

# Kettering Site Specific Part 2 Local Plan

December 2021

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## Consultees

Internal	External
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## Links to other documents

Document	Link
North Northamptonshire Joint Core Strategy Part 1 Local Plan	<a href="http://www.nnjpu.org.uk/site/assets/files/1086/joint_core_strategy_2011-2031_september16_final.pdf">http://www.nnjpu.org.uk/site/assets/files/1086/joint_core_strategy_2011-2031_september16_final.pdf</a>

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# 1.0 Introduction

## 1.0 Introduction

### Purpose and Content of this Plan

**1.1** The Site Specific Part 2 Local Plan (SSP2) provides planning policies to guide future development in Kettering Borough. The SSP2 is the Part 2 Local Plan which develops in more detail the strategy outlined in the North Northamptonshire Joint Core Strategy (JCS), which is the strategic Part 1 Local Plan. The North Northamptonshire Joint Core Strategy was adopted in July 2016. This document is available on the North Northamptonshire Joint Planning and Delivery Unit website at [www.nnjpdu.org.uk](http://www.nnjpdu.org.uk).

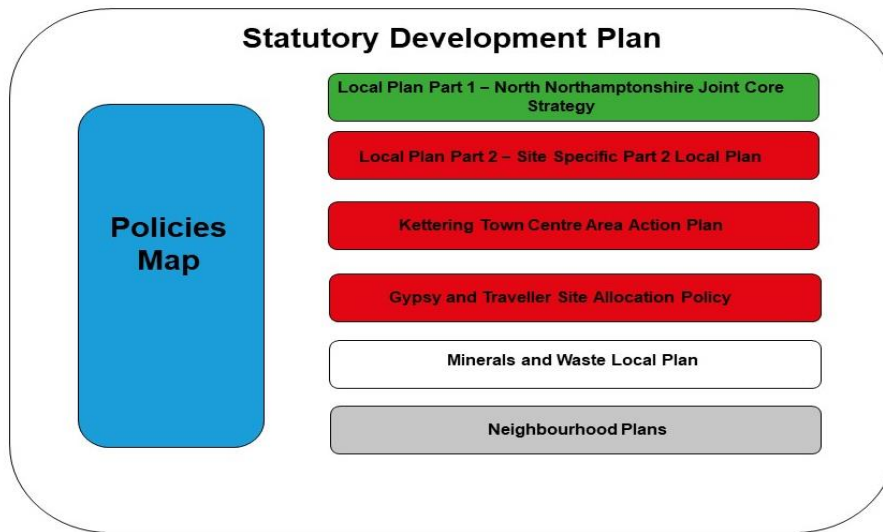
**1.2** The JCS deals with strategic issues and covers the whole of North Northamptonshire. The JCS sets out the overall spatial strategy, the level of growth required and the distribution of growth. It also allocates strategic sites and sets out strategic policies, place shaping requirements, and development management policies.

**1.3** The SSP2 allocates non-strategic sites to meet requirements in the JCS and provides detailed local policies for Kettering Borough. The SSP2 does not replicate policies included in the JCS but provides more local detail specific to Kettering Borough.

**1.4** The SSP2 covers the period 2011-2031. The SSP2 covers the whole of Kettering Borough, however it does 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 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. 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 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.

**1.5** The diagram below shows the documents that will form part of the Development Plan for the area.

# 1.0 Introduction



**1.6** The SSP2 replaces saved policies from the Local Plan for Kettering Borough, adopted January 1995. A list of policies which have been replaced is attached at appendix 2.

## Process and Timetable

**1.7** This document has been prepared in accordance with Government guidance and regulations. The following table sets out the key stages in preparing the document along with a timetable for preparation.

**Table 1.1**

Stage in Production	Timescale
Background work, evidence gathering	June 2008 to February 2009
Issues Consultation (identifying the scope of the plan - Regulation 18 consultation)	April 2008
Development of options	April 2009 to February 2012
Options consultation	March to May 2012
Housing Allocations and Assessment of Additional Sites and Update consultation	October to December 2013
Draft Plan consultation	June to July 2018
Publication Plan Consultation (Regulation 19)	December 2019

# 1.0 Introduction

Stage in Production	Timescale
Submission to the Secretary of State	May 2020
Examination in public	October 2020
Main Modifications Consultation	March 2021
Adoption	<b>December 2021</b>

## Context for the Plan

**1.8** The SSP2 must be consistent with national policy and should be prepared with the objective of contributing to sustainable development. National Planning Policy is set out in the National Planning Policy Framework (see glossary). The examination of the SSP2 considered 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:

- **Positively prepared** - providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** - an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** - deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** - enabling the delivery of sustainable development in accordance with the policies in the Framework.

**1.9** Paragraph 36 of the NPPF highlights the tests of soundness will be applied to non-strategic policies in a proportionate way, taking into account the extent to which they are consistent with relevant strategic policies for the area.

## Evidence Base

**1.10** Paragraph 31 of the NPPF requires that policies should be underpinned by relevant and up-to-date evidence. This evidence should be adequate and proportionate and focused on supporting and justifying the policies concerned. The SSP2 is supported by a robust evidence base which has been used to inform policies and proposals in the plan. The SSP2 is accompanied by a series of background papers and studies which provide background and evidence to the policies and proposals included in the plan. These background papers and studies are available to view on the Council's website at [www.kettering.gov.uk/homepage/16/planning\\_policy\\_a\\_to\\_z](http://www.kettering.gov.uk/homepage/16/planning_policy_a_to_z).

## Duty to Cooperate

**1.11** The Localism Act 2011 amended the Planning and Compulsory Purchase Act 2004 to introduce the Duty to Cooperate. This places a legal duty on local authorities, county councils and public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.

## **1.0 Introduction**

**1.12** Sections 24 to 27 of the NPPF set out the approach local authorities should take to planning strategically across local boundaries. Paragraph 25 requires that strategic policy-making authorities should collaborate to identify relevant matters which they need to address in their plans. In order to demonstrate effective and on-going joint working, paragraph 27 requires strategic policy-making authorities to prepare and maintain statements of common ground which document the cross-boundary matters being addressed and progress made in cooperating to address these.

**1.13** Strategic matters are dealt with through the JCS, the SSP2 deals with more detailed local matters. The Council works closely with other local authorities and partners in the North Northamptonshire area through the existing joint working arrangements. This has included through the preparation of the JCS and through the preparation of a joint evidence base and studies on a wide range of topics. Through the preparation of the JCS a significant amount of work was undertaken with neighbouring authorities and partner organisations to ensure that strategic cross boundary issues were dealt with appropriately and in a collaborative way. The Council has continued to engage with neighbouring authorities and other bodies through the preparation of the SSP2 to ensure that any cross boundary issues relevant to the SSP2 are addressed.

### **Sustainability Appraisal**

**1.14** Sustainability Appraisal must be carried out during the preparation of Local Plans. The purpose of Sustainability Appraisal is to promote sustainable development and to ensure that the plan will help achieve relevant environmental, economic and social objectives. The Sustainability Appraisal ensures that reasonable alternatives are assessed and that the plan provides an appropriate strategy, taking into account the alternatives assessed.

**1.15** The first stage in preparing a Sustainability Appraisal is undertaking a scoping report. This task was undertaken in 2012 when the Council consulted on the Scoping Report. The Scoping Report has subsequently been updated to inform the Sustainability Appraisal report which accompanies this plan.

**1.16** The Sustainability Appraisal Report sets out how the process of sustainability appraisal has been undertaken and the Sustainability Appraisal findings.

### **Habitat Regulations Assessment**

**1.17** In accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), a Habitat Regulations Assessment has been undertaken for the plan.

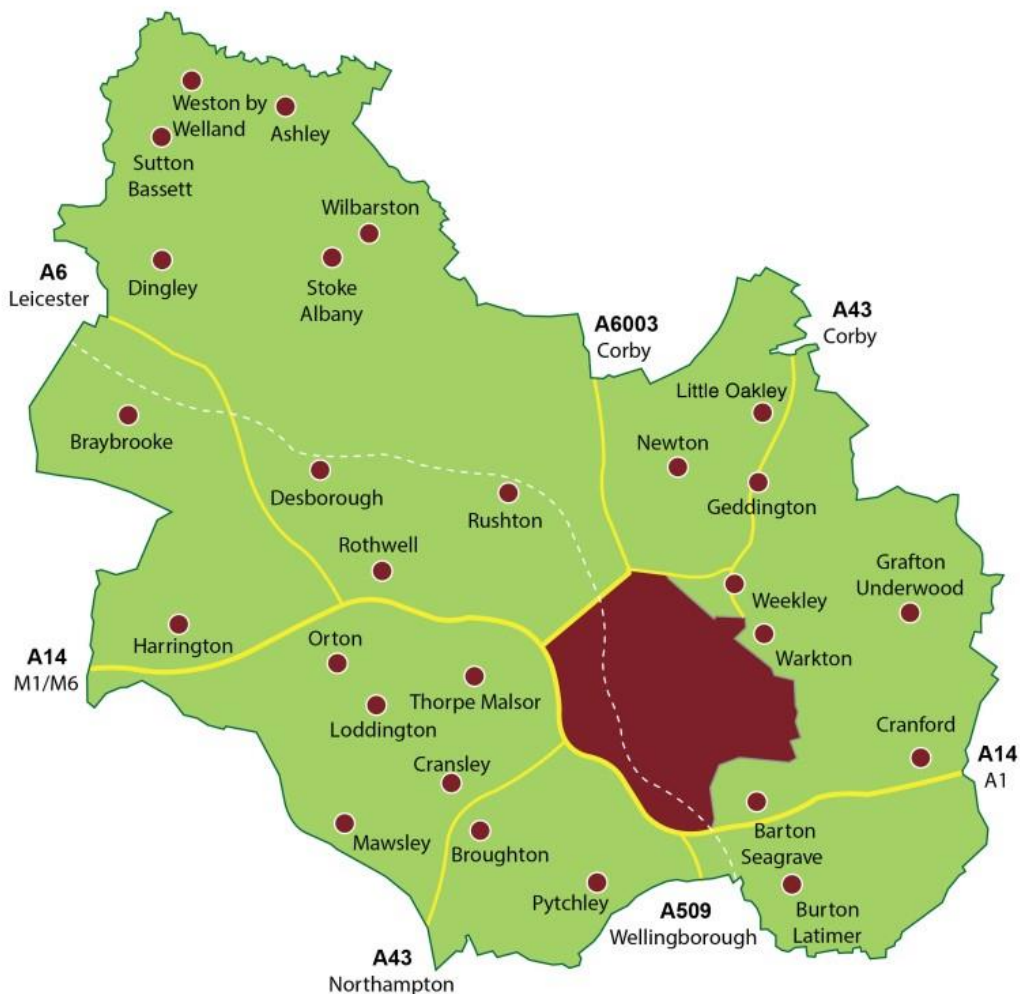
## 2.0 Spatial Portrait, Vision and Outcomes

### 2.0 Spatial Portrait, Vision and Outcomes

#### Spatial Portrait of Kettering Borough

2.1 Kettering Borough is situated in the heart of England and has good road and rail links with the rest of the Country. The Borough covers an area of over 23,000 hectares with an approximate population of 93,475 (Census, 2011). Kettering Borough is located in Northamptonshire and shares a close functional relationship with Corby, Wellingborough and East Northamptonshire. These four local authority areas are collectively known as North Northamptonshire. The North Northamptonshire Joint Core Strategy sets out the strategic plan for this area. During the lifetime of this plan the two tier system of local government within Northamptonshire has been replaced by two unitary councils. The four local authorities in North Northamptonshire and the county council have been replaced by a unitary council which covers the North Northamptonshire area. The SSP2 remains part of the Development Plan now the unitary council has been formed and will provide local policies for the Kettering Borough area until a replacement plan is prepared by the unitary council.

#### Picture 2.1 Kettering Borough





## 2.0 Spatial Portrait, Vision and Outcomes

**2.2** Kettering Borough is characterised by market towns, attractive villages and countryside. Kettering is the main town and has a population of approximately 67,635 (Census 2011). There are three smaller market towns; Burton Latimer, Desborough and Rothwell lying along the route of the former A6; and 27 villages of varying scale and character.

**2.3** The Borough is expected to accommodate significant growth in the period to 2031. The majority of development will be focused at Kettering, which is identified in the Joint Core Strategy as the principal growth town. Smaller scale development will also take place at Burton Latimer, Desborough and Rothwell. Housing and employment development will be accompanied by extensive development in Kettering Town Centre, as set out in the Kettering Town Centre AAP, and by other infrastructure to support the growth.

**2.4** A significant proportion of the growth in Kettering Borough will take place through the Hanwood Park Sustainable Urban Extension (SUE), 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. 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. In addition to this the Kettering Town Centre Area Action Plan makes provision for significant levels of retail, employment and residential development.

**2.5** The health of people in Kettering is generally similar to the England average. Average life expectancy for women is 83 years and for men its 80 years. With regards to health deprivation and disability, Kettering is one of the least deprived local authorities and is ranked 130 out of 326. However of the common health issues affecting under -75s in England- heart disease, respiratory diseases, stroke, cancer, lung and liver disease - Kettering is at significant risk. Smoking, being overweight and having high blood pressure are all risk factors which will impact on the demand for health services.

**2.6** The countryside of the Borough is an attractive mix of landscapes, each with its own distinctive visual, historic and ecological character. The north of the Borough is characterised by the prominent and steeply sloping valley sides in the Welland Valley, and the elevated landscape of hills and valleys in the West Northamptonshire Uplands. The south and central area of the Borough is characterised by areas of high plateau farmlands separated by undulating valleys of the Central Northamptonshire Plateaux and Valleys. The Ise Valley runs through the Borough and is an important landscape characteristic.

*Picture 1 - Kettering Train Station*

**2.7** Kettering's leisure facilities and community and cultural activities incorporate facilities that serve wider catchments including a cinema, famous amusement park (Wicksteed Park), Leisure Village and the Lighthouse Theatre. In Kettering town centre there are various cultural facilities including the Alfred East Art Gallery and Kettering Manor House Museum and the Market Place, which provides an amphitheatre based public space for civic and community events and activities, including 'Kettering by the



## 2.0 Spatial Portrait, Vision and Outcomes

Sea', musical performances, festive fun and speciality markets.

**2.8** Kettering Borough is extremely well placed in terms of transport infrastructure and benefits from excellent accessibility with an East Midland rail station with a fast and regular train services to London St Pancras International and Nottingham (both less than an hour away), Leicester (20 minutes) and Sheffield (1 hour 40 minutes). The Midland Mainline has seen electrification to London, bringing with it an increased capacity service. The proximity of the A14 and the A43 (and beyond to the M1, M6 and A1) means that access by road is equally easy. Peterborough, Cambridge, Milton Keynes, and Birmingham can be reached in under an hour, Oxford in under an hour and a half, and Norwich and the Norfolk coast in 2 hours. For international travel, Birmingham, Coventry, Luton, Stansted and the East Midlands Airports can be reached by car in 60-75 minutes, and Luton Airport can be reached by rail in 40 minutes.

