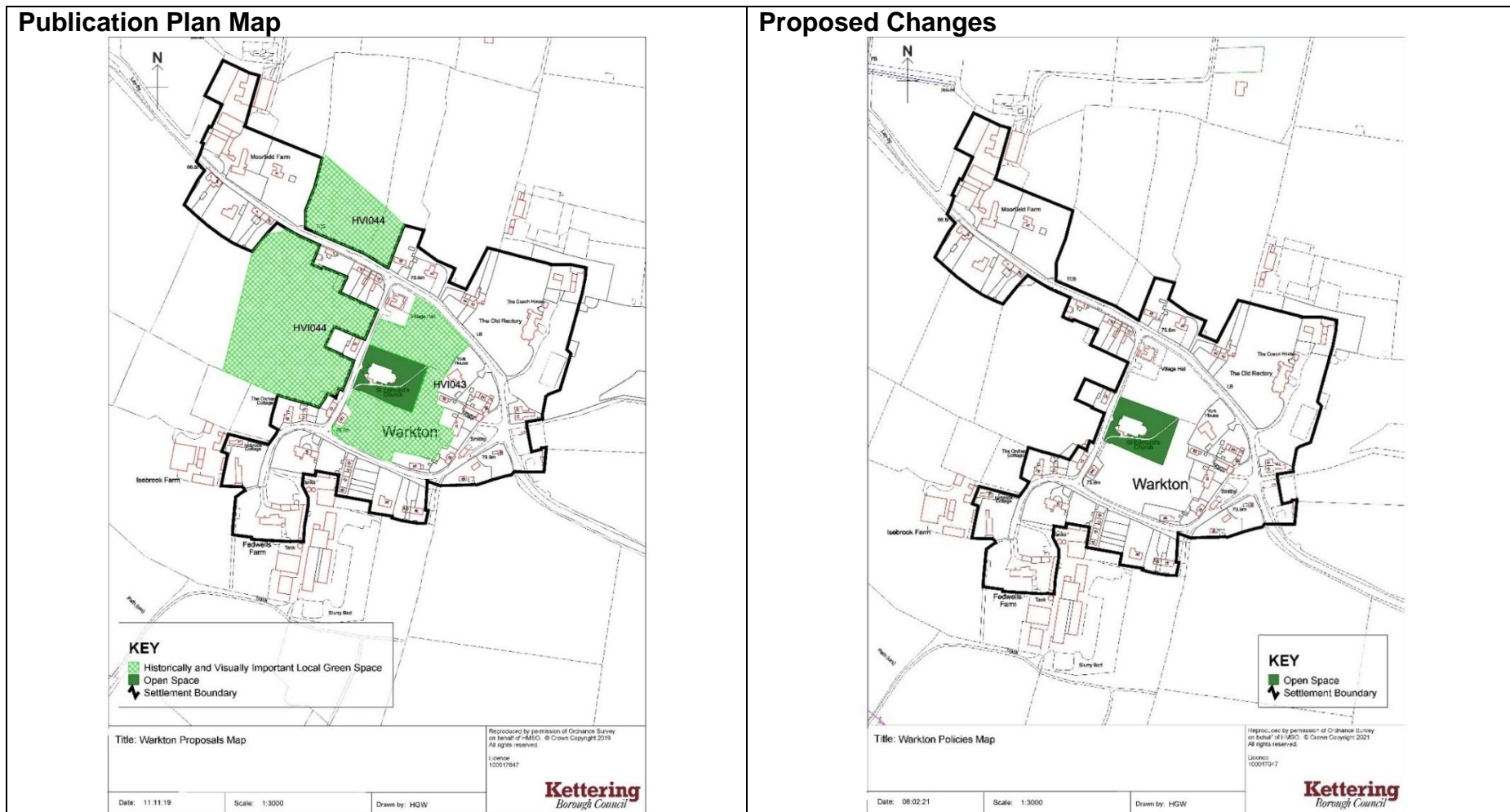
Ref No: PM24

Policies Map: Warkton

Proposed change:

Deletion of Local Green Space reference numbers HVI043 and HVI044 as requested by the Inspector to ensure a sound plan. Title amended from Proposals Map to Policies Map.

