

Strategic Planning Committee 22nd August 2022

Report Title	Kettering General Hospital Local Development Order (LDO)
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List of Appendices

Appendix A – Kettering General Hospital
Local Development Order

Scheme of Delegation

This application is brought to committee as it falls outside the scheme of delegation.

1. Recommendation

1.1 That the Kettering General Hospital Local Development Order is made.

2. The Proposal

2.1 The proposal is for a Local Development Order for the site of Kettering General Hospital, Rothwell Road, Kettering NN16 8UZ.

2.2 The proposed Local Development Order (LDO) will grant planning permission for specified types of development in specified zones within the hospital site. The Kettering General Hospital LDO will be a mechanism through which less contentious development in defined areas can be managed effectively, without the need for the submission of planning applications, and their determination, reducing the risk of overall scheme delay and providing a degree of flexibility for the Hospital Trust in the redevelopment of the hospital site. Development outside of the zones, or not fulfilling the conditions specified, will still require the submission of planning applications.

3. Site Description

3.1 The site of Kettering General Hospital lies within the town boundary and is accessed via Rothwell Road on its northern boundary, with a mix of residential properties and commercial units beyond. It is bounded by the Midland Mainline

railway to the east and residential streets to the south and west. The site is compact, providing very little spare ground for expansion, or the relocation of facilities or for activities to move to whilst redevelopment takes place. A small nature conservation park sits towards the south-eastern corner of the site.

- 3.2 Some buildings are linked by corridors and others by open walkways exposed to the elements. The buildings within the site have emerged over an extended period of time, different in character and providing different challenges. There are also several car parks throughout the site, mainly surface level, but also one with a single deck. The site falls significantly from north-west to south-east.

4. Relevant Planning History

- 4.1 The list of planning applications below is not exhaustive but provides an indication of the type of applications determined in recent years.

App Reference	Description	Approved/Refused	Date Issued
NK/2021/0834	Retention of portacabin to provide additional ward space for a further eight years	APPROVED	13/04/2022
NK/2021/0832	Retention of portacabin with ramp to provide additional ward space for a further eight years	APPROVED	14/04/2022
NK/2021/0731	Retention of portacabin with ramp access and link to A&E for a further eight years	APPROVED	29/10/22021
NK/2020/0120	Erection of single storey building within existing courtyard	APPROVED	01/04/2020
KET/2019/0213	Two storey extension to cardiac unit	APPROVED	28/05/2019
KET/2019/0181	2 no. Portakabin buildings for a temporary period of 18 months	APPROVED	10/05/2019
KET/2018/0823	Single storey infill extensions to Jubilee Wing	APPROVED	18/12/2018
KET/2017/0961	Covered link and installation of a plant on	APPROVED	02/02/2018

	existing roof		
KET/2017/0830	Infill extension to medical teaching area	APPROVED	21/1/2017
KET/2017/0057	Installation of air handling unit on Rockingham Wing roof	WITHDRAWN	15/03/2017
KET/2016/0918	Two storey car park	APPROVED	15/03/2017
KET/2016/0868	Single storey rear extension to Diabetes Centre	APPROVED	25/01/2017
KET/2016/0292	Siting of a Portakabin with ramp access and link to A&E	APPROVED	16/06/2016
KET/2016/0261	Additional air handling plant to roof, canopy over lower ground entrance and blanking panels to existing windows	APPROVED	27/05/2016
KET/2016/0141	Extension to Sterile Services building	APPROVED	18/04/2016

5. Consultation Responses

Five responses were received to the Draft LDO consultation. They are provided below and repeated later in this report with officer comments in response.

5.1 Parish / Town Council

Kettering Town Council supports the LDO as giving the hospital the flexibility to respond to funding opportunities and in how the development of their site can be phased and managed in the best interests of the Trust, its staff and patients and the wider community. The Town Council also makes the following observations.

1. The Hospital should ensure that the total provision of parking on site should not be reduced even temporarily during any of the development phases without finding adequate off-site alternatives.
2. The protected green space to the south-west of the site should remain open for community use throughout.
3. The LDO should encourage a high degree of sustainable development, and the re-use of materials already on site.

5.2 Neighbours / Responses to Publicity

A letter was received from local residents from a single address in Ullswater Road making no objection but to provide comments of concern.