Picture 2 - Wind Turbine at Burton Wold Wind Farm



**2.9** Climate Change is the greatest challenge currently facing our society. It is a strategic issue to be addressed in the North Northamptonshire Strategic Plan which will consider the potential for a local carbon target framework and trajectory alongside other policy approaches to meet the National 2050 zero carbon commitment, together with strategic policies and a monitoring framework in support.

**2.10** 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. Kettering Borough Council is progressive in its approach to sustainable and low carbon energy development and is committed to helping meet targets for renewable energy provision and the reduction of greenhouse gas emission. The Council also acknowledges the importance of providing energy security and maintaining continuity of supply in order to support and attract new businesses to the area. The Borough Council sees an opportunity to embrace and prosper from the new low carbon economy.

**2.11** Land at Burton Wold is identified in the Joint Core Strategy for an Energy Park to add to the range of renewable energy technologies already present. Burton Wold currently provides a focus for the Borough's renewable energy production. The existing wind farm comprises 22 turbines. The Burton Wold site is well located and provides an opportunity for an intensification of renewable technologies and the provision of strategic facilities that could provide energy to support the existing and growing needs of the community. Phase 1 of the Energy Park, known as the Burton Wold Wind Farm Extension, will generate enough power for 11,000 homes.

## Vision

**2.12** The SSP2 will support and deliver the vision and outcomes set out in the North

## 2.0 Spatial Portrait, Vision and Outcomes

Northamptonshire [Joint Core Strategy](#). The JCS sets out the following vision:

### Statement 1

#### Joint Core Strategy Vision

By 2031, North Northamptonshire will be a showpiece for modern green living and well managed sustainable development: a resilient area where local choices have increased the ability to adapt to the impacts of climate change and to global economic changes. The special mixed urban-rural character of North Northamptonshire will have been maintained through urban-focused growth supporting a strong network of vibrant and regenerated settlements, which each maintain their separate and distinct character within an enhanced green framework of living, working countryside.

North Northamptonshire will be outward looking, taking advantage of its excellent strategic transport connectivity to be a nationally important growth area and focus for inward investment. Plan led change will have made North Northamptonshire, its northern and southern sub-areas and individual settlements more self-reliant, with more choices available locally. Investment in infrastructure, services and facilities and growth in high quality jobs will have led to less need to travel and will have shaped places in a way that meets the needs and aspirations of local people. A strong focus on growing investment in tourism, leisure and green infrastructure will be balanced with the protection and enhancement of the area's landscape character and its valuable built and natural environment.

North Northamptonshire will be an exemplar for construction based innovation and the delivery of low carbon growth. Its high quality environment and prosperous economy will ensure it has a stronger profile within the UK and Europe; widely recognised as a safe, healthy, affordable and attractive area for residents and visitors, and an excellent place for business to invest in.

Ecosystems will be protected and enhanced and provision of ecosystem services increased where demand exists. The Rockingham Forest will be re-invigorated through major new tree planting, providing carbon storage and a focus for tourism, recreation and sustainable wood fuel production. Restored and newly created habitats in the Nene Valley Nature Improvement Area, will have delivered improvements for both wildlife and people and a step change in nature conservation whilst recognising its tourism potential.

#### Contributing To This Overall Vision

- Kettering will be the largest retail centre and its vibrant town centre, regarded for being characterful, distinctive and fun, will provide a focus for its surrounding market towns and villages. The town will be the focus for healthcare and will lead the way in renewable energy investment to strengthen the green economy. Its business community will capitalise on its excellent connectivity, including its position on the Trans-European (E24 route) A14 and on the electrified Midland Mainline rail route.

**2.13** The JCS vision has been further refined to provide a more locally specific vision for



## 2.0 Spatial Portrait, Vision and Outcomes

Kettering Borough, which sits alongside the vision in the Kettering Town Centre Area Action Plan.

### SSP2 Vision

Kettering Borough will have a strong growing economy built upon skilled jobs and opportunities for businesses to grow. A place where high quality new homes are well designed, reflect the characteristics of the local area and provide good access to services and facilities.

Kettering town centre will be complemented by thriving market towns supporting everyday shopping and service needs.

Rothwell town centre will be an attractive thriving historic town. The focus will be on protecting and preserving the historic core and enhancing the vitality and viability of the town centre. Desborough town centre will be regenerated to create a focus for shops and facilities within an enhanced environment. Burton Latimer town centre will have an improved offer of shops and facilities with an enhanced environment.

Within Kettering's villages appropriate small-scale development will be allowed to meet local needs, there will be a focus on ensuring development reflects the character of villages and maintains the important features and characteristics of these villages. In villages which are particularly sensitive development will be resisted.

Kettering Borough will be a place where people can enjoy a healthy lifestyle with good access to green infrastructure and open space, access to recreational facilities, education, sustainable transport and good quality, suitable, housing and jobs, and where services and facilities, and characteristics which make the area special, are protected and where developments are designed to support healthy and active lifestyles.

The Ise and Slade Valleys will be enhanced with improved public access and district Green Infrastructure corridors will improve access to Green Infrastructure across the Borough.

## Outcomes

**2.14** The delivery of the JCS vision depends on the successful delivery of 10 outcomes. The following section identifies how the SSP2 will contribute towards achieving these outcomes.

### JCS Outcome 1 - Empowered and proactive communities

The Plan sets out a framework for place shaping, focusing on the issues that matter to local communities and providing a context within which community led planning initiatives can flourish and prosper. It seeks to create successful, safe, strong, cohesive and sustainable communities where residents are actively involved in shaping the places where they live.

## 2.0 Spatial Portrait, Vision and Outcomes

**2.15** Locally this will mean providing locally specific policies which focus on issues which are important to local communities.

This Plan will contribute to outcome 1 by:

- Meeting local needs identified through Neighbourhood Planning initiatives and the Rural Masterplanning work
- Providing detailed guidance on design in the rural area to ensure the character of villages and their historic environment are protected
- Enhancing the environment and offer in the smaller towns
- Identifying open space to be protected
- Improving the health and wellbeing of local communities by reducing inequalities in access to health services and well-designed housing and promoting healthy lifestyles.
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) (including natural environment and historic environment) or GI enhancements should be focused and identifying Borough GI assets to supplement GI corridors identified in the JCS.
- Identifying Local Green Space (Historically and Visually Important Local Green Space) which is protected from development
- Supporting the preparation of Neighbourhood Plans
- Protecting local services and facilities

Policies to help achieve this outcome are:

- The rural strategy policies and policies for individual villages will contribute to achieving this outcome (Policies RS1, RS2, RS3, RS4, RS5, ASH1, BRA1, BRA2, CRA1, CRA2, CRA3, GED1, GED2, GED3, GED4, GRA1, GRC1, GRC2, HAR1, LOA1, LOD1, MAW1, MAW2, NEW1, PYT1, PYT2, RUS1, STA1, STA2, SUT1, THM1, WAR1, WEK1, WES1, WES2, WIL1)
- Policies TCE2, TCE3, BLA1, BLA2, BLA3, DEA1, DES2, DES3, ROT1, ROT2 which seek to enhance the environment and offer in the smaller towns.
- Policies NEH2, NEH3 and NEH 4 which identify Borough GI corridors and Local Green Space and set out requirements for open space provision.
- Policies HWC1, HWC2 and HWC3 which seek to improve health and well being, protect communities facilities and set our requirements for sport, recreation and physical activity.
- Policy TCE6 which seeks to protect local centres

## 2.0 Spatial Portrait, Vision and Outcomes

### JCS Outcome 2 - Adaptability to Future Climate Change

The Plan will create more sustainable places that are naturally resilient to future climate change. Carbon footprints will be minimised and sustainable transport choice will be improved. Low carbon growth will be delivered through policies that seek the highest viable standards for energy efficiency, renewable energy and sustainable construction.

**2.16** Locally this means ensuring development sites are located in locations with good access to services and facilities and sustainable modes of transport.

This Plan will contribute to outcome 2 by:

- Requiring development to mitigate flood risk and contribute towards flood management projects
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) or GI enhancements should be focused and identifying Borough GI assets to supplement GI corridors identified in the JCS
- Identifying Local Green Space which is protected from development
- Prioritise policies and interventions that both reduce health inequalities and mitigate climate change by improving active travel; good quality open and green spaces; and quality of food in local areas;
- Locating development in locations with good access to employment, services and facilities to minimise the need to travel

Policies to help achieve this outcome are:

- Policies NEH2, NEH3 and NEH4 which identify Borough GI corridors and Local Green Space and set out requirements for open space provision.
- Policy TCE6 which seeks to protect local centres and HWC2 which seek to protect and enhance local services and facilities.
- Policy NEH1 which sets out local flood risk requirements

## 2.0 Spatial Portrait, Vision and Outcomes

### JCS Outcome 3 - Distinctive Environments that Enhance and Respect Local Character and Enhance Biodiversity

The Plan sets out a framework for retaining the area's distinctiveness, by maintaining and enhancing landscape and townscape character. It promotes an integrated approach to biodiversity management and a net gain in Green Infrastructure, strengthening links between the countryside and the towns.

**2.17** Locally this means protecting and enhancing the characteristics of the different settlements which make them special and building on opportunities to protect and enhance the historic and natural environment in the market towns. It will also mean developing the GI network and identifying specific opportunities to enhance this network.

This Plan will contribute to outcome 3 by:

- Providing detailed guidance on design in the rural area to ensure character of villages is protected and enhanced.
- Enhancing the environmental offer in the smaller town centres
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) or GI enhancements should be focused and identifying Borough GI assets to supplement GI corridors identified in the JCS
- Identifying Local Green Space (Historically and Visually Important Local Green Space) which is protected from development
- Including development principles for sites which ensure the townscape and landscape of towns and villages are protected
- Identifying protected housing areas where the areas have a particularly strong character, for example large dwellings in large grounds
- Including development principles which protect and enhance biodiversity in allocated sites

Policies to help achieve this outcome are:

- The rural strategy policies and policies for individual villages will contribute to achieving this outcome. (Policies RS1, RS2, RS3, RS4, RS5, ASH1, BRA1, BRA2, CRA1, CRA2, CRA3, GED1, GED2, GED3, GED4, GRA1, GRC1, GRC2, HAR1, LOA1, LOD1, MAW1, MAW2, NEW1, PYT1, PYT2, RUS1, STA1, STA2, SUT1, THM1, WAR1, WEK1, WES1, WES2, WIL1)
- Policies BLA1, BLA2, BLA3, DES1, DES2, DES3, ROT1, ROT2 which seek to enhance the environment and offer in the smaller towns.

## 2.0 Spatial Portrait, Vision and Outcomes

- Policies NEH2, NEH3 and NEH 4 which identify Borough GI corridors and Local Green Space and set out requirements for open space provision.
- Policy HOU1 which seeks to protect areas which have a particularly strong character.

### **JCS Outcome 4 - Excellent Services and Facilities Easily Accessed by Local Communities and Businesses**

The Plan establishes the priorities for future public and private investment and collaboration. It will help to secure provision of the infrastructure, services and facilities needed to sustain and enhance communities and support new development.

**2.18** Locally this will mean protecting and enhancing the role of Burton Latimer, Desborough and Rothwell in providing local services and facilities. It will also mean protecting Neighbourhood Areas within Kettering which provide an important function in ensuring good access to local convenience facilities and services.

This Plan will contribute to outcome 4 by:

- Including policies and allocations to enhance Burton Latimer, Desborough and Rothwell town centres
- Identifying Neighbourhood Centres where services and facilities will be protected
- Promoting mixed and sustainable communities through encouraging healthy lifestyles, for example by providing access to open spaces and recreational facilities, reducing noise and air pollution and designing walking routes and cycle lanes.
- Focusing development in sustainable locations in accordance with the strategy set out in the JCS

Policies to help achieve this outcome are:

- Policies TCE1, TCE2, BLA,1 BLA2, BLA3, DES,1 DES2, DES3, ROT1, ROT2 which seek to enhance the environment and offer in the smaller towns.
- Policy TCE6 which seeks to protect local centres and HWC2 which seek to protect and enhance local services and facilities

## 2.0 Spatial Portrait, Vision and Outcomes

### **JCS Outcome 5. A Sustainable Balance Between Local Jobs and Workers and a More Diverse Economy**

The Plan provides for the workplaces, jobs, skills and sites to help build a more diverse, dynamic and self-reliant economy; one which is not overly dependent on in or out commuting. Higher skilled jobs will be facilitated through improved further education provision and enterprise and innovation will be enabled through next generation digital connectivity. Provision will be made to capitalise upon existing sectoral strengths in creating a stronger, greener economy.

**2.19** Locally this will involve ensuring opportunities for small scale employment development are identified to complement existing employment and strategic sites identified in the JCS.

This Plan will contribute to outcome 5 by:

- Providing smaller scale employment sites to complement the strategic employment sites identified in the JCS.
- Protecting existing employment areas.
- Supporting the provision of Live/Work Units

Policies to help achieve this outcome are:

- Policies allocating employment sites (DES6 and GED5)
- Policies protecting existing employment sites (EMP1, EMP2 and EMP3)
- EMP4 which encourages the provision of Live/Work units

### **JCS Outcome 6. Transformed Connectivity**

The Plan seeks transformed connectivity at all levels. It sets out measures to enhance Neighbourhood Connectivity, establishes the requirement for inter urban transport links and for improvements to the strategic road network and main-line rail connections. It identifies the growth locations that will provide connections to and support the longer-term opportunity for the Northamptonshire Arc Rapid Transit network.

**2.20** Locally this will mean ensuring new developments are well connected to settlements and that opportunities to improve pedestrian, cycling and motor transport connectivity are identified and delivered.

## 2.0 Spatial Portrait, Vision and Outcomes

This Plan will contribute to outcome 6 by:

- Identifying adequate land for housing, employment and other development in sustainable locations.
- Promoting mixed and sustainable communities through encouraging healthy lifestyles, for example by providing access to open spaces and recreational facilities, reducing noise and air pollution and designing walking routes and cycle lanes.
- Including development principles for proposed allocations which identify opportunities to improve pedestrian, cycling and motor transport connectivity

Policies to help achieve this outcome are:

- Policies which identify opportunities to improve connectivity (NEH2, KET9, BLA4, DES5, DES6, ROT3, RS5, ASH1, BRA1, GED1, GED4, LOD1 MAW1, MAW2, NEW1, PYT1, RUS1, STA1, SUT1, THM1, WES1, WIL1).
- Policies identifying land for housing and employment development in sustainable locations (KET1, KET2, KET3, KET4, KET5, KET6, KET7, KET8, KET9, BLA4, BLA5, BLA6, DES4, DES5, DES6, ROT3).

