

KETTERING

ENERGY PARK

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



JANUARY 2023



FIRST RENEWABLE
DEVELOPMENTS

Introduction

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

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

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

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

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

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

Burton Latimer Town Council

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

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

Finedon Town Council

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

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

Cranford Parish Council

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

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

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

Woodford Parish Council

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

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

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

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

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

Policy Panel Review 24th October 2022

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

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

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

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| 19 | This sounds like good news, the proposals should be promoted through a concerted publicity and communication campaign | This point was noted and it was confirmed that a project website was soon to be launched to publicise the proposals. | N/A |
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Website Consultation 29th November 2022 – full details of the comments are provided in Appendix 1

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

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

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

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

Key Issues Raised during Stakeholder Engagement

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

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

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| | <p>although more information will be needed on the following:</p> <ul style="list-style-type: none"> • Which existing landscape features are to be retained as part of the proposals. • Treatment of the site boundaries to help the proposals integrate into the surroundings • Building design and elevation treatment to demonstrate how they will look in the landscape setting • How impacts from external lighting will be minimised | | |
| <p>Place Services Heritage</p> | <p>The approach to provide an open frontage to the eastern boundary of the site opposite the Round House is supported and it is noted that the other listed building in the vicinity of the site, known as Poplars Barn, is a modern rebuild so is unlikely to have limited significance in heritage terms.</p> <p>Views towards the round House from within the development site should be retained so that new development does not close off such views.</p> <p>Longer distance views across the site towards existing features such as towards the Burton Latimer church spire will need to be assessed in the LVIA.</p> | <p>The comments were noted and further consideration was taken to assess view towards the Round House.</p> <p>The requirement to consider heritage assets that may be visible in longer distance views was noted and this will be assessed as part of the landscape and visual impact assessment at application stage.</p> | <p>Yes – the proposed location of new development near the Round House was revised so that this was further from the Listed Building.</p> <p>Furthermore, a view corridor was identified where new building's would not be developed to maintain views of the Roundhouse from within the Energy Park site.</p> |

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

Comment

I am doing some background research on the Energy Park and wondered if you had any update on timescales or whether a draft master plan has been published and is available to the public? Many thanks.

i am devastated i moved to Cranford so as to get a way from towns and enjoy the country life as i was getting older and all i see around such a beautiful village is land being taken up for industrial units, as what is happening all over the place now is they hide it all around the green movement but this is all about money. i will be dead against this plan and will fight this all the way .

Can you please keep me updated of the development via email. I am a home owner in Cranford Many thanks

I think this is a step in the right direction to help save our planet. I'm all for using the resources we have; wind power, sola power, tidal / wave power. My husband and I have wanted to install solar panels on our property, but as we live in a conservation area we have costly hoops to jump through and this is sadly discouraging us from fitting the panels.

The energy will not be for the surrounding area. If it goes in to the national grid, it goes into the supply for the whole UK. How can premises that are going to be massive "sheds" and manufacturing with numerous lorries and commuter cars coming in every day be deemed to "respect the environment".

The A510 is already a dreadful road: the two roundabouts off the A14 are very bad and have notoriously poor vision. When coming off the westward exit, it is impossible to see cars coming and people tend to drive into that roundabout from Cranford without stopping. Has exceptionally bad vision and often exacerbated when grass allowed to grow high.

lorries.

Before get to entrance of Beaty property, have dipped hill and sharp bend and past the exit going to Finedon have another blind dipped hill and sharp bend. Extremely dangerous already and can't see how a roundabout could fit. We were promised great grants to the community from the wind farms - absolutely nothing has materialised.

We are very concerned about the proposals for the Kettering Energy Park:

1. The A510 is a busy and dangerous road where many accidents have occurred including a fatality. The energy park would increase the traffic load significantly, causing further potential traffic issues and highway safety hazards (particularly when exiting the A14 at Jct 11 and approaching the Woodford and Addingtons turnings). The roundabout at Finedon cannot cope with the existing amount of traffic and would become a complete gridlock with more traffic accessing the
2. The proposals state that the park will not 'impose itself, ecologically or visually, on the surrounding environment'. How can this be possible when the suggestions for businesses include cold storage, logistics and distribution which all require huge imposing buildings. The noise and light pollution will impact all nearby households and the park would undoubtedly impose itself on the surrounding environment.

used on the website.

4. The sales pitch for the original wind farm included promises that the energy produced would benefit the local community and homes nearby. The new proposal now states that the energy will benefit the new businesses onsite. This brings into question the integrity of the whole project. Is this truly an energy park or just another industrial business park being proposed under the pretence of an energy park?

5. There are historical buildings such as The Round House directly opposite the proposed site that should be preserved within their current surroundings. 6. There is a lack of public awareness about the proposals – more communication is needed for the local community to be given a fair chance of having their say.

Traffic along the A510 from the A14 is already heavy, the road is of poor quality with poor visibility. Is any consideration being given to properties situated on this road? How are you proposing to stop traffic accessing from Finedon? A sign saying no access will be ignored as are speed limits along this road.

If this development goes ahead, which it undoubtedly will, as no one has been given any notice even close neighbours (nothing unusual for Kettering Council) would it not be better to go ahead with the previously planned J10a to feed both the housing development and energy park?

We are long term residents of Cranford. We live on the east of the village close to the Junction 11 of the A14. We are very keen to see less fossil fuel use and more sustainably green ways of living in general. For that reason we are happy to have the current array of wind turbines on the Wold site which is just across the A14 from us. However, we have serious concerns after reading through all the promotional information on you website.

A general concern is that the site is at present rural and agricultural and separate from the industrial and warehousing sites around Burton Latimer. This makes us consider it inappropriate for the sort of development you envisage. Having read through the information on your website we find that there is little hard definition of your plans.

There are lots of aspirational words and things you hope will happen which, although cloaked in all the right reassuring tones, seem to us to be 'greenwashing' a desire to develop yet another industrial estate - albeit apparently it is to be very well planned and laid out and in some way connected to the presence of the turbines.

Are we to understand that the installation of about 180 acres of solar panels is now approved for installation? If so, then we would reluctantly find them just about acceptable as, we understand, they can often be designed so as to allow the grazing of sheep on the same site so would not be a total loss to the agricultural economy. A battery energy storage system would also potentially be appropriate

industrial.

As they stand, alone, at present, we do not consider the present wind turbines have changed the rural nature of the site. (We are very aware of the site's history over the last half-century and were pleased to see it restored to its rural condition after the quarrying and landfill it had been subjected to.)

Lastly, potential extra traffic around the Junction 11 and along the A510 close to it. The installation of a new roundabout close to the Round House on the A510 tends to suggest that there will be an expected significant increase in traffic. Junction 11 is already busy and an increase of commercial traffic coming north on the A510 from your proposed developed site would represent an extra hazard to local traffic.

increase significantly.