1. Having worked at KGH for several years, I realise that the site falls short in many areas and needs updating and enlarging. As we live on Ullswater Road, we are extremely concerned that this will be to the detriment of local residents and would like some assurance from yourselves that actions will be put in place to eradicate or at least ease the discomfort felt by local homeowners.
2. Our main concern is over the height of the building proposed in phase one. Should it be taller than the existing Glebe House (Headquarters) we will be overlooked in an unacceptable manner and would ask that some screening be erected or planting be undertaken to ensure the privacy of our garden and property.
3. The other concern we have is for the dirt, dust and noise that will be made during the demolition and erection of the new buildings. We would like some assurance that reasonable precautions will be taken to cause as little distress as possible during the transition.
4. Please do not take this as an objection to the proposed improvements, we are just asking you to take extra steps to address details as defined above, maybe considering some tall planting in the 10 metre boundary that would make an efficient screen from sight and noise.

5.3 Local Highway Authority (LHA)

The Local Highway Authority made the following observations:

1. It is acknowledged the intention is for a number of works as outlined within the *Zones within the Hospital Site* of the KGH LDO document to be permitted without the need for full planning application procedures.
2. The LPA are requested to consider demolition/construction traffic management plans, along with associated parking requirements for the proposed infrastructure in line with Northamptonshire Parking Standards (2016).
3. The letter states the intention for non-adopted roads/footways etc. to fall within the LDO. The LHA require roads/footways which are not to be put up for adoption to still meet adoptable requirements to ensure their safety.
4. The application site is affected by a Public Right of Way – Public Footpath VD33 (runs adjacent to the site). The advice is given without prejudice to the views which may be expressed by North Northamptonshire Council as Highway Authority, should an application be made. Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and/or a Public Right of Way.

5.4 Northants Police, Northants Fire & Rescue

Northants Police, Northants Fire & Rescue made the following comments.

1. From the perspective of impact on resources for Northants Police and Northants Fire & Rescue to cover the site, we do not have any comments to make.
2. We would request that prior to works commencing on the various phases, consultation should be carried out with the Crime Prevention Design Advisors, who will be keen to advise from a crime reduction and fire prevention design perspective. In addition, this consultation will also give an indication of the order that works are to be carried out, to ensure that the relevant teams are aware from an operational perspective.

5.5 Kettering General Hospital NHS Foundation Trust

The Trust supports the proposal and makes the following comments.

1. The document reflects the cooperation and joint working that has been undertaken to date to find the best way to enable proper planning and the efficient delivery of the Trust's ambitious plans to enhance the facilities and services offered at Kettering General Hospital.
2. We are writing to confirm our full support for the Council's approach to this project and the prospect it provides for the efficient delivery of this valuable and much-needed public investment in the local health service estate.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)

Paragraph 51 of the National Planning Policy Framework (NPPF) encourages local planning authorities "*to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area*". The LDO, once approved, will be included on the Councils registers.

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 10: *Provision of Infrastructure* advocates that development must be supported by the timely delivery of infrastructure, services and facilities. To achieve this, it identifies that local planning authorities will work with developers and infrastructure/service providers to identify viable solutions to delivering infrastructure. The LDO, and the work that's gone into its preparation is an example of this policy and criteria being implemented.

6.4 Other Relevant Documents

North Northamptonshire Council Corporate Plan

Key commitment six of the Corporate Plan targets *modern public services*. It aims to provide efficient, effective and affordable services that make a real difference to all our local communities. The LDO will undoubtedly provide a degree of flexibility to the Hospital Trust in its planned delivery of a high-quality health facility.

7. Evaluation

7.1 Principle of Development

7.1.1 Kettering General Hospital was announced as one of the hospitals considered for significant investment in 2019. It has since been preparing a Masterplan and Hospital Infrastructure Plan (HIP2) for consideration for significant funding to deliver Phases 1 and 2 of a major redevelopment.

7.1.2 Development will take place at the existing hospital site and will involve a large number of both minor and major works, the majority of which will require planning

permission. The hospital will need to continue to function fully throughout its redevelopment.