### **JCS Outcome 7. More Walkable Places and Excellent Choice of Ways to Travel**

The Plan identifies the actions needed in order to make walking the first choice of transport to local services and jobs including increasing connectivity to and from new development and the countryside and centres and ensuring that developments allow movement through them. It makes the links to the Local Transport Plan for the county, which identifies improvements to public transport, cycling networks and travel information that will encourage a shift away from car use in the towns and increase transport choice in the rural area.

**2.21** Locally this will mean identifying development sites in locations which are accessible by a range of sustainable transport modes and ensuring that opportunities to enhance links as a result of development are identified and delivered.

This Plan will contribute to outcome 7 by:

- Identifying adequate land for housing and employment development in sustainable locations
- Identifying Local Centres where services and facilities will be protected

## 2.0 Spatial Portrait, Vision and Outcomes

- Promoting mixed and sustainable communities through encouraging healthy lifestyles, for example by providing access to open spaces and recreational facilities, reducing noise and air pollution and designing walking routes and cycle lanes.
- Enhancing the environment and offer in the smaller town centre
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) or GI enhancements should be focused and identifying Borough GI assets to supplement GI corridors identified in the JCS
- Including development principles for proposed allocations which identify opportunities to improve pedestrian, cycling and motor transport connectivity

Policies to help achieve this outcome are:

- Policies identifying land for housing and employment development in sustainable locations.
- Policy TCE6 which seeks to protect Local Centres and HWC2 which seeks to protect and enhance local services and facilities.
- Policies TCE1, TCE2, BLA1, BLA2, BLA3, DES1, DES2, DES3, ROT1, ROT2 which seek to enhance the environment and offer in the smaller towns.
- Policy NEH2 which identifies Borough GI corridors.
- Policies which identify opportunities to improve connectivity (NEH2, KET9, BLA4, DES5, DES6, ROT3, RS5, ASH1, BRA1, GED1, GED4, LOD1, MAW1, MAW2, NEW1, PYT1, RUS1, STA1, SUT1, THM1, WES1, WIL1).

### **JCS Outcome 8. Vibrant, Well Connected Towns and a Productive Countryside**

The Plan proposes sustainable urban-focused development and a proactive approach to meeting rural needs, supporting greater self-reliance for the area as a whole. The network of settlements will be strengthened through transformed public transport services within the north-south urban spine and out to the market towns in the east, with demand responsive services in the rural areas. Superfast broadband will support rural businesses, enable more working from home and assist the development of local food and fuel supply chains.



## 2.0 Spatial Portrait, Vision and Outcomes

This Plan will contribute to outcome 8 by:

- Enhancing the environment and facilities in the smaller town centres
- Improving the health and wellbeing of local communities by reducing inequalities in access to health services and well-designed housing and promoting healthy lifestyles.
- Focusing development in sustainable locations in accordance with the strategy set out in the JCS
- Identifying housing, employment and other allocations to meet local needs in the rural area
- Supporting the delivery of broadband through site allocations

Policies to help achieve this outcome are:

- The rural strategy policies and policies for individual villages will contribute to achieving this outcome. (Policies RS1, RS2, RS3, RS4, RS5, ASH1, BRA1, BRA2, CRA1, CRA2, CRA3, GED1, GED2, GED3, GED4, GRA1, GRC1, GRC2, HAR1, LOA1, LOD1, MAW1, MAW2, NEW1, PYT1, PYT2, RUS1, STA1, STA2, SUT1, THM1, WAR1, WEK1, WES1, WES2, WIL1)
- Policies identifying land for housing and employment development in sustainable locations.

### **JCS Outcome 9. Stronger, More Self-Reliant Towns with Thriving Centres**

The Plan proposes the regeneration of town centres and of older parts of towns will help to maximise the use of brownfield land for new development and inspire community confidence in the need for positive change. The Plan identifies the town centres at Kettering and Corby as areas of focus for leisure, retail and cultural facilities for the northern area, making them into real hearts for their communities. Implementation of the consented Rushden Lakes development will provide an additional retail and leisure focus serving the southern area, complementing Rushden and Wellingborough town centre, which will diversify and strengthen their convenience retail provision and cultural offers.

## 2.0 Spatial Portrait, Vision and Outcomes

This Plan will contribute to outcome 9 by:

- Including policies and allocations to enhance Burton Latimer, Desborough and Rothwell town centres
- Providing adequate housing and employment allocations in sustainable locations
- Complementing policies in the Kettering Town Centre AAP
- Including policies on local thresholds for sequential assessments and impact assessments

Policies to help achieve this outcome are:

- Policies TCE1, TCE2, BLA1, BLA2, BLA3, DES1, DES2, DES3, ROT1, ROT2 which seek to enhance the environment and offer in the smaller towns.
- Policies TCE4 and TCE5 which address the sequential and impact assessments.

### **JCS Outcome 10. Enhanced Quality of Life for All Residents**

The Plan identifies the quality and mix of housing needed to meet the full, objectively assessed needs of the housing market area, ensuring that a sufficient proportion is affordable and accessible to all. It supports initiatives that build stable, safe, healthy and strong communities, which means respecting cultural diversity and distinctiveness; planning new development to help reduce crime, anti-social behaviour and the fear of crime; promoting well-being and health; ensuring that development is of local character; and supporting area based renewal.

This Plan will contribute to outcome 10 by:

- Protecting open space
- Provision of open space in new developments, include allotments which promote healthy food choices
- Improving the health and wellbeing of local communities by reducing inequalities in access to health services and well-designed housing and promoting healthy lifestyles.
- Ensuring infrastructure is provided through development principles for site allocations.
- Identifying Local Green Space which is protected from development
- Providing detailed guidance on design in the rural area to ensure character of villages

## 2.0 Spatial Portrait, Vision and Outcomes

is protected

- Enhancing the environment and offer in the smaller town centres
- Allocation of sites which provide for a mix, type and tenure required to meet local needs
- Requiring developments to incorporate dwellings to meet the needs of older people and supporting proposals for retirement housing and care homes
- Making provision for Self-build and Custom Build housing
- Including development principles which ensure good design, for example designing out crime
- Identifying locations and projects where delivery and implementation of new Green Infrastructure (GI) or GI enhancements should be focused and identifying Borough Glassets to supplement GI corridors identified in the JCS

Policies to help achieve this outcome are:

- The rural strategy policies and policies for individual villages will contribute to achieving this outcome. (Policies RS1, RS2, RS3, RS4, RS5, ASH1, BRA1, BRA2, CRA1, CRA2, CRA3, GED1, GED2, GED3, GED4, GRA1, GRC1, GRC2, HAR1, LOA1, LOD1, MAW1, MAW2, NEW1, PYT1, PYT2, RUS1, STA1, STA2, SUT1, THM1, WAR1, WEK1, WES1, WES2, WIL1)
- Policy NEH2 which identifies Local Green Space.
- Policies TCE1, TCE2, BLA1, BLA2, BLA3, DES1, DES2, DES3, ROT1, ROT2 which seek to enhance the environment and offer in the smaller towns.
- Policy HOU2 which seeks to support the provision of housing for older people
- Policies HOU3 and HOU4 which make provision for Self and Custom Build housing
- Policies HWC1, 2 and 3 which seek to improve health and well being, protect communities facilities and set our requirements for sport, recreation and physical activity.

## **3.0 Location of Development**

### **3.0 Location of Development**

#### **Spatial Strategy**

**3.1** The Joint Core Strategy (JCS) sets out the spatial strategy for growth across North Northamptonshire. It sets out the role of settlements within North Northamptonshire and distributes development to strengthen the network of settlements in accordance with their roles. The JCS identifies Kettering as the Growth Town and Burton Latimer, Desborough and Rothwell as Market Towns, all villages other than settlements of a dispersed form are identified as villages and the remainder of the borough is identified as open countryside.

**3.2** The Growth Town of Kettering is the focus for the majority of growth. The role of the market towns is to provide a strong service role for their local communities and surrounding rural area with growth in homes and jobs to support regeneration and local services, at a scale appropriate to the character and infrastructure of the town. In the rural area, development is limited to that required to support a prosperous rural economy or to meet a locally arising need. Development in the open countryside is carefully managed to safeguard the intrinsic character and beauty of the countryside.

**3.3** The JCS makes allowance for Part 2 Local Plans to identify villages that have a sensitive character or conservation interest. This plan provides further detail on the categorisation of villages, villages have been categorised as Category A, B or C villages. This detail is set out in chapter 13 - Rural Area General Policies.

#### **Scale of Development**

**3.4** Housing and Employment requirements for the Borough are set out in the Joint Core Strategy. The housing requirement for Kettering Borough is 10,400 dwellings in the period 2011-2031, an annual average of 520 dwellings. The job creation target is 8,100 net job growth (in all sectors). The Joint Core Strategy allocates strategic housing and employment sites (Strategic sites are 500+ dwellings for housing sites and 5+ hectares for employment sites), the SSP2 allocates additional smaller scale sites to meet housing and employment requirements. Details of these allocations are set out in the settlement specific chapters (chapters 9 - 13). Details of housing and employment requirements are set out in chapter 4 - housing and chapter 5 - employment.

#### **Settlement Boundaries**

**3.5** Settlement boundaries have been drawn for Kettering, Burton Latimer, Desborough and Rothwell and for all villages, except those which are identified as Category C villages, in order to direct and control the location of new development.

**3.6** Category C villages are settlements which comprise a very limited number of dwellings which have been delivered through a scattered approach and do not have an easily definable boundary limit. As a result, these settlements do not have a settlement boundary and are treated as being located within the open countryside.

**3.7** Settlement boundaries provide a distinction between land which is within the settlement and land which is outside the settlement. Settlement boundaries will be used in

## 3.0 Location of Development

relation to policy 11 and policy 13 of the JCS and policies RS1 and RS2 of this plan to determine whether sites are within or adjoining the settlement boundary.

### **Policy LOC1**

#### **Settlement Boundaries**

The settlement boundaries, shown on the policies map, 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.

## 4.0 Housing

### 4.0 Housing

#### Housing Requirements and Allocations

**4.1** The NPPF supports the Government's objective to significantly boost the supply of homes. To support this the NPPF requires that local planning authorities assess and meet the objectively assessed housing need for market and affordable housing within its area. The NPPF also requires that local planning authorities identify, and update annually, a supply of specific, deliverable sites for years one to five of the plan period and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

**4.2** The North Northamptonshire Joint Core Strategy sets out the housing requirements for Kettering Borough. Policy 29 and table 5 of the JCS set out how the housing requirement for Kettering Borough will be distributed in line with the spatial strategy. Table 4.1 below sets out the housing requirement for individual settlements.

**Table 4.1**

Settlement	Housing Requirement 2011-31
Kettering	6,190
Burton Latimer	1,180
Desborough	1,360
Rothwell	1,190
Rural	480
<b>Total</b>	<b>10,400</b>

**4.3** The housing requirement is for the period 2011-2031, a significant proportion of the requirement will be met through completions, sites with planning permission, and sites allocated in the Kettering Town Centre Area Action Plan (KTCAAP), Neighbourhood Plans or the North Northamptonshire Joint Core Strategy. Table 4.2 shows completions, commitments and allocations for the period 2011-2019.

**Table 4.2**

Settlement	Completions (2011-2019)	Commitments <sup>1</sup>	Commitments <sup>2</sup>	Total Completions and Commitments
Kettering & Barton Seagrave	1,902	4,678	786	7,366
Burton Latimer	1,110	169	0	1,279

## 4.0 Housing

Settlement	Completions (2011-2019)	Commitments <sup>1</sup>	Commitments <sup>2</sup>	Total Completions and Commitments
Desborough	373	1,061	0	1,434
Rothwell	320	733	0	1,053
Rural Area	173	43	7	223
<b>Total</b>	<b>3,878</b>	<b>6,684</b>	<b>793</b>	<b>11,355</b>

<sup>1</sup>(Planning permissions and Under construction)

<sup>2</sup>(KTCAAP & NNJCS allocations/ Neighbourhood Plan allocations/ Neighbourhood Development Orders)

**4.4** The SSP2 allocates sites to meet the remaining housing requirement in each settlement. In addition to the minimum housing requirements, the SSP2 allocates enough sites to provide a 10% flexibility allowance above the JCS housing requirements in Kettering, Burton Latimer, Desborough and Rothwell. In addition to allocations, a windfall allowance has also been included as part of the supply. Full details of the approach to meeting housing requirements are set out in the [Housing Land Supply Background Paper \(October 2019\)](#).

**4.5** Site Specific policies allocating individual sites which make up the SSP2 allocation numbers listed in table 4.3, and which set out development principles for the sites, are included in chapters 9-13, some of these sites already have planning permission. Table 4.3 provides a summary of existing completions, commitments and SSP2 allocations. Table 4.3 demonstrates that in all settlements the allocations included in the SSP2 will meet and exceed the housing requirements identified in the JCS.

**Table 4.3**

Settlement	Completions & Commitments	SSP2 Allocations/ Windfall Allowance	Total	JCS requirement + 10% flexibility allowance where appropriate
Kettering & Barton Seagrave	7,366	170	7,536	6809
Burton Latimer	1,279	29	1,308	1298
Desborough	1,434	135	1,569	1496
Rothwell	1,053	300	1,353	1309
Rural Area	223	259 <sup>1</sup>	482	480

## 4.0 Housing

Settlement	Completions & Commitments	SSP2 Allocations/ Windfall Allowance	Total	JCS requirement + 10% flexibility allowance where appropriate
Urban Windfall Allowance		513	513	
<b>Total</b>	<b>11,355</b>	<b>1,406</b>	<b>12,761</b>	<b>11,392</b>

<sup>1</sup> This figure includes an allowance for windfall of 108 dwellings

**4.6** Table 4.3 demonstrates that the SSP2 allocates enough land in the urban areas to provide dwellings in excess of the JCS housing requirement plus a 10% flexibility allowance. In addition to this windfall development will provide an additional source of supply.

**4.7** In the rural area table 4.3 demonstrates that the SSP2 allocations and an allowance for windfall will provide sufficient land to meet the JCS rural housing requirements. In addition to the sites allocated through this plan and the windfall allowance there are other sources of housing within the rural area which will contribute to housing provision. These include allocations in Neighbourhood Plans, there are currently six rural parishes which have had neighbourhood plan areas designated, affordable housing delivered through JCS Policy 13, and self build rural exceptions.