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Schedule of changes to the Policies Map

Ref No: PM25

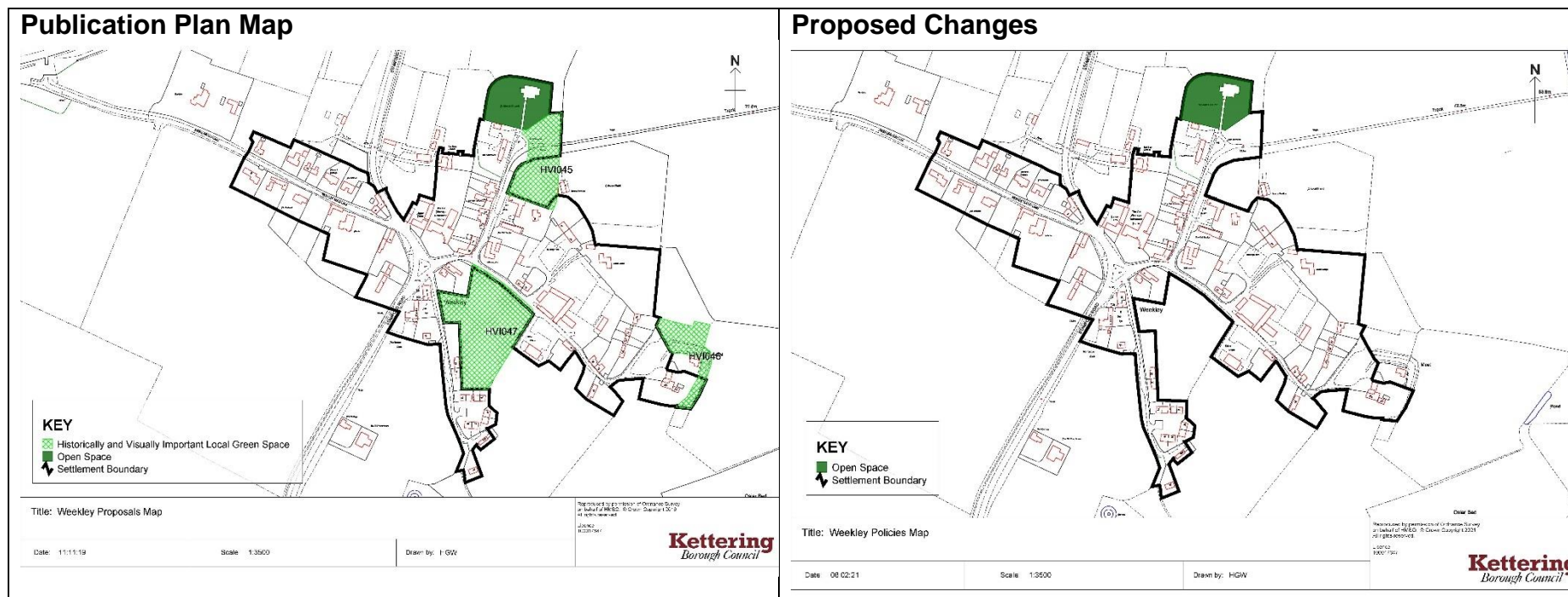
Policies Map: Weekley

Proposed change:

Deletion of Local Green Space reference numbers HVI045, HVI046 and HVI047 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Page 351