- 7.1.3 Hospital Trusts have their own rigorous process to go through in applying for funds to undertake capital works, including an options appraisal. The NHS follows the HM Treasury Green book process for the development of Capital Business Cases. This process starts with a Strategic Outline Case (SOC) and progresses through an Outline Business Case and Full Business Case. Each phase develops the detail in terms of the design, the benefits and the costs. The SOC is key to considering the preferred way forward through reviewing a long list of options and then considering in greater detail a shortlist. The SOC process at Kettering General Hospital considered a range of options from do nothing/do minimum, through various scenarios of on-site developments through to a complete rebuild of old Estate, on-site and a complete rebuild on a greenfield site.
- 7.1.4 The greenfield site option and the major rebuilds on-site were excluded by the Board due to the capital cost and revenue affordability. For example, the out-turn cost of a greenfield option was well over £1bn. As a consequence, the Trust has concentrated on phased rebuild on the current site with a capital cost of c.£600m subject to inflation.
- 7.1.5 The hospital had already secured £46 million for an Urgent Care Hub, with the submission of a HIP2 for £532 million, this would deliver phases 1 and 2 of the full programme. Construction could take in the region of 8-10 years for completion. The redevelopment will bring with it a significant uplift in the hospital environment and the support it can provide to local communities. However, during construction disruption to the site will be inevitable, putting pressure on care and the day-to-day activity whilst the hospital continues to carry out its full duties.
- 7.1.6 Council officers have been engaged in discussions with the expert team supporting the Hospital Trust in its plans for funding and the site's redevelopment. One area of discussion has been to prepare a Local Development Order (LDO) for the site.
- 7.1.7 Local Development Orders grant planning permission for specified types of development in specified locations. Local Development Orders do not remove or supersede any existing planning permission (or permission granted on appeal) or permitted development rights which are already in place. Equally, they do not prevent a planning application being submitted to a local planning authority for development which is not specified in the Order. Government guidance in the Planning Practice Guidance states "*[Local Development Orders] streamline the planning process by removing the need for developers to make a planning application to a local planning authority. They create certainty and save time and money for those involved in the planning process.*" The Planning Advisory Service advocates that they can be used to help accelerate development and to simplify the planning process.
- 7.1.8 The Kettering LDO has the potential of providing a significant long-term benefit for the Hospital Trust in the delivery of this major scheme. The LDO will be a mechanism through which less contentious development in defined areas can be

managed more effectively, without the need for the submission of planning applications, and their determination, reducing the risk of scheme delay. Development outside of the specific locations or not fulfilling the conditions specified, will still require the submission of planning applications in the normal way.

- 7.1.9 At a meeting of the Council's Planning Policy Executive Advisory Panel (EAP) in January, Members provided input into the preparation of a draft LDO and supported a four-week consultation with stakeholders and members of the public. The consultation commenced on 8th April 2022 with the distribution of a letter to stakeholders and properties (commercial and residential) immediately abutting the hospital site. A public notice was also issued in the Kettering Evening Telegraph. The closing date for responses to the consultation was 5.00pm on 12th May 2022.
- 7.1.10 Five responses were received to the consultation. The issues raised are provided below, with officer comment on each in turn, as presented to the Planning Policy EAP on 28th June 2022.
- 7.1.11 **Representation No.1 – The Local Highway Authority** made observations as follows.
- i. It is acknowledged the intention is for a number of works as outlined within the *Zones within the Hospital Site* of the KGH LDO document to be permitted without the need for full planning application procedures.
Officer comment: *Correct, the LDO in effect grants permission for those works, provided they meet the criteria identified in the LDO and the respective zone.*
 - ii. The LPA are requested to consider demolition/construction traffic management plans, along with associated parking requirements for the proposed infrastructure in line with Northamptonshire Parking Standards (2016).
Officer comment: *The Hospital Trust is aware of the need to manage this as an issue, and will, as part of its appointment of contractors in respect of any works, require the preparation of a risk assessment. This will address control mechanisms where appropriate, in terms of point of contact for queries, control of noise, dust, hours of operation and traffic movements. However, to ensure this is enforceable it is proposed that a Construction Management Condition be added to the LDO.*
 - iii. The letter states the intention for non-adopted roads/footways etc. to fall within the LDO. The LHA require roads/footways which are not to be put up for adoption to still meet adoptable requirements to ensure their safety.
Officer comment: *This request is noted however, it is considered not all roads or footpaths within the site would need to be built to adoptable standards, for example tracks round some buildings or wide curves and large junctions could encourage excessive speeds. A condition will be added that states that roads and footpaths within the site intended for use by members of the public will normally be constructed to adoptable standards having regard to the intended nature and volume of use and desirable speed for vehicles.*

- iv. The application site is affected by a Public Right of Way – Public Footpath VD33 (runs adjacent to the site). The advice is given without prejudice to the views which may be expressed by North Northamptonshire Council as Highway Authority, should an application be made. Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and/or a Public Right of Way.