**4.8** Paragraph 69 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).

### Housing Trajectory

**4.9** The NPPF requires that, where appropriate, plans should set out the anticipated rate of development of specific sites. Full details of the housing supply, including allocations from this plan, is included in the Housing Land Supply Background paper (October 2019). This paper includes a housing trajectory and provides details of five year land supply calculations.

**4.10** The housing trajectory is set out in appendix 1. The housing trajectory demonstrates that the supply of sites available in the plan period will deliver homes in excess of the requirements identified in the JCS. This will provide choice and competition to the market in delivering housing land and will ensure that housing requirements are delivered.

**4.11** The five year land supply within the Plan is set out in the housing trajectory, this includes sites which will be allocated in the SSP2.

### Windfall and Infill Development: Principles of Delivery

**4.12** The majority of the Borough's housing requirement will be met through site allocations set out in the JCS and through the SSP2. Windfall sites also make an important contribution to



## 4.0 Housing

the housing requirement albeit on a smaller scale.

**4.13** The term 'windfall sites' is used to refer to those sites which become available for development unexpectedly, for example, a bus depot may shut down or an industrial site become vacant which may provide a suitable location for housing. Conversely, windfall may come forward as small-scale infill through backland development for example a section of garden or a plot of land in-between gardens with communal or private access alley.

**4.14** In terms of identifying land for homes the NPPF recognises, under paragraph 71, that windfall can form part of an anticipated supply providing there is compelling evidence that they provide a reliable source of supply. It goes on to state that there may be a case for setting out policies to resist inappropriate development of residential gardens.

**4.15** The Joint Core Strategy provides a policy direction to ensure that development proposals do not negatively impact the historic environment (Policy 2), biodiversity assets (Policy 4); open space (Policy 7) and that they comply with the North Northamptonshire place shaping principles (Policy 8) and the provision of infrastructure (Policy 10).

**4.16** The Council is generally supportive of windfall and infill development because, as noted above, these make an important contribution to the housing requirements for the Borough, particularly in the Market Towns and Villages. However, care should be taken to ensure that the individual or cumulative effects of such development does not erode the distinctive townscape character and appearance of the local area and the environmental quality, amenity and privacy enjoyed by existing residents.

**4.17** Within Kettering Town there are a number of areas recognised for their distinctive residential character. Gipsy Lane / Northampton Road, Warkton Lane / Poplars Farm Road and Headlands (south of Glebe Avenue) are particularly noteworthy as they feature large dwellings in generous grounds and these areas are well-populated by mature trees.

**4.18** Under the 1995 Local Plan for the Borough these three areas were afforded policy protection from residential development. Allowing infilling through the division of a curtilage or garden development was considered likely to have a negative impact on the neighbourhood character; would diminish a range of housing in the town that would be challenging to replace and add pressure on local residential amenity.

**4.19** 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.

### Policy HOU1

#### Windfall and Infill Development: Principles of Delivery

Windfall and infill development within settlement boundaries, including the complete or partial redevelopment of residential garden land, will generally be accepted in principle providing 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.

## 4.0 Housing

However, infilling through the division of a curtilage or garden development in the areas named below and as shown on the policies map will be resisted in order to protect the distinctive townscape character and retain the range of family dwellings in this part of the town centre and to avoid a negative impact on local residential amenity:

- i. Gipsy Lane / Northampton Road
- ii. Warkton Lane / Poplars Farm Road
- iii. Headlands South of Glebe Avenue

### Housing Mix and Tenure

#### Housing Mix and Tenure

**4.20** The NPPF requires that the size, type and tenure of housing needed for different groups in the community is assessed and reflected in planning policies, this includes, but is not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.

**4.21** KBC Housing Strategy (2015-2020) sets out how the Council intends to meet the housing needs and aspirations of residents. The key strategic aims of the Housing Strategy 2015-2020 are:

- Increasing housing supply across all tenures
- Ensuring decent, safe and healthy homes
- Helping people to live independently

**4.22** The Housing Strategy sets out how these aims will be achieved, including through ensuring an increasing supply of good quality new homes of all tenures, increasing the supply of smaller homes, including a proportion of smaller one and two bedroom homes, ensuring that accommodation and services provided for elderly people remains relevant and responsive to their needs and improving the range of housing options and support for vulnerable people.

**4.23** The [North Northamptonshire Strategic Housing Market Assessment Update \(2015\)](#) updates the General and Older Persons' housing requirements of the Strategic Housing Market Assessment (SHMA) (2012). This document provides the evidence base for housing need in North Northamptonshire and informs the targets and requirements which are set.

**4.24** Policy 30 of the JCS sets out the overall approach to be taken in considering size and tenure of new housing and in encouraging development to meet the needs of specific groups. The JCS states that Part 2 Local Plans may identify more specific requirements for particular locations.

## 4.0 Housing

**4.25** Policy 30 sets out requirements for housing mix, affordable housing targets and thresholds, requires new dwellings to meet National Space Standards, requires homes to meet National Accessibility Standards, encourages provision to meet specialist requirements of older people, supports proposals for Custom Build developments and states SUEs and other strategic developments should make available serviced building plots.

**4.26** The SSP2 will provides additional local detail in relation to housing for older people and self-build and custom build housing.

### Older Persons Housing

**4.27** The Strategic Housing Market Assessment (SHMA) Update, 2015 sought to bring up to date the general and older persons housing requirements of the 2012 study, using the latest CLG 2011-based Household Projections (adjusted and projected forward to 2031 by CCHPR) to revised HMA and Housing Requirements Toolkits. Key highlights are that there is a small decrease in all the 65 years and over households, (a change from 6,399 to 5,825). These additional 65+ households (5,825) represent 56% of the total projected household growth for Kettering (10,400) between 2011 and 2031.

Picture 3 - Westhill Park Care Home, Kettering



**4.28** The NCC [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. The Report forecasts demand for the provision of older persons housing to the end of the plan period and estimates that the needs for retirement provision in Kettering Borough could be as high as 92 dwellings per year. The report recommends that the borough could encourage the provision of 1 dementia care housing scheme within the next 3-5 years and provide 228 care home places in the plan period.

**4.29** The provision of suitable and attractive homes is important in enabling older persons to remain in their own homes as long as possible and in providing attractive housing options in the affordable and market housing sectors. This enables older households to downsize to accommodation that is more suited to their needs, freeing up “under-occupied” family housing.

**4.30** Policy 30 of the JCS encourages proposals for market and affordable housing to meet the specialised housing requirement of older people and requires SUE's and other strategic developments to make provision towards meeting these needs. Within Kettering Borough, other strategic developments include the Rothwell and Desborough Urban Extensions.

## 4.0 Housing

**4.31** The scale of need for older persons housing means that in addition to the SUE and strategic developments, it will be important for other non-strategic sites to contribute towards meeting the need for older persons housing.

**4.32** To meet this need, the Council will expect sites of 50 dwellings or more (or 1.6ha or more) to incorporate 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. The requirement will be flexible and proportionate to the size of the site.

### Policy HOU2

#### Older Persons Housing

On sites of 50 dwellings or more (or 1.6ha), the Council will seek the provision of a proportion of dwellings that are suitable to meet the needs of older people.

In determining the precise proportion, type and tenure, account will be taken of:

- the viability of the scheme;
- evidence of local need; and
- the scale and location of the site.

## Self-Build and Custom Build Housing

**4.33** The provision of self-build and custom build housing forms a crucial part of the national housing agenda. Addressing the need for all types of housing is a requirement of the NPPF. Self and custom build housing offers the opportunity for individuals to build their home or alternatively using a developer to build a dwelling to the desired specifications of the future occupier.

**4.34** The Self-build and Custom Housebuilding Act 2015 requires councils to keep a register of those seeking to acquire serviced plots. Further to this the Self-build and Custom Housebuilding Regulations 2016, introduced a requirement on Council's to grant planning permission for enough serviced plots to meet the demand for self-building and custom building in their area with three years. At July 2019, 41 people have been placed on the Council's register of interest, all of these have indicated a preference for individual serviced plots, with a majority wishing to develop in the rural area, with a smaller number preferring urban locations. Support for this type of housing also comes from the Joint Core Strategy in Policy 30, which looks to support individual and community custom-build schemes with a requirement placed on SUEs and other strategic developments to provide serviced plots to facilitate this area of the housing market.

**4.35** Windfall sites for self-build housing are likely to be available for purchase and therefore

## 4.0 Housing

provide plots for some of those people on the register and enable a proportion of the demand for self-build housing to be met in accordance with the requirements of Self-build and Custom Housebuilding Regulations 2016.

**4.36** However, those on the register who choose this route are advised to use the council's [Pre-Application Advice](#) service to obtain advice on the suitability of each site to accommodate housing use before submitting a planning application

**4.37** In order to meet the demand that has been determined through the Self-Build Register, the council will seek the provision of a proportion of the plots on sites of 50 dwellings or more in Policy HOU3. Further work has been undertaken to analyse the longer term demand for this type of housing in the area. The findings of which, alongside the Self-Build Register have been used to provide a justification and evidence based approach to self and custom build housing in the [Self and Custom Build Housing Background Paper \(2019\)](#).

**4.38** These plots will either be delivered on windfall sites or allocations in the plan. It is recognised that there are various methods by which these plots can be delivered, therefore to ensure the best approach is taken, this should be discussed and agreed with the council. Once complete, the serviced building plots should be made available for sale on the open market. Those on the register will be notified of their availability. Where sites have been marketed for 6 months on the open market and have not been sold, the developer will be able to take over these plots and take responsibility of their development for market housing.

**4.39** This policy does not apply to any scheme which is solely for flats or apartments.

### Policy HOU3

#### Self-Build and Custom Build Housing

Housing developments of 50 or more dwellings or with a site area of 1.6ha or more, should provide 5% of plots to be made available as self-build or custom build serviced plots.

The provision of these plots will take account of:

- Evidence of local need
- The nature of the development proposed; and
- The viability of the development

Serviced building plots which have been appropriately marketed at a prevailing market value and which have not been sold after 6 months can be built out by the developer.

### Single Plot Exception Sites for Self-build

**4.40** 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. Support will be given to schemes which are delivered through registered providers, self-build groups or community trusts as well as individuals seeking to build their own affordable home. 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, this could include self-build or custom build schemes. Through Policy HOU4, the Council seeks to enable the



## 4.0 Housing

provision of self-build homes, expanding on existing Policy 13, to provide for self and custom build housing 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, to ensure that Policy HOU4 meets local need as set out in Policy 13 of the JCS, applicants need to have a strong local connection and the property will need to remain affordable in perpetuity. Permitted development rights may 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.

**4.41** Applicants for single affordable plot exceptions sites should use the Council's [Pre-Application Advice](#) service. Before applying for planning permission applicants must ensure that they meet the requirements as set out in Policy HOU4 below and be the person intending to occupy the dwelling as their principal residence. Speculative development will be resisted. Further details on how this policy will operate, will be provided in a Supplementary Planning Document.

### Policy HOU4

#### Single Plot Exception Sites for Self-build

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 where the applicant:

- Is the prospective owner of the proposed affordable dwelling;
- Can demonstrate a strong local connection to the village; and
- Has a need that is not met by the market.

Permitted development rights may also be removed where exceptional circumstances are considered to exist.

## 5.0 Employment

## 5.0 Employment

### Employment

**5.1** Published in July 2021, the NPPF sets out the government's planning policies for England and how these are expected to be applied.

**5.2** As part of Chapter 6 - Building a strong, competitive economy, the government set out that *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt'* (para 81) and that *'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'*.

**5.3** In addition to this, in paragraph 82(a) states that *'Planning policies should....set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration'*. As well as this it also states that planning policies should *'set criteria or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period'*.

**5.4** Kettering benefits from excellent transport links, the A14 provides an east-west route through Northamptonshire as well as links to the M1, M6 and A1(M). The Midland Mainline further enhances the town's connectivity, with easy access to London St Pancras via Kettering Railway Station.

**5.5** The JCS sets out the vision and strategy for economic development in the area, it also sets out job targets and allocates strategic employment sites. The JCS aims to make North Northamptonshire more self-reliant by achieving a sustainable balance between local jobs and workers.

**5.6** Achieving a balance between homes and jobs is vital in maintaining a prosperous, diverse and strong economy. This allows the local economy to meet the demands of the market and facilitates for the creation of more jobs and floor space in key sectors such as logistics, food production and printing. It is envisaged therefore that these will provide a significant contribution towards the job targets set out in Policy 23 of the Joint Core Strategy (JCS).

**5.7** The logistics industry plays an important role in sustaining a prosperous economy, given that it can provide and attract investment and help improve existing infrastructure. Policy 24 of the JCS looks to achieve this by emphasising that this kind of employment provision needs to facilitate the delivery of a mix of jobs and are of the highest viable standards of design and sustainability.

## 5.0 Employment

Picture 4 - Eckland Lodge Business Park

**5.8** As well as ensuring that these jobs can be delivered through the identification of suitable sites, this policy also emphasises the need to prioritise the enhancement of existing employment sites and the regeneration of previously developed land. It also seeks to safeguard existing and committed sites for employment use. Support is also provided for proposals which provide and encourage training and skills development as well as safeguarding and enhancing the borough's tourism and cultural assets.



**5.9** In addition, Policy 23 of the JCS identifies the job targets for the borough for the plan period, up to 2031. The overall target for Kettering Borough is 8,100. Within this policy, support is given to employment development of a scale and mix identified within commitments and master plans.

**5.10** No specific targets have been identified for specific employment types, however the [North Northamptonshire Joint Core Strategy - Employment Background Paper](#) indicates that the likely quantity of B-class jobs will equate to approximately 65% of new jobs, 5,265 for the borough. The remaining 35%, approximately 2,835 jobs, are anticipated to be created in the service industry.

**5.11** A number of sites are already committed for development to contribute to meeting these requirements. These include sites with planning permission and strategic sites allocated in the JCS. In addition to the sites which are committed or allocated in the JCS, the SSP2 will identify smaller non-strategic sites to provide choice and opportunity in the supply of employment land. These smaller sites will complement the strategic allocations identified in the JCS. Detail on sites allocated for employment development is provided below. There are also a number of sites that have been safeguarded, these are set out in Policy EMP1, below.

**5.12** A Employment Land Review (2018) has been prepared. This reviewed the market for employment provision in the Borough and has assessed the suitability and achievability of potential employment sites from a market and business perspective. The Employment Land Review has informed the policies for safeguarding existing and committed employment areas and the allocation of sites for employment use. Alongside this, the [Employment Allocations Background Paper \(2019\)](#) uses the findings from this demand focused assessment to provide a rounded assessment of sites for allocation, with a supply based assessment to inform the employment allocations in this Plan. Further detail is provided in section 5.2. The allocations are located within the settlement specific chapters.