Schedule of changes to the Policies Map

Ref No: PM26

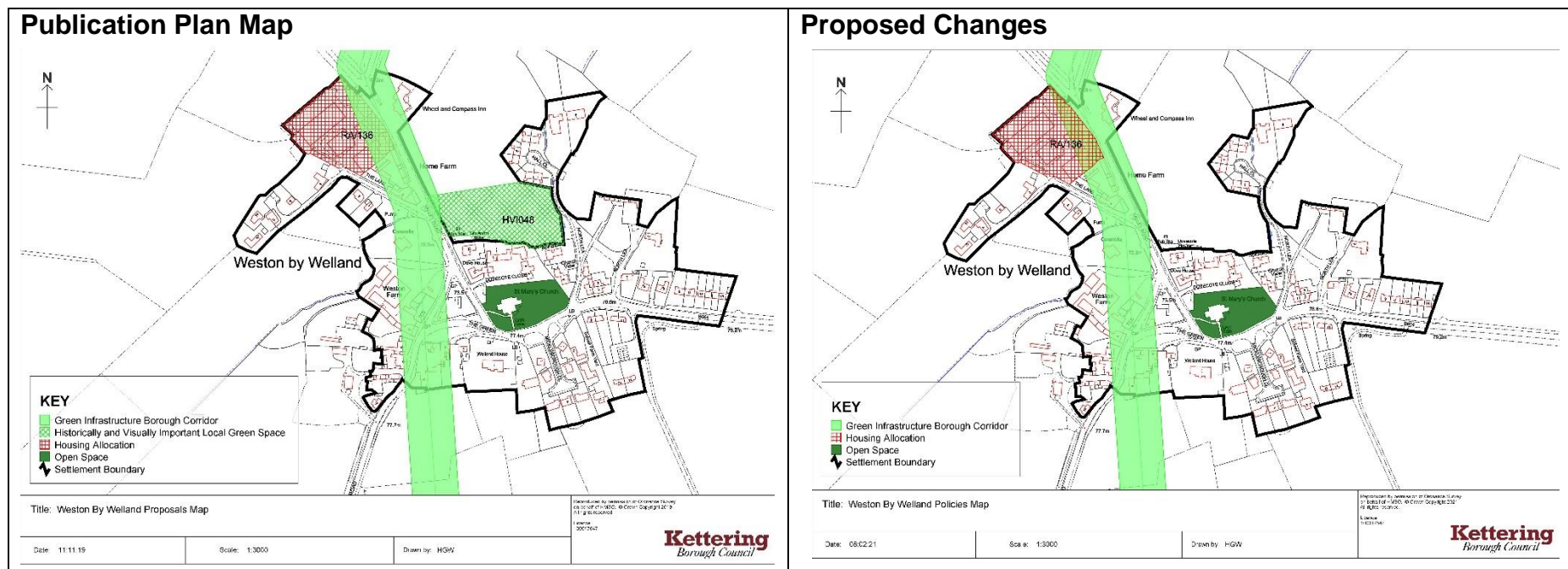
Policies Map: Weston by Welland

Proposed change:

Deletion of Local Green Space reference number HV1048 as requested by the Inspector to ensure a sound plan.

Title amended from Proposals Map to Policies Map.