Officer comment: *Noted.*

7.1.12 **Representation No.2 – Kettering Town Council** supports the LDO as giving the hospital the flexibility to respond to funding opportunities and in how the development of their site can be phased and managed in the best interests of the Trust, its staff and patients and the wider community. The Town Council also makes the following observations.

- i. The Hospital should ensure that the total provision of parking on site should not be reduced even temporarily during any of the development phases without finding adequate off-site alternatives.

Officer comment: *The Hospital Trust has indicated it is a key objective that the implementation of the upgrading of the Hospital should be undertaken without reducing accessibility to the site and its services. Overall parking provision is a key consideration and off-site opportunities are being considered. It is acknowledged this will be less of an issue in relation to the smaller scale developments undertaken within the LDO process, but it is clear the Trust is exploring all reasonable options to ensure suitable parking provision is made.*

- ii. The protected green space to the south-west of the site should remain open for community use throughout.

Officer comment: *The Trust has agreed to the green space being kept available throughout the hospital's redevelopment, unless there are any temporary and overriding health and safety reason for its closure.*

- iii. The LDO should encourage a high degree of sustainable development, and the re-use of materials already on site.

Officer comment: *The Trust has indicated it will be implementing a waste minimisation policy in relation to all contracts for work on site which will include consideration of reuse of materials.*

7.1.13 **Representation No.3 – Northants Police, Northants Fire & Rescue** made the following comments.

- i. From the perspective of impact on resources for Northants Police and Northants Fire & Rescue to cover the site, we do not have any comments to make.

Officer comment: *Noted.*

- ii. We would request that prior to works commencing on the various phases, consultation should be carried out with the Crime Prevention Design Advisors, who will be keen to advise from a crime reduction and fire prevention design perspective. In addition, this consultation will also give an

indication of the order that works are to be carried out, to ensure that the relevant teams are aware from an operational perspective.

Officer comment: *The Hospital Trust has confirmed that Building Regulations will naturally be complied with and public safety for patients, staff and visitors is a prime concern. The Council will liaise with the Police and Fire services when the Trust notifies the Council of proposals falling within the LDO scheme, and where the development may be of interest to those services. To reinforce this positive approach, an informative regarding notification to the Crime Prevention Design Advisors will be added to the LDO.*

7.1.14 **Representation No.4 – Local residents of Ullswater Road** made no objection but provide comments of concern.

- i. Having worked at KGH for several years, I realise that the site falls short in many areas and needs updating and enlarging. As we live on Ullswater Road, we are extremely concerned that this will be to the detriment of local residents and would like some assurance from yourselves that actions will be put in place to eradicate or at least ease the discomfort felt by local homeowners

Officer comment: *Your comments are noted, and points appreciated. We will seek to respond positively to address your concerns.*

- ii. Our main concern is over the height of the building proposed in phase one. Should it be taller than the existing Glebe House (Headquarters) we will be overlooked in an unacceptable manner and would ask that some screening be erected or planting be undertaken to ensure the privacy of our garden and property.

Officer comment: *Your concern is noted and can be taken into account in relation to the design and any associated mitigation for the Phase 1 building. However, the Phase 1 redevelopment is beyond the scope of the LDO and will be the subject of a planning application, to which neighbours will be invited to comment upon through the neighbour notification process on the application. The LDO only relates to development proposals specified by criteria described within each of the zones. The Phase 1 development is proposed for the centre of the site, where its location is considered to be least sensitive on the residential environment. Building scale and choice of materials together with appropriate landscaping will be important factors in considering any planning application, however as indicated, this development falls outside the scope of the LDO.*

- iii. The other concern we have is for the dirt, dust and noise that will be made during the demolition and erection of the new buildings. We would like some assurance that reasonable precautions will be taken to cause as little distress as possible during the transition.

Officer comment: *In relation to the environmental impact of demolition and construction works on site, your concerns are noted. A Construction Management condition will be added to address this concern. The inclusion of this will impose measures to manage dirt, dust, noise and hours of operation at the site.*

- iv. Please do not take this as an objection to the proposed improvements, we are just asking you to take extra steps to address details as defined above,

maybe considering some tall planting in the 10 metre boundary that would make an efficient screen from sight and noise.

Officer comment: *Your comments are appreciated. It is noted that a significant amount of tree landscaping is already provided along the hospital's boundary with neighbouring residential properties. Planning applications will be required for more major pieces of development at the hospital site. The provision of new or enhanced existing landscaping is likely to be a consideration through these applications. It is not thought necessary to undertake further landscaping as a matter of course for development proposals the subject of the LDO. However, if a particular proposal does direct the Council towards imposing landscaping requirements on the Trust, then the Council will respond to secure that as a solution.*

7.1.15 Representation No.5 – Kettering General Hospital NHS Foundation Trust supports the proposal.

- i. The document reflects the cooperation and joint working that has been undertaken to date to find the best way to enable proper planning and the efficient delivery of the Trust's ambitious plans to enhance the facilities and services offered at Kettering General Hospital.

Officer comment: *The Council is keen to continue to work with the Hospital Trust to support it in delivering a new high-quality range of facilities and services to contribute towards meeting the health needs of the residents of North Northamptonshire.*

- ii. We are writing to confirm our full support for the Council's approach to this project and the prospect it provides for the efficient delivery of this valuable and much-needed public investment in the local health service estate.

Officer comment: *Noted*

Planning Policy Executive Advisory Panel

7.1.16 At the meeting of the Planning Policy Executive Advisory Panel on 28th June 2022, Members discussed responses to the consultation, and proposed changes made as a result to the Draft LDO. The following comments were minuted (in draft, these are yet to be agreed as a true record and signed):

- i. The Chair thanked everybody, including North Northamptonshire Council, Kettering General Hospital, stakeholders and the public who had had an input to the consultation.
- ii. The redevelopment of the hospital would be a massive undertaking. Members questioned that during construction development, how would the Council ensure that KGH would work to the LDO and how it would be enforced.
- iii. The aim of the LDO was for the smallest amount of disruption whilst keeping services going and KGH were mindful of the impacts on neighbours. The initial programme of works would become clear with the Phase 1 planning

application. If anyone had concerns, the Council did have enforcement powers. There was a good relationship with the Trust.

- iv. It was confirmed that there would also be an opportunity to add any additional conditions to the LDO when it was considered by the Strategic Planning Committee.
- v. It was noted that there were not conditions around areas where Members expected there should be, including noise and vibration, asbestos and burning on site. Officers responded by saying that the extent of the LDO was reduced so it did not fall into major development.
- vi. It was confirmed that Phases 1 and 2 were outside the LDO. The LDO would remove the need for planning applications for some works and there were other regimes for compliance. The hospital received some flexibilities during Covid and the LDO, would in part, extend those.
- vii. The LDO did not seek to replicate issues which were covered by other regulations, and it was suggested that officers further considered any possible conditions, prior to the LDO's consideration at Strategic Planning Committee.
- viii. KGH would be trying to keep as many aspects of its services on site during the works. Off-site parking sites were being considered for staff, with visitors still on the site. It was accepted that it was a challenging site.
- ix. It was not yet clear which of the site's accesses would be used by construction traffic. A transport assessment would be submitted as part of the planning application. Members stated that it was essential to keep Kettering town centre moving and there was a need to understand what impact the LDO would have on traffic and traffic management.
- x. Members were concerned that Highways had made no significant comments on the transport issues. The LDO would involve more construction traffic and would require traffic plans to manage the road.

7.1.17 Members resolved to note the responses to the Draft Local Development Order consultation, and officer comments to those responses; and agree that any amendments to the draft LDO, prior to its consideration by the Strategic Planning Committee, be made by the Assistant Director of Growth and Regeneration, in consultation with the Chair of the Executive Advisory Panel.

7.1.18 As a result of the stakeholder and public consultation a number of amendments were made to the LDO, including the addition of conditions and an informative. In addition, following discussions with Members at the Planning Policy EAP, further amendments have been introduced to respond to concerns over environmental, demolition, construction and highways issues as a result of the LDO. In terms of environmental aspects, they included issues of ensuring energy performance, protecting against hazardous substances at the site, and tree/landscape protection. In relation to highways matters, Members expressed concern that it

wasn't yet clear which of the accesses to the hospital would be used by construction traffic. Members also stated that it was essential to keep traffic moving in Rothwell Road and the surrounding routes, including Kettering town centre. There was a need to understand what impact the LDO would have on traffic and traffic management.

- 7.1.19 Officers have further engaged with colleagues from the Local Highways Authority to seek clarity on their views to the highways concerns. They expressed that the core transport issue would be a major consideration through the Phase 1 and 2 redevelopment proposals, and that the impact of development allowed through the LDO would be relatively modest. The impact of temporary structures and small-scale development such as those to be delivered through the LDO would be felt more within the site than impact to any significant degree on the road network beyond the hospital grounds.
- 7.1.20 Also of note is the hospital's commitment to preparing and delivering on a Travel Plan for Kettering General Hospital. A Transport Assessment will be provided with the Phase 1 and Phase 2 applications for the hospital. The range of development proposed through the LDO will be accounted for within that submission. In isolation, it is considered the impacts of traffic provided through the LDO alone is unlikely to be sufficient to impact on the surrounding road network.
- 7.1.21 In addition, further conversations have taken place with colleagues from Environmental Protection, Building Control, and the Council's Ecologist. As a result, it has been concluded that some of the suggested areas for consideration through conditions are not suitable, in a number of cases as they are addressed through other legislation eg. Building Regulations and Health & Safety at Work Act.
- 7.1.22 Notwithstanding this, it has been agreed to add detail to the conditions contained within the LDO, to ensure that issues relating to transport, the environment, demolition and construction are considered through a Construction Management Plan (CEMP) condition. The condition requires that details of development are forwarded to the Council through a Construction Management Plan (CEMP), to which the Council will be given 28 days to respond, after which the proposal is deemed to be approved. This will provide the surety required that development the subject of the LDO is carried out in an appropriate manner, with only limited loss of flexibility or risk of delay in the Hospital Trust's programme to deliver redevelopment.
- 7.1.23 A habitats site survey has not been undertaken for the site however, having engaged with the Council's ecologist a criterion has been added to the Construction Management Plan condition requiring an assessment by a suitably qualified ecologist be undertaken to report on the potential for protected species or other ecological impacts from development considered through the LDO. An EIA Screening Opinion is being undertaken, the initial conclusions of which point towards the LDO not giving rise to any significant environmental effects, and therefore no Environmental Statement will be required. This work will be complete ahead of the Strategic Planning Committee, Members will be updated of the outcome at the meeting.

7.1.24 The final Kettering General Hospital Local Development Order is attached at Appendix A for consideration. This provides detail on the various zones, and appropriate forms of development within each zone. This also sets out the conditions to development, and clarity over the use of a Construction Management Plan (CEMP).

8. Conclusion / Planning Balance

8.1 The Council's officers have been working with representatives of Kettering General Hospital for more than 2 years. In this time the Hospital Trust and its team have been progressing in their plans to undertake a major redevelopment of the site, and its facilities. The availability of a Local Development Order is seen as a significant tool for the Trust, to act as a major support to delivery of the hospital's redevelopment.

8.2 A considered approach was undertaken in preparing the LDO, alongside the Trust team's preparation of a detailed masterplan for the redevelopment. The Council's Planning Policy Executive Advisory Panel provided comment on a draft LDO, following which amendments were made and a consultation inviting stakeholders and local residents to comment was publicised. Five responses were received, which were considered by both officers and Members of the Planning Policy EAP, before which further amendments were made, with the agreement of the Executive Director of Place and Economy, in consultation with the Chair of the Planning Policy EAP.

8.3 The Trusts plan is to start the key enabling works, the Electrical Infrastructure and Energy Centre in late 2022/23 and to start the main clinical builds in 2024. This is subject to National Approvals and capital availability. The National Programme plans to see the developments across the country to be complete by 2030.

9. Recommendation

9.1 Members are asked to make the Kettering General Hospital Local Development Order as set out at Appendix A.