### Existing Employment Areas

**5.13** There are 6 main employment areas within Kettering these are:

- North Kettering Business Park
- Telford Way Industrial Estate
- Pytchley Lodge
- Orion Way Industrial Estate



## 5.0 Employment

- Kettering Parkway
- Northfield Avenue

Picture 5 - Weekley Wood Justice Centre, North Kettering Business Park

**5.14** There are also employment locations at the Market Towns, these include Latimer Business Park and Station Road Industrial Estate within Burton Latimer as well as Desborough Industry (including Magnetic Park) and Pipewell Road Industrial Estate. Within the rural area employment locations include the Grange Road Industrial Estate in Geddington and Eckland Lodge Business Park, Desborough Road, Braybrooke.



**5.15** 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:

- Land at Kettering South (Policy 37 of the JCS)
- Land at Kettering North (Policy 38 of the JCS)
- Roxhill/Segro Park
- Cransley Park

**5.16** The Hanwood Park SUE and Rothwell North SUE will also provide a significant contribution to employment provision.

**5.17** 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 Hanwood Park, or would resolve existing conflicts between land uses.

### Safeguarding Employment Land

**5.18** 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.

**5.19** 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.

## 5.0 Employment

### Policy EMP1

#### Safeguarding Employment Land

The following employment areas, identified on the policies map, will be safeguarded for Business (including offices, research, and light industry), B2 (General Industry) and B8 (Storage or Distribution) uses in accordance with JCS Policy 22 (criterion c):

- North Kettering Business Park
- Telford Way Industrial Estate, Kettering
- 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

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.

Within safeguarded employment sites the modernisation of buildings will be supported.

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.

### Local Employment Areas

**5.20** In addition to the safeguarded sites identified in Policy EMP1, the Employment Land Review identified sites which are occupied by single occupiers with bespoke buildings or are small in nature with multiple occupiers to be safeguarded in the short term. It is considered important to maintain these sites in employment use, at present, given that they are currently operational, viable and on sites which cater for their needs sufficiently. However, these sites could be difficult to re-occupy if vacated as a result of possible changes in the market. Should this occur, these sites will be considered on an individual basis to determine the likelihood of re-occupation.

## 5.0 Employment

### Policy EMP2

#### Local Employment Areas

Maintaining employment uses on the following sites is supported:

- Eveden Factories, Desborough
- Pipewell Road Industrial Estate, Desborough
- Grange Road, Geddington

Although consideration must be 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-employment uses will not be resisted.

### Non-Employment Uses (non-Business/B2/B8 uses) in Safeguarded Employment Areas

**5.21** It is recognised that in addition to those uses safeguarded in Policy EMP1, a number of non-Business/B2/B8 uses are present within a number of the areas identified in this policy. These uses complement the Business/B2/B8 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.

**5.22** Proposals for non-Business/B2/B8 use will need to demonstrate that the proposed use does not have a detrimental impact on existing employment uses and the character of the 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 Business/B2/B8 uses and that employment use would no longer be viable on the site. 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.

### Policy EMP3

#### Non-Employment Uses (non-Business/B2/B8 uses) in Safeguarded Employment Areas

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.

Proposals which include non-employment uses within the Safeguarded Employment Areas, which are not ancillary to existing employment uses, should:

- a. Provide evidence to show the site has been marketed at a reasonable price for a

## 5.0 Employment

continuous period of at least twelve months as well demonstrating that there is no realistic prospect of the site being viably used for an employment use;

- b. Be suitable in the location in which it is proposed and ensure that it does not impact current and future operations of adjoining businesses;
- c. Not undermine the existing employment uses and adversely affect the character of the area; and
- d. Not adversely affect the supply of employment opportunities within a Safeguarded Employment Area.

### Employment Allocations

**5.23** Employment sites have been identified following the completion of an Employment Land Review. These sites will complement the strategic sites identified in the JCS and provide choice and opportunity in the supply of employment site. There are two sites which will be allocated for employment development, these are identified in policies DES6 and GED5 in Chapters 11 and 13.9 of the Plan.

**5.24** 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 Allocations Background Paper (2019) sets out the completed floorspace and corresponding job provision between 2011 and 2018. In this period, it is estimated that a total of between approximately 700 and 1175 jobs have been created through the completion of B-class floorspace. Mixed B schemes account for around half of this provision along with B8, accounting for approximately 30%, with the remaining provision coming from both B1 and B2 completions. On the whole, this equates to between 13 and 22% of the target, which is an average of between 102 and 168 jobs created per year. In order to achieve the target of 5,265 B-class jobs within the plan period an average of 265 jobs are required to be created per year, which is significantly higher than the average during the already elapsed part of the plan period.

**5.25** In order to determine to the extent of proposed employment allocations required to meeting the job growth target, the supply of B-class jobs has been estimated between 2018 and 2031. When the total estimated jobs between 2018 and 2031 is calculated, including both completions and commitments and the strategic allocations in the JCS, it is evident that there is a significant oversupply of between approximately 8,000 and 16,000 jobs based on the two methods of transferring floorspace to job numbers, which see a total number of 13,000 and 21,000 jobs respectively, being provided within the plan period. Full details on meeting the job growth target are set out in the Employment Allocations Background Paper (2019).

**5.26** However, allocating further sites for employment use is important to ensure that there is diversity in the market, with regards to size and location of site as well as type of floorspace. Policies allocating employment sites are included within Chapter 11, Desborough and Chapter 13.9, Geddington.

**5.27** 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

## 5.0 Employment

Employment Allocation policies in Desborough and Geddington reflect the September 2020 changes to the Use Classes Order.

### Live/Work Units

**5.28** Technological innovations are increasingly allowing new ways of working. These provide flexibility, which let people set their own balance between work and the rest of their lives. Increasingly people can work from home, or in combined living and working spaces (live/work units), rather than traditional workplaces. This cuts the total number of journeys to work and can be particularly beneficial in reducing congestion at peak times. Working at home can also increase employment opportunities and have economic benefits, as many people working from home ultimately establish their own business. The following policy seeks to facilitate the provision of live/work units while ensuring that this type of unit is located in an appropriate location.

**5.29** 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.

#### Policy EMP4

##### Live Work Units

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:

- Be limited to business uses (including offices, research and light industrial) and professional and financial services uses;
- Not result in a loss of residential amenity, significantly increase on-street parking or result in a significant increase in traffic or congestion; and
- Be specifically designed to ensure that the commercial use of the property remains ancillary to the residential use.

Live/work units will not normally be permitted in Safeguarded Employment Areas or in close proximity to B2 and B8 class uses and other uses where:

- Operations are likely to cause a significant amount of noise;
- Local air quality is inappropriate for a residential environment;
- There are businesses operating 24 hours a day, in close proximity; or
- It is not possible to ensure adequate lighting and ventilation of living areas.

The provision of live/ work units will be supported in the following locations

- Town centres and local centres, as shown on the policies map;
- Mixed-use and residential areas outside of designated town and local centres;
- Vacant employment sites outside of safeguarded employment areas; and
- Rural locations where provision would support the rural economy



## 6.0 Town Centres

### 6.0 Town Centres

Picture 6 - Desborough Town Centre

**6.1** The NPPF aims to promote the vitality and viability of town centres by focusing on the delivery of main town centre uses within existing centres. To achieve this, the NPPF requires Local Planning Authorities to define a network and hierarchy of centres, as well as the extent of town centres and primary shopping areas based on the definition of town centres and primary shopping areas.



**6.2** 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.

**6.3** 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.

**6.4** The majority of additional retail development in the Borough will be focused in Kettering Town Centre where the JCS identifies a minimum net increase of 12,500m<sup>2</sup> net comparison shopping floor space. Comparison shops are the types of shops where you would compare the product against the prices in other similar shops before buying, for example, clothing, music, electrical goods etc.

**6.5** Burton Latimer, Desborough and Rothwell are identified within the existing JCS as providing a strong service role for their local communities and surrounding rural areas. Burton Latimer, Desborough and Rothwell will all see population increases over the plan period, and it will be important to provide town centres which meet the needs of the growing population and address any existing shortfalls which have failed to keep up with historic growth.

**6.6** The Kettering Town Centre Area Action Plan - July 2011 (KTCAAP) defines the extent of the Kettering Town Centre area and its respective primary and shopping frontages and remains a standalone document to the Part 2 Local Plan, with a sole focus on Kettering town centre. A review of the KTCAAP will take place once the SSP2 is adopted, this review will consider the changing role of Kettering town centre as a result of changes in shopping habits.

## 6.0 Town Centres

**6.7** The town centre boundaries and Primary Shopping Areas for Burton Latimer, Desborough and Rothwell are shown on the policies map. 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. The background paper '[Town Centres and Town Centre Uses \(update\) \(April 2018\)](#)' sets out the approach to defining these boundaries.

### Rothwell/ Desborough Medium Sized Food Store

**6.8** 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.

**6.9** 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.

**6.10** Any proposals for a medium-sized food store which come forwards will need to be considered against the following Policy:

#### Policy TCE1

##### Proposals for a Medium Sized Foodstore

A development proposal for a medium sized food store serving the Rothwell and Desborough area will be supported where:

- a. It does not exceed a floorspace area of 2000m<sup>2</sup> of convenience retail;
- b. A sequential approach to the location demonstrates that priority is given to the town centre first, in accordance with Policy TCE4;
- c. It will not result in the displacement of an existing community use or viable business use; and
- d. It protects and enhances the Green Infrastructure corridors.

## Markets

**6.11** 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

## 6.0 Town Centres

weekly basis. Policy TCE2 sets out general principles for market proposals within the towns of Burton Latimer, Desborough and Rothwell. New or enhanced markets should accord with Market Standards Guidance where this has been prepared. More detailed policies for each of the individual market towns are included within their respective chapters.

### Policy TCE2

#### Markets - General Principles

Proposals for new or enhanced markets will be supported where:

- a. They are located within the defined town centre boundary, as shown on the policies map;
- b. Market proposals/sites do not displace existing main town centres uses or existing 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; and
- d. The trading area of market sites occupy a level surface to facilitate pedestrian access, layout, and appearance of markets.

## Opportunity Sites and Environmental Improvements

**6.12** There are a number of sites within Burton Latimer, Desborough and Rothwell which have been identified as opportunity sites for development or as areas for environmental improvement.

**6.13** The opportunity sites for development are sites which are located within or adjoining the town centre boundary which provide an opportunity for redevelopment which would better utilise land and regenerate the town, enhancing its overall appearance.

**6.14** Areas identified for environmental improvement are areas within or adjacent to the town centre boundary where there is an opportunity to improve the town centre environment, this could be through, for example, improvements to public realm and street furniture, creating a more pedestrian friendly environment or gateway enhancements.

**6.15** Details of the opportunity sites for development and environmental improvements for Burton Latimer, Desborough and Rothwell are set out in chapters 10, 11 and 12.

## Residential Development within Town Centres

**6.16** The NPPF requires that planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites. However, it is important to balance this against ensuring that town centre uses, such as retail, can be adequately provided for within town centres. It is important that main town centre uses are protected, particularly ground floor frontages. Proposals for residential development should seek to retain main town centre uses in ground floor level frontages and should not result in the loss of viable main town centre uses. It will be important



## 6.0 Town Centres

that residential development is compatible with existing uses to ensure that conflicts do not arise.

**6.17** Sites within town centres can be constrained in size, it is important to ensure that proposals provide sufficient space and access for private amenity for future occupiers and sufficient space for access and servicing for existing town centre uses. Opportunities to create a range of dwelling types should be explored where practical.

**6.18** 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.

### Policy TCE3

#### Residential Development within the Town Centres

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:

- a. Are compatible with existing neighbouring and nearby uses;
- b. Do not result in the loss of viable main town centre uses;
- c. Provide for sufficient space and access for private amenity and servicing; and
- d. Preserve an active main town centre use in ground floor level frontages.

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.

## Location and Scale of Town Centre Uses

**6.19** The NPPF sets out policy guidance aimed at positively promoting and enhancing competitive town centres and supporting their vitality and viability. Proposals for 'main town centre uses' should be located within existing town centres, which are considered the most sustainable locations for such uses. The NPPF sequentially prioritises sites within existing centres, rather than edge-of-centre or out-of-centre sites for these uses. Where development proposals involving main town centre uses located outside of town centres are made, the NPPF requires applicants to supply a Sequential Assessment and in certain circumstances, an Impact Assessment. The NPPF also enables Local Planning Authorities to set local thresholds for impact assessments through their Local Plan to reflect local circumstances and priorities. In the absence of a locally set impact threshold, the nationally set default impact assessment

## 6.0 Town Centres

floorspace threshold is 2,500m<sup>2</sup>.

### Location - Sequential Assessments

Picture 7 - Rothwell Town Centre

**6.20** The NPPF sets out circumstances in which the sequential test should not be applied. The sequential test should not be applied to applications for small scale rural offices or other small scale rural development proposals located outside of a town centre. In addition to this, the definition of a town centre provides further clarification in that it excludes small parades of shops of purely neighbourhood significance.



**6.21** The sequential test will not be applied to proposals for small scale retail, leisure, entertainment or recreational use which are of a purely local significance. 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. Applications for this type of use should demonstrate that the proposal is of a purely local significance. If this cannot be demonstrated then a sequential test would be required.

**6.22** 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. 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.

### Policy TCE4

#### Application of the Sequential Test

Development proposals for main town centres uses not located within a defined town centre, as shown on the policies map, or in accordance with an up-to-date Local Plan shall be accompanied by a sequential assessment in accordance with Section 7 of the National Planning Policy Framework, unless the proposal relates to:

- a small scale rural office use or small scale rural development;
- the creation of local centres to meet the day to day needs of residents in Sustainable Urban Extensions; or
- a small scale retail, leisure, entertainment or recreation use located to serve its immediate local area of a limited scale and type limited to local significance only.

## 6.0 Town Centres

### Scale - Impacts Assessments

**6.23** 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 2500m<sup>2</sup> 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. Where an assessment is required it should be proportionate to the scale of the proposal.

**6.24** 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.

#### Policy TCE5

##### Locally Set Impact Assessment Threshold

Unless they meet the exceptions set out in JCS Policy 12 (g) proposals for retail, leisure and office development located outside of the defined town centre, as shown on the policies map, 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:

- Kettering – 750m<sup>2</sup>
- Burton Latimer – 400m<sup>2</sup>
- Desborough – 300m<sup>2</sup>
- Rothwell – 500m<sup>2</sup>

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 to the vitality and viability of a town centre.

## Protection of Local Centres

### Local Centres

**6.25** A Local Centre is the next step down in the Kettering's retail hierarchy, offering a smaller

## 6.0 Town Centres

range of facilities than those present in the main centres of Desborough, Burton Latimer and Rothwell, which are defined town centres. Nonetheless local centres play an equally important role in meeting the day-to-day shopping needs for the community, particularly the less mobile and elderly. Local Centres appear in a variety of forms, from single linear streets and parades of shops through to clusters of individual shops. They typically feature a newsagent and/or small convenience store, along with various other small shops of a local nature, which could include, for example, a hairdressers, post office and/or travel agent.

**6.26** Local centres comprise a smaller grouping and more limited range of facilities than those present in main town centres. Local centres benefit from local facilities (e.g. convenience store, post office, fast food takeaway and a pub). These serve primarily local needs, however travel out of these areas is necessary for other local amenities. Such facilities often provide a valuable local amenity and can play an important economic and social role. Such groupings are typically found in residential areas and will generally be less than 5 units in total. They can be a loose clusters of shops or a small row of a few units, and are often found in older residential neighbourhoods and post-war residential estates.

**6.27** Maintaining a network of vibrant and attractive town and retail centres and retaining important community facilities outside of these, are key aims of planning policy at both national and local level. The underlying principle for all such local centres is that each will comprise a meaningful grouping of units that provide shopping and other opportunities for the community it serves. The loss of these essential services and facilities can have a detrimental impact on neighbourhoods within urban areas as well as villages, particularly those who do not have access to a private car.

**6.28** Therefore the loss of local shopping facilities within Local Centres will be resisted, this approach will help safeguard these facilities for local communities.

### Policy TCE6

#### Protection of Local Centres

The Council will resist the loss of local shopping facilities within Local Centres, as set out below and with the exception of those in the SUEs identified on the policies map, in order to meet local needs.

- 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
- Hanwood Park SUE, Kettering
- Rothwell North SUE
- Desborough North SUE

## 7.0 Health and Well-being and Community Facilities

### 7.0 Health and Well-being and Community Facilities

#### Health and Well-being

**7.1** The Public Health Outcomes Framework for England 2013-2016 builds on the principles of healthy inclusive communities, as set out in the governments white paper Healthy Lives, Healthy People, 2010 and the findings of the Marmot Review (2011) Fair Society, Healthy Lives. Many factors influence our health, including the lifestyles we lead, the environment we live in and the opportunities we have to exercise and our access to natural open spaces. This is supported by the [Northamptonshire Health and Wellbeing Strategy](#) which explicitly recognises the important role that local environments can play in supporting health and wellbeing through the planning process by:

- Integrating housing types and tenures in developments, ensuring new housing is of a good standard, well designed, flexible and adaptable to residents' specific needs, with consideration of the ageing population and meeting the demands for specialised care, and supported housing (see JCS Policy 30 and Policy HOU2);
- Supporting physical activity and good mental health by providing, protecting and enhancing good quality open spaces (see JCS policy 19 and policies NEH2, NEH 3 and NEH 4), outdoor and indoor sport and physical activity facilities (see policy HWC3) and imaginative play spaces for children and young people;
- Encouraging physical activity by promoting walking and cycling (see JCS Policy 15);
- Providing jobs and opportunities (see JCS Policy 23); and
- Lessening environmental impacts including air and noise pollution (see JCS Policy 11).

**7.2** Local authorities are required to produce a Joint Strategic Needs Assessment (JSNA) of the health and wellbeing of their local community. The Northamptonshire JSNA outlines the health needs and current trends in the borough with the aim to better plan for the provision of primary healthcare infrastructure. Overall, the JSNA data states Kettering is the most populated district in North Northamptonshire with approximately 100,252 residents (North Northamptonshire Health Study 2019) and that the health of people in Kettering is generally similar to the England average, with life expectancy rates similar to that of the England average for both males (80 years) and females ( 83 years). Overall, Kettering has a low level of deprivation, ranked at 130 out of 326.

**7.3** Heart disease, respiratory diseases, stroke, cancer, lung and liver disease - account for more than 150,000 deaths a year among under-75s in England. Smoking, being overweight and having high blood pressure are all risk factors. The UK is experiencing an epidemic of obesity affecting both adults and children. Obesity amongst adults is a significant issue across Kettering with 70% of the adult population being classified as overweight or obese and 33.5% of reception children, recorded by the National Child Measurement Programme (NCMP).

**7.4** Other health issues affecting the residents of Kettering are the high rate of hospital admissions for alcohol related conditions (779 per 100, 000 population) and mental health, there was 325 hospital admissions per 100,000 population for intentional self-harm across all ages (PHU 2019).



## 7.0 Health and Well-being and Community Facilities

### Primary Health Care Services

Picture 8 - Burton Latimer Medical Centre

**7.5** Health provision in Kettering is concentrated in Kettering, Desborough and Rothwell to the north and Burton Latimer and Mawsley to the south. There are 10 GP surgeries, 14 dentists, 11 opticians, 20 pharmacies and 3 hospitals in Kettering- Kettering General Hospital, Woodland Hospital and St. Marys Hospital. 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 Sustainable Urban Extension.



**7.6** The Council will support the provision of additional health facilities and will work with NHS through the Northamptonshire Health and Care Partnership and other service providers to ensure the borough has a necessary supply and distribution of premises to meet Kettering's health care needs.

**7.7** To ensure that the built environment promotes health and reduces inequalities for all local populations there is a need to:

- Work in partnership with North Northamptonshire Joint Planning and Delivery Unit (NNJPDU) and partners to reduce health inequalities in the areas with poorest health;
- Prioritise policies and interventions that both reduce health inequalities and mitigate climate change by improving active travel; good quality open and green spaces; the quality of food in local areas; and the energy efficiency of housing; and
- Support developments which provide high quality social infrastructure, including education, skills and sports, recreational and physical activity facilities.

### Policy HWC1

#### Health and Well-being

The Council will seek to maintain and improve the health and well-being of local communities and encourage active and healthier lifestyles by working with partners and developers to identify appropriate sites for new healthcare facilities based on the health service delivery plan. Proposals for healthcare facilities will be supported which:

- a. meet an identified health need of the community they are intended to serve;
- b. accommodate a range of health related services; and
- c. prioritise areas in the borough where health inequalities are greatest.

## 7.0 Health and Well-being and Community Facilities

### Community Facilities

**7.8** The term ‘community facility’ encompasses a wide range of locally orientated services and amenities in both urban and rural locations. The following list, whilst not intended to be definitive, provides examples of uses that can provide a community facility:

- Retail shop (including post office, convenience goods shop)
- Pub
- Restaurant/café/coffee shop
- Social club
- Cultural facility (theatre, cinema, library)
- Community Hall/Centre
- Place of worship
- Healthcare facility
- Sports, leisure and physical activity facilities

**7.9** In some instances such facilities may be part of a small group of other shops or services, in other areas it can be an isolated resource of individual merit. Whether it is a single unit or part of a small group, community facilities will tend to serve a very localised catchment and captive population. Importantly, community facilities can in some instances provide a social function and focus to help sustain the life a community, either by virtue of the particular service it provides and/or as a meeting place and venue for social gatherings. This can apply to pubs and shops as much as it does to the more obvious community halls and social clubs.



It is often difficult to quantify the degree of benefit and value that such facilities bring to a particular community.

**7.10** Policy 7 of the JCS requires development to support and enhance community services and facilities by safeguarding existing facilities unless certain criteria can be met. The policy below should be read alongside JCS policy 7 and provides additional criteria to be applied.

### Safeguarding Community Facilities

**7.11** It is the intention of this policy to safeguard a community facility only where it is shown to be of particular value or merit to the community that it serves and in order to determine whether or not it is appropriate to safeguard that facility and resist its loss. A community facility can be ‘lost’ by virtue of either a change of use to an existing building, or by means of a redevelopment scheme on the site of the facility. The LPA will need to establish the relative importance and individual merit of a particular community facility. These include:

## 7.0 Health and Well-being and Community Facilities

- number and relative proximity of other similar facilities that serve the community;
- convenience and accessibility of the facility to serve the community as compared to the locations of other facilities;
- evidence on the extent to which the facility is valued by the community;
- sensitivity of the location to change;
- impact on the character of the area;
- whether the facility provides a wider social function, such as venue for social interaction and/or an informal meeting place; and
- any other added value the facility may bring in terms of wider benefits for the community

**7.12** The viability of the premises as a continuing business or other enterprise will often be material to the assessment of a proposal for change of use or redevelopment of an important community facility. Establishing viability is not exclusively a financial issue. Community facilities that are non-profit making such as health centres and places of worship will require an assessment of non-financial matters in order to establish ongoing viability. This includes, for example, an assessment of patronage/attendance levels, the prevalence of other similar facilities in the area and inherent suitability of the location.

**7.13** The likelihood of a community facility property remaining vacant for an extended period (12 months) will also be a material consideration. In such instances evidence of marketing and advertising carried out to secure the sale of the premises for the established use will be required.

### New Community Facilities

**7.14** The existing number and concentration of other similar community facilities within the area will be taken into account. However, where new provision such as those proposed on the Hanwood Park SUE add to the variety of activities that could benefit the local community, then the existing number of facilities in an area will not necessarily work against a new proposal. Issues of noise, disturbance, and parking problems to an area can have an adverse effect on the amenities of neighbouring residents and occupiers. All of these issues will need to be carefully considered when considering proposals for extensions to existing facilities.

### Policy HWC2

#### Protection of Community Facilities and Proposals for New Facilities

Proposals that lead to the loss of community facilities will be resisted, unless it can be demonstrated that:

- a. the loss of the service or facility will not have a negative impact on the vitality and viability of a settlement or local area; and
- b. 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.

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.



## 7.0 Health and Well-being and Community Facilities

### Sport, Recreation and Physical Activity

**7.15** At first glance the similarities between toddlers kicking a ball in the local park and professional athletes competing at the highest level seem tenuous. They do however share one basic requirement: a need for outdoor and indoor sport, recreation and physical activity facilities. These play a vital role in building healthy neighbourhoods contributing to the physical, mental and emotional well-being of local people. Without access to these facilities the quality of life and well being of residents is reduced.

### National Policy

**7.16** The NPPF sets out how the planning system should plan positively to achieve healthy places and provide the social, recreational and cultural facilities and services the community needs. From a sport and physical activity perspective measures include:

- enabling and supporting healthy lifestyles, especially where this would address identified local health and well-being needs, for example through the provision of safe and accessible green infrastructure and sports facilities;
- planning positively for provision and use of shared spaces, community facilities (including sports venues and open space) and;
- guarding against unnecessary loss of valued facilities and services.

**7.17** It goes on to state 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. There is a focus on determining need as well as protecting existing sports and recreational buildings and land, including playing fields.

### North Northamptonshire Policy

Picture 9 - Keep fit equipment, Rockingham Road



**7.18** The JCS echoes NPPF in its appreciation that community assets, which includes open space, sports and physical activity facilities, provide for the health and well-being, social, educational, spiritual, recreational and leisure needs of the community. It recognises that development and notably development arising from the Sustainable Urban Extensions, will generate population growth that will require new services and facilities.

There is also an appreciation that with an increasing population of older people, access to locally based services will become increasingly important, reflecting lower mobility levels.

**7.19** The retention and enhancement of existing community assets and the incorporation of existing assets into new development design and the co-location of community facilities in assets such as a multi-purpose community buildings are all supported in the JCS. It seeks to safeguard existing facilities and not result in a net loss of *inter alia*, sports and recreation buildings and land unless the series of exceptions criteria set out in Policy 7 (Community

## 7.0 Health and Well-being and Community Facilities

Services and Facilities) can be met.

**7.20** The JCS identifies the North Northamptonshire Strategic Sports Facilities Framework (2014) as a frame of reference to identify the level of provision required to meet population growth, However there is recognition that there may be more up-to-date and detailed local assessments.

### Kettering Borough

**7.21** At a local level the Council Playing Pitch Strategy (PPS) (2020) and Sports Facility Strategy (SFS) (2020) read together with the Playing Pitch and Sports Facilities Audits and Needs Assessments (2019 / 2020) identify deficiencies in the quality, quantity and accessibility of indoor and outdoor sports facilities including associated ancillary facilities.

**7.22** The strategies provide prioritised action plans that include recommendations on, *inter alia*, which facilities should be protected and enhanced; potential locations for new provision and what opportunities exist for change or potential rationalisation. In summary, the PPS and SFS identify what provision is needed and where. All major development will be required to enhance existing and / or create new facilities; to meet the community need arising from the development.

**7.23** 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.

**7.24** 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 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.

**7.25** The provisions set out in the NPPF and Policy 7 of the JCS are considered to afford sufficient policy protection to an unwarranted loss of the Borough's existing sports and recreational buildings and land, including playing fields.

## 7.0 Health and Well-being and Community Facilities

### Policy HWC3

#### Sport, Recreation and Physical Activity

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 will ensure the delivery of an inclusive, high quality, easily accessible, multi-functional and well maintained network of sport and recreational facilities so taking part in physical activity is safe and easy, and active lifestyles are facilitated.

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.

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.

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.

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.

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.

## 8.0 Natural Environment and Heritage

### 8.0 Natural Environment and Heritage

#### Flood Risk and Sustainable Water Management

##### Flood Risk Management

**8.1** Growth and redevelopment planned in the Borough must be accommodated sustainably in terms of flood risk and water management – i.e. the risk of water related problems, especially flooding, should not be increased through new development. Instead growth should, where possible, bring about measures which improve the water environment and reduce or mitigate existing flood risk. Policy 5 of the JCS sets out requirements in relation to the water environment, resources and flood risk management. This section of the SSP2 covers local requirements relating to flood risk and should be read alongside Policy 5 of the JCS.

**8.2** The Flood and Water Management Act 2010 made Northamptonshire County Council (NCC) the Lead Local Flood Authority (LLFA) for Kettering. As the LLFA, NCC is responsible for leading and co-ordinating the management of local flood risk. As such, NCC has produced a [Local Flood Risk Management Strategy](#) (LFRMS) which sets out the priorities for co-ordinating and managing local flood risk at a county level. The LFRMS also contains an annual Action Plan which incorporates projects and flood alleviation schemes for Kettering, these have been added to the Infrastructure delivery schedule (IDS).

*Picture 10 - Bridge over the River Ise, Geddington*

**8.3** JCS Policy 5 states development should contribute to reducing the risk of flooding and development should incorporate sustainable drainage systems where practicable. As such, the Council is continuing to work through the LFRMS Action Plan as well as working with key partners such as the Environment Agency, Anglian Water, Northamptonshire County Council and neighbouring authorities to investigate and implement flood alleviation measures to minimise the impact of flooding in flood risk areas. In order to facilitate this, the Council:



- Has carried out a [Level 1 SFRA \(Strategic Flood Risk Assessment\)](#) for the whole of the borough;
- Has carried out a Sequential Test of all site allocations; and
- Has produced a Surface Water Management Plan to identify issues with drainage networks and the effects of new development.

##### Strategic Flood Risk Assessment (SFRA)

**8.4** Much of Kettering Borough falls within the River Nene Catchment Area and a small part falls within River Welland catchment (the area near the northern boundary of the borough,



## 8.0 Natural Environment and Heritage

near Desborough). Kettering is at risk predominantly from fluvial (also referred to as river) flooding (in part as a result of developments being in close proximity to the River Ise and Slade Brook watercourses), surface water flooding from agricultural runoff in rural areas and inadequate drainage systems (the Slade Brook runs through the centre of Kettering) in urban areas.

**8.5** More recently, surface water runoff and sewer flooding in urban areas has been the main cause of flooding, which has raised the significant potential of the cumulative impact of development on flood risk. As such, Kettering town centre contains localised areas that are prone to flooding from a range of sources including rivers, sewers and surface water. The SFRA 2019 update recommends applying stricter requirements on surface water drainage proposals for sites located in areas draining into the Critical Drainage Catchments (CDCs) as identified in the [Kettering Surface Water Management Plan \(SWMP\)](#).

**8.6** A sequential test of all sites being promoted for development in the SSP2 (29 sites), was undertaken to assess flood risk from all sources (fluvial, surface water, sewer and ground water and reservoir breach flood risk). The assessment rated a number of sites as "amber" (10 out of 29), because they are either at risk of surface water or groundwater flooding, have experienced flooding on the site or in close proximity of the site in the past, or have capacity issues within the existing drainage systems. The site specific policies for these sites set out requirements ensure that the risk of flooding is adequately assessed and mitigated prior to development.

**8.7** Two sites have been identified as "red" sites. These sites will need to ensure that adequate assessment is undertaken of the flood risk and that a sequential approach to site layout is taken to ensure that more vulnerable development is located in areas at low risk of flooding, the site specific policies for these sites set out criteria requiring this.

### Surface Water Management Plan

**8.8** 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 CDCs where stricter management for surface water runoff will be applied because of higher risks of occurrence and resultant affect for people, property or infrastructure. 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. The SFRA identifies 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.

## 8.0 Natural Environment and Heritage

### Northamptonshire Flood Toolkit and Local Standards and Guidance for Surface Water Drainage

**8.9** 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. 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 minimise 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 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.

**8.10** At the planning application stage, an appropriate site-specific flood risk assessment (FRA) will be required for all development proposals falling within the parameters outlined in Policy NEH1. The FRA should 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.

**8.11** 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.

#### Policy NEH1

##### Local Flood Risk Management

Development should contribute towards reducing the risk of flooding where appropriate, it should:

- Have regard to the findings and actions of the Strategic Flood Risk Assessment and Surface Water Management Plan, and any updates to these documents;
- Contribute towards the flood risk management projects identified within the Strategic Flood Risk Assessment, Surface Water Management Plan and Green Infrastructure Delivery Plan; and
- Have regard to the Flood Toolkit and Local Standards and Guidance for Surface Water Drainage in Northamptonshire, and demonstrate how the proposal has had regard to these documents.

## 8.0 Natural Environment and Heritage

A site-specific flood risk assessment will be required in the following circumstances:

- For proposals of 1 hectare or over within Flood Zone 1;
- For all proposals within Flood Zones 2 and 3; and
- For all proposals within a Critical Drainage Catchment area as identified in the Surface Water Management Plan.

### Natural Capital and Green Infrastructure

#### Natural Capital and Ecosystem Services

**8.12** The natural environment underpins our well-being, economic prosperity and provides multiple benefits to society yet it is consistently undervalued in decision making. Natural capital is the stock of natural assets, including water, air, geology and all living things. It is from this natural capital that humans derive a wide range of services, often called ecosystem services. These provide benefits which include, for example, food production, regulation of flooding and climate, pollination of crops, soil formation and cultural benefits such as aesthetic value and recreational opportunities. Adopting the natural capital and ecosystems approach is a key policy objective of the UK Government and central to Defra's 25 Year Plan (2019).

Picture 11 - Cransley Reservoir



**8.13** The National Planning Policy Framework (2019) establishes that Development Plans should plan for the enhancement of natural capital at a catchment and / or landscape scale. In addition, that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the wider benefits from natural capital and ecosystem services. The North Northamptonshire Joint Core Strategy (JCS) (2016) acknowledges that changes in land use can alter ecosystems and reduce their capacity to provide essential natural services. This will have detrimental effects on the resilience of an area. The JCS's Vision determines that ecosystems are to be protected and enhanced and the provision of ecosystem services increased where demand exists. The Plan emphasises the importance of ecosystem services through policy and text with respect to sustainable development (Policy 1), biodiversity and geodiversity (Policy 4), green infrastructure (Policy 19) and The Nene and Ise Valley (Policy 20).

#### Biodiversity and Geodiversity

**8.14** From a local perspective the Borough of Kettering has an abundance of natural capital assets. Statutory designations include eight Sites of Scientific Interest (SSSI) (see Table 8.1)

## 8.0 Natural Environment and Heritage

and one Local Nature Reserve, namely Tailby Meadow. Designated in 2012 the Nene Valley Nature Improvement Area (NIA) is of national importance. Locally it incorporates the River Ise and Slade Brook along with other statutory and non-statutory designations. Working with partners the NIA presents an opportunity for the Council to actively reverse the decline in biodiversity and restore the ecological network on a landscape scale. Sites designated at a local level include over 60 Local Wildlife Sites, five Local Geological Sites (LGS), two Protected Wildflower Verges (PWV) and 11 Pocket Parks (PP).

**Table 8.1 Designated Natural Assets**

SSSI	Local Geological Sites	Protected Wildflower Verges	Pocket Parks
Cranford St John	West Lodge Gullet (Rural Centre) Desborough	Cranford Verge	Desborough
Geddington Chase	Rothwell Gullet	Loddington Verge	Rothwell
Pipewell Woods	Rothwell East		Grange (Kettering)
Stoke & Bowd Lane Woods	Geddington Stone		Kettering General Hospital
Alder Wood and Meadow	Geddington Grange Quarry		Dog Kennel Spinney Kettering
River Ise and Meadows			Cranford
Southfield Farm Marsh			Barton Seagrave
Birch Spinney and Mawsley Marsh			Burton Latimer
			Broughton
			Stoke Albany
			Rushton

**8.15** The JCS provides a range of policies for protecting natural assets and in particular, Policy 4, which sets out the principle approach to protecting, enhancing, restoring, creating and supporting biodiversity and geodiversity assets. The Northamptonshire Biodiversity Action Plan (BAP) provides targets and actions to guide local authorities in their duty to conserve the County's most threatened and declining habitats and species. The Biodiversity Supplementary Planning Document (SPD) for Northamptonshire (2015) is a step by step guide on how to integrate biodiversity into the development process to ensure a consistent approach in meeting legislative and policy requirements and that best practice standards are achieved.

**8.16** With respect to the above it is evident that there is sufficient policy and guidance to secure a net gain in biodiversity for Kettering Borough by the protecting, enhancing,



## 8.0 Natural Environment and Heritage

restoring, creating and supporting biodiversity and geodiversity assets. It is not deemed necessary to add another layer of policy in the SSP2. Decisions will be determined in line with the appropriate JCS policy direction. Development proposals will take account of the BAP to ensure legislative and policy requirements are met. Where developer contributions are required to achieve a net gain in biodiversity and geodiversity assets the focus of investment will be in accordance with, but not limited to the BAP.

### Green Infrastructure

**8.17** The National Planning Policy Framework (NPPF) defines Green Infrastructure (GI) as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Assets can be both publicly and / or privately owned; water environments are usually referred to as blue infrastructure.

**8.18** Kettering's GI contributes to:

- the protection, conservation, enhancement management of and net gain in
- **biodiversity** resources by reducing fragmentation and increasing and enriching species diversity
- improving **connectivity and access** by linking natural assets and creating green routes to encourage modal shift to walking and cycling
- better **community and public health** by improving air quality and open-air surroundings to encourage outdoor activity which lowers stress levels and improves mental and physical health and well-being
- the protection, conservation, enhancement and management of designated and
- non-designated **historic landscapes, archaeological and built heritage assets** and their
- **settings**
- **climate change adaptation** through water management by reducing the impact of flooding, higher temperatures, drier summers and counteracting the heat island effect
- the development and delivery of **ecosystem services**

**8.19** The unique geography and historic development of Kettering has provided a legacy of green and blue infrastructure across the Borough that hosts places and open spaces for people and wildlife to benefit from. Historic parks like Wicksteed and Boughton House offer unique and memorable experiences for visitors. Natural and semi natural landscapes like Desborough Green Space and Burton Latimer Pocket Park provide a haven of habitats for wildlife. Natural corridors like Slade Brook and Valley Walk along the River Ise enable sustainable movement and are visually attractive.

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Picture 12 - Desborough Green Space



**8.20** The Borough's amenity green spaces nestle in a framework of places where people live and work; they bring about place identity and create a sense of community. Allotments like Windmill Avenue promote healthy lifestyles and improve mental well-being, play areas like Meadow Road and teen facilities such as the Ise Skate Park provide active recreational opportunities for children and young people. Other places and open spaces are available for quiet reflection and contemplation like the grounds of London Road Cemetery.

### National Policy

**8.21** The NPPF requires the planning system to contribute to and enhance the natural and local environment. It states that local planning authorities should set out a strategic approach, not only for maintaining and enhancing networks of habitats and GI but also for the provision of new GI and the overall conservation and management of GI networks.

### North Northamptonshire Policy

**8.22** The strategic approach to the delivery of Green Infrastructure in North Northamptonshire is set out in the JCS. The JCS identifies the GI corridors of sub-regional and local importance; within Kettering Borough the sub-regionals follow down the Jurassic Way and along the valley of the River Ise. Policy 19 of the JCS provides a framework for managing development and investment and for protecting and enhancing green infrastructure. The policy focus is on the sub-regional and local GI corridors. It gives priority to green infrastructure investment in areas where net gains can be made to the range of functions a site can offer, particularly those that improve access between the towns and their surrounding countryside, and remedy local deficiencies in open space provision and quality.

**8.23** 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, *inter alia*, Part 2 Local Plans. In response to this the Council commissioned a [Green Infrastructure Delivery](#)

## 8.0 Natural Environment and Heritage

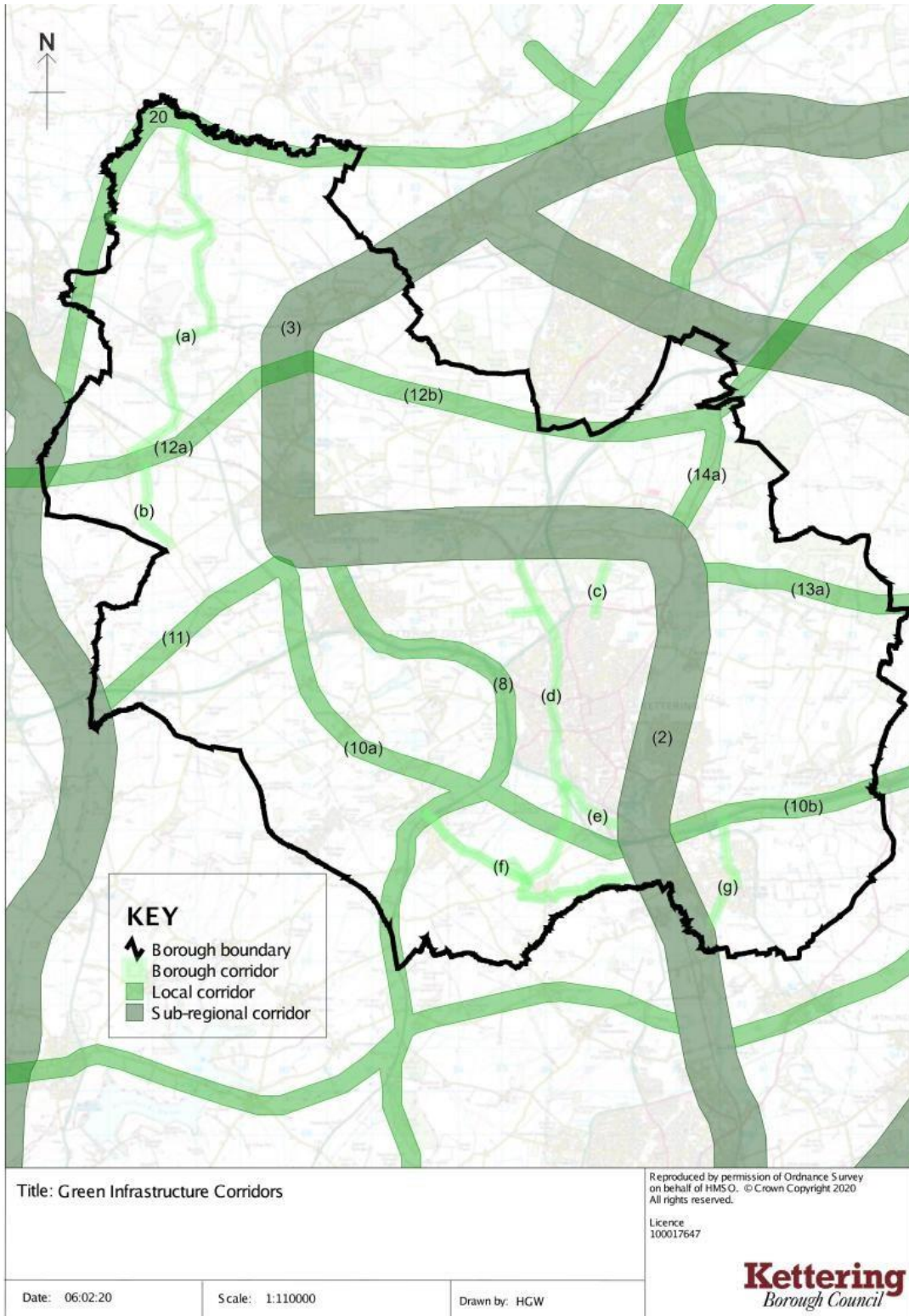
[Plan](#) (2018) (GIDP). The GIDP builds on the work undertaken at a strategic level by identifying seven new borough level GI corridors which create a Borough Level Green Infrastructure Network (BLGIN). The borough level corridors connect into the sub-regional and local corridors passing through the Borough to provide a comprehensive network of GI.

**8.24** 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.

**8.25** The aim of the GIDP is to 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 identifying projects within the BLGIN which are supported by project plans. These provide indicative costings and identify multi-functional opportunities within each project for the enhancement, restoration and protection of existing and /or creation of new green infrastructure assets.

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Figure 8.1 Green Infrastructure Corridors in Kettering Borough





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**Table 8.2 Green Infrastructure Corridors for Kettering Borough**

Sub-regional Corridors	Local Corridors	Borough Level Corridors
2: Ise Valley	8: Sywell Reservoir -Broughton	a: Macmillan Way toNorth West Kettering
3: Jurassic Way	10a: Rothwell (Triangular Lodge) – Wicksteed Park	b: Ise Valley to Macmillan Way
	10b: Wicksteed Park - Thrapston	c: North Kettering
	11: Top Lodge - Desborough	d: Slade Brook
	12a: Macmillan Way	e: Kettering to Pytchley
	12b: Stoke Albany – Little Oakley	f: Broughton to Pytchley
	13a: Boughton Park – Titchmarsh Wood	g: Barton Seagrave to Burton Latimer
	14a: Geddington - Stanion	
	20: Welland Valley	

**8.26** The pragmatic, project led approach set out in the GIDP makes it easier to identify what needs to be done over time to enhance the BLGIN. As projects are delivered, new projects will be identified to pursue a continued development and investment program to secure a net gain in GI for Kettering Borough.

**8.27** 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.

**8.28** 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.

**8.29** 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

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North Northamptonshire Green Infrastructure Delivery Plan (2014) and Neighbourhood Plans where appropriate.

### Policy NEH2

#### Borough Level Green Infrastructure Network

The Borough Level Green Infrastructure Network (BLGIN) shown in Figure 8.1 and illustrated on the policies map, will be recognised for its important contribution to the built, historic and natural environment, to people and wildlife and to ecosystem services. Proposals which undermine the integrity of the BLGIN will be resisted.

All major development proposals are required to deliver a net gain of GI through on-site provision and / or off-site contributions.

Proposals for residential development of 50 units or more, or for non-residential development providing additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, will be 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.

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. The design and delivery of GI projects shall:

- be in accordance with the general principles, initiatives and projects identified by the Green Infrastructure Delivery Plan;
- where possible, be well-connected to the BLGIN and provide links to the wider transport network to improve movement for pedestrians and cyclists; and
- be managed and maintained with a view to increasing the multi-functionality and the provision of ecosystem services through GI assets.

## Heritage

**8.30** The historic environment has the potential to bring significant benefits to the 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 districts 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.

### Protecting Heritage

**8.31** National legislation safeguards the historic environment by aiming to protect and enhance it through development management. The NPPF provides a clear policy framework on plan-making and decision-taking for the historic environment and heritage assets. This is

## 8.0 Natural Environment and Heritage

reinforced locally by the JCS through Policy 2 (Historic Environment). National legislation and the national and local policies are considered to afford the Borough's designated assets adequate protection, preservation and opportunity for enhancement.

**8.32** Designated heritage assets are designated (or 'Listed') under statute using a prescribed set of selection criteria. Non-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 through local and neighbourhood plan-making or in conservation area appraisals. The PPG establishes that plan-making bodies should provide up-to-date information on non-designated heritage assets to provide greater clarity and certainty for developers and decision-makers.

### Heritage in Kettering

**8.33** The Borough has a range of designated and non-designated heritage assets. Designated assets include 11 Scheduled Monuments (e.g. 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 (e.g. Rushton Triangular Lodge and Boughton House, notable for their tourist significance and Newton Dovecote or Barton Seagrave Orangery, important as 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\*).

Picture 13 - Rushton Hall



**8.34** Many sites of Archaeological and Historic Importance have been found across the Borough. Notable examples include:

- 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

**8.35** There are 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



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because of their heritage value. Some are afforded protection through location in one of the 26 conservation areas (CA) spread across the Borough, 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.

### Protecting Non-designated Assets

**8.36** There are many more assets in the Borough not afforded protection under such mechanisms but where protection is warranted nonetheless. 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. 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.

### Local Green Space

#### National Policy

**8.37** Paragraph 101 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.

**8.38** Paragraph 102 of the NPPF sets out criteria which should be applied when designating LGSs, the designation should only be met when the green space is:

- a. In reasonably close proximity to the community it serves;
- 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
- c. Local in character and not an extensive tract of land.

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Picture 149 - Meadow Road Park



**8.39** 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 landowners, whose legal rights must be respected.

**8.40** The Planning Practice Guidance establishes that the management of a LGS remains the responsibility of its owner. If the features that make it special and locally significant are to be conserved the future management is an important consideration. The JCS encourages the preparation of action plans to protect and strengthen the features that make a LGS distinctive and of value.

### Local Context

**8.41** Many of the Borough's green and open spaces are already afforded policy protection through the NPPF, 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 LGS designation will only be appropriate where it adds value beyond any existing designation.

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Picture 15 - Harrington



**8.42** Four Local Green Spaces have been designated for protection through the Plan. These sites have been identified by local communities who consider them to be demonstrably special on the grounds of, *inter alia*, 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.

**8.43** 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.

### Policy NEH3

#### Historically and Visually Important Local Green Space

The sites listed below and identified on the policies map as Historically and Visually Important Local Green Space (LGS) are recognised as being demonstratively special and are of particular local significance.

- The Damms (Desborough)
- HVI 001 (Ashley)
- HVI 069 (Desborough)
- HVI 085 (Wilbarston)

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 inappropriate development that would harm their function, visual openness and their local and / or historical importance.

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.

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### Open Space

#### National Policy

**8.44** The NPPF defines open space as all space of public value including not just land but also areas of water such as rivers, lakes and reservoirs, which offer important opportunities for sport and recreation and can act as a visual amenity. It recognises that access to a network of high quality open space and opportunities for sport and physical activity is important for the health and well-being of communities. It establishes a requirement for a needs assessment to determine what facilities are required locally and identify opportunities for new provision; and it provides the context for the protection of open space, sport and recreational facilities, setting out a strong presumption against building on existing provision.

#### North Northamptonshire Policy

**8.45** The JCS establishes that open space, sports and recreation are essential elements of sustainable communities that contribute towards health, quality of life, sense of place and overall well-being. They add to an areas uniqueness, making it a distinctive, stimulating and exceptional place to live and work. The JCS seeks to safeguard existing facilities and not result in a net loss of provision unless the series of exceptions criteria set out in Policy 7 (Community Services and Facilities) can be met. It determines that individual areas of open space will be designated for protection through the Part 2 Local Plans.

**8.46** When considering the loss and / or a change of use for an open space proposals will be assessed against the criteria set out by Policy 7 (Community Services and Facilities) of the NNJCS (or subsequent update)

#### Kettering Borough

**8.47** At a local level the Council's Open Space Standards Paper (OSSP) (2020), when read together with the Open Space Audit and Needs Assessment (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.

**8.48** The audit revealed that Kettering Borough has 15 parks; 73 amenity green spaces; 50 natural or semi natural areas; over 50 children or young people's equipped play spaces; 23 allotment 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. The OSSP will help remedy this.

**8.49** The OSSP explains the primary purpose of individual open space typologies and establishes locally derived standards to clarify expectations for the quality, quantity and accessibility of individual typologies across the Borough. The Standards have been used to assess existing local spaces to identify which should be protected and / or enhanced

## 8.0 Natural Environment and Heritage

and establish what opportunities exist for change or potential rationalisation. To direct activities in this regard, the OSSP sets out a number of strategic recommendations as a foundation for action planning.

**8.50** 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.

**8.51** 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.

**8.52** 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.

**8.53** 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.

**8.54** 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.

### Policy NEH4

#### Open Spaces

The open space network 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 will be protected and their features and, where applicable, their ecological value, will be enhanced.

All major development proposals are required to enhance existing and / or create new open spaces to meet community needs arising from the development.

Determining open space requirements and / or developer contributions will be determined in accordance with the most up-to-date evidence base. Open space

## 8.0 Natural Environment and Heritage

requirements will be delivered either through on-site provision or off-site contributions, as appropriate, and in association with other funding mechanisms where applicable.

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.

The design and delivery of open spaces shall:

- 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;
- where possible, preserve and improve existing connections into the local community, with the open space network and to the Borough Level Green Infrastructure Network. New provision will be located to ensure accessibility by a choice of sustainable travel options. Routes providing traffic free connectivity will be favoured; and
- be managed and maintained to respect the primary use and function of the open space with a view to increasing multi-functionality where appropriate.



## 9.0 Kettering and Barton Seagrave

### 9.0 Kettering and Barton Seagrave

**9.1** Kettering is the growth town for Kettering Borough and is the focus for regeneration and growth. The housing requirement for the town is set out in the North Northamptonshire Joint Core Strategy is 6,190 in the period 2011-2031. The majority of this growth will be provided through the Kettering East Sustainable Urban Extension, known as Hanwood Park, and through sites allocated in the Kettering Town Centre Area Action Plan (AAP). In addition, this plan will allocate smaller sites in the town to provide choice for the market.

**9.2** The Kettering Town Centre AAP sets out a framework for development within the designated Plan Area through the growth and regeneration of the most central and active part of the town.

*Picture 16 - Rockingham Road Pleasure Park, Kettering*



### Housing Site Policies

**9.3** The following housing sites will deliver the remaining housing requirement for Kettering.

#### **Scott Road Garages (KE/001)**

**9.4** The site is located to the north side of Kettering on the edge of the existing Weekley Glebe housing estate, which comprises of mainly existing and former Council housing stock. The site itself is a former Council garages site which historically served the surrounding dwellings in the area. The garages have since been demolished, and the site has been derelict for some time. The site is bounded to the west by existing residential properties on Kipling Road and Scott Road, hence the need for development of the site to respond to the local vernacular whilst simultaneously not adversely impacting the amenity of adjoining properties. Playing pitches serving Kettering Buccleuch Academy and additional dwellings on Scott Road abut the site to the east. The site is 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. Also, as the site is greater than 1ha in size, a site specific Flood Risk Assessment is required, this will need to assess the risk of groundwater



## 9.0 Kettering and Barton Seagrave

flooding on the site and consider the impact on East Brook Culvert.

**9.5** 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.

**9.6** Development will be limited to up to 22 dwellings and be located along the western side of the site, maintaining vehicular access along the eastern edge of the site through to the allotments located to the north and access along Public Right of Way VD48. The site will be accessed from Scott Road. The impact on Boughton House Historic Park and Garden must be assessed given the proximity of the site to the historic park and garden. The site has planning consent for 22 dwellings (KET/2018/0799).

### Policy KET1

#### Scott Road Garages

Scott Road Garages, as shown on the policies map, is allocated for housing development. The site will provide up to 22 dwellings. Development proposals for the site will:

- 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 assessment which considers the impact of development on the significance of the Grade I Registered Park and Garden, and its setting, at Boughton House;
- 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 and the natural environment;
- 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;
- 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;
- 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;
- 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;
- h. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design; and
- i. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.

## 9.0 Kettering and Barton Seagrave

### Former Kettering Town Football Club, Rockingham Road (KE/003)

**9.7** This site is located on the former Kettering Town Football Club site, towards the north of the town, which has been vacant since 2011. The stadium and supporting infrastructure has been demolished. The site is located on Rockingham Road which is one of the main routes running north from the town centre. New York Thunder Bowl indoor bowling centre is located to the north of the site, to the east, south and west are areas of residential development. The roundabout onto Rockingham Road may need modification in order to facilitate a suitable access into the site.

**9.8** An application for 49 dwellings on the site (KET/2018/0519) was approved, subject to S106 agreement, in February 2019. As part of this application it was recognised that mitigation was required to overcome outstanding objections by Sport England, therefore this application as well as any subsequent development of the site is required to contribute to the improvement to the facilities at North Park, or an appropriate alternative facility. The site is located entirely in 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. Also, as the site is greater than 1ha in size, a site specific Flood Risk Assessment which will assess the risk of surface water flooding and ensure that it is mitigated through site layout and SuDS design.

#### Policy KET2

##### Former Kettering Town Football Club, Rockingham Road

The Former Kettering Town Football Club, Rockingham Road, as shown on the policies map, is allocated for housing development and will provide up to 49 dwellings. Development proposals for the site will:

- a. Be supported by an assessment to determine the stability of the land on which the site is located;
- b. Allow and facilitate access and potential modifications to the current roundabout on Rockingham Road;
- c. Provide a contribution to improve existing facilities at North Park, Weekley Glebe Road or an appropriate alternative football pitch facility;
- d. Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land; and
- e. Provide a site specific Flood Risk Assessment to ensure that surface water flood risk will be mitigated against through site layout and SuDS.

### Kettering Fire Station, Headlands (KE/007)

**9.9** Located within the town boundary the site is situated to the west of the town, south of the town centre. The fire station remains operational, currently occupied by Northamptonshire Fire and Rescue Service. Therefore, in order to enable development of the site, the relocation of this service would be required. The location of the current site does provide operational challenges for the Fire Service. Given the current use of the site, prior to development of the

## 9.0 Kettering and Barton Seagrave

site a contamination assessment must be carried out. Access is expected to be made from Headlands. The Headlands area has a particular character and the design and character of proposals should reflect the character of the surrounding area.

**9.10** There is a dwelling located adjacent to the north eastern corner of the site and therefore the amenity of residents will need to be protected in accordance with Policy 8 of the JCS. The site is located entirely within Flood Zone 1, however a Surface Water Drainage Assessment is required to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.

**9.11** 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.

### Policy KET3

#### Kettering Fire Station, Headlands

Kettering Fire Station, Headlands, as shown on the policies map, is allocated for housing development. The site will provide up to 13 dwellings. Development proposals for the site will:

- 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 and the natural environment;
- b. Provide vehicular access off Headlands;
- 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
- d. Safeguard the provision of suitable access for the maintenance of foul drainage and water supply infrastructure.

## 9.0 Kettering and Barton Seagrave

### Land west of Kettering, Gipsy Lane (KE/011)

**9.12** To the south of the site is the Westhill development (KET/2006/0541) for 460 dwellings.

**9.13** There is existing residential development located along Gipsy Lane to the north east of the site. The amenity of residents will need to be protected in accordance with Policy 8 of the JCS and policy KET4. Given the location of the site, in close proximity to the A14, a noise assessment will need to be provided and identify potential mitigation measures if required.

**9.14** Vehicular access to the site should be provided from Gipsy Lane. The development will result in the need for improvements to the Warren Hill/Gipsy Lane junction to mitigate the impact of development of this site. A roundabout has been proposed at this junction and is the most suitable solution to address this issue.

**9.15** The site is located entirely within Flood Zone 1, although it is immediately adjacent to Flood Zone 3 in the southern corner of the site. 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. This will need to ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design. In addition to this, a site specific Flood Risk is also required given that the site is greater than 1ha in size and will be required to assess the risk of groundwater flooding.

**9.16** 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.