Page 352



Schedule of changes to the Policies Map

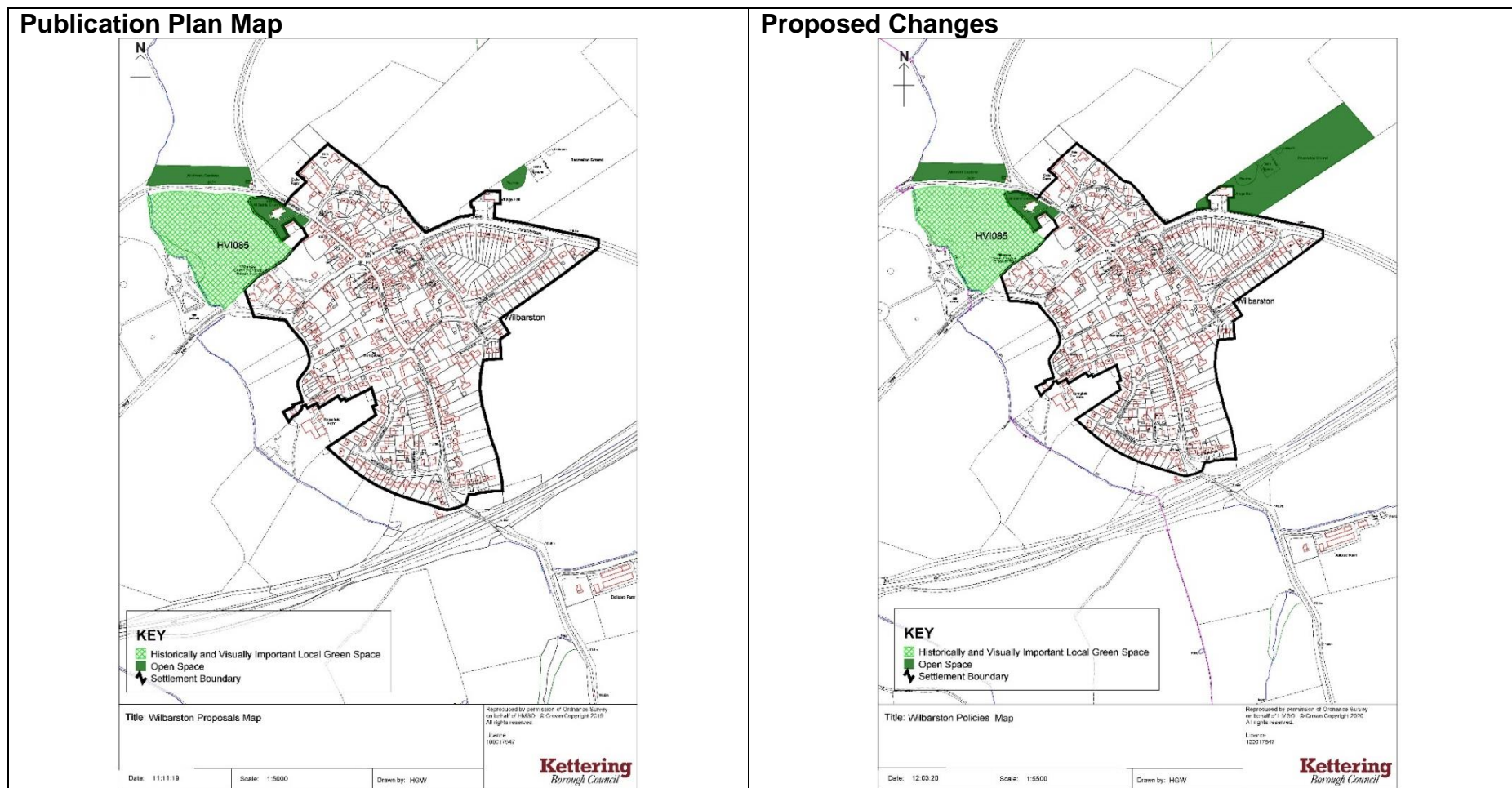
Ref No: PM27

Policies Map: Wilbarston

Proposed change: Area of open space added to the map. To address comments received from Wilbarston Parish Council (Rep 248)

Title amended from Proposals Map to Policies Map.

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DRAFT ADOPTION STATEMENT – KETTERING SITE SPECIFIC PART 2 LOCAL PLAN

In accordance with Regulation 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 notice is hereby given that North Northamptonshire Council adopted the Kettering Site Specific Part 2 Local Plan on XX XXXX 2021.

The Kettering Site Specific Part 2 Local Plan was the subject of an independent examination conducted by Inspector Elaine Worthington MTP MUED MRTPI, appointed by the Secretary of State. In their report published on 2 July 2021, the Inspector confirmed that the Plan was sound, subject to a number of main modifications. The main modifications recommended by the Inspector, together with additional minor modifications (which do not change the meaning of the policies) are included in the adopted Kettering Site Specific Part 2 Local Plan. These can be viewed on the Council's examination webpages at www.kettering.gov.uk/SSP2Exam.

Any person aggrieved by the Kettering Site Specific Part 2 Local Plan may, with the leave of the High Court, make an application under Section 113(3) of the Planning and Compulsory Purchase Act 2004 to quash the Plan on the grounds that:

- The Kettering Site Specific Part 2 Local Plan is not within the powers conferred by Part 2 of the Planning and Compulsory Purchase Act 2004; or
- a procedural requirement of the Act or its associated Regulations has not been complied with.

Any such application for leave must be made to the Court under Section 113 of the Planning and Compulsory Purchase Act 2004 no later than the end of the period of six weeks beginning with the day after the date on which the Kettering Site Specific Part 2 Local Plan was adopted (i.e. beginning on XX XXXX 2021).

In accordance with Regulations 26 and 35 of the 2012 Regulations, the following documents have been made available:

- I. Kettering Site Specific Part 2 Local Plan and Policies Map;
- II. This Adoption Statement; and
- III. Sustainability Appraisal Report.

A copy of the documents listed can be viewed on the Council's website at www.kettering.gov.uk/SSP2Exam. Alternatively, hard copies are available for inspection at the Council Offices, Bowling Green Road, Kettering and Burton Latimer, Desborough and Rothwell libraries during normal opening hours.

If you require further information, please email XXXX.

A copy of this Adoption Statement will be sent to the Secretary of State for Housing, Communities and Local Government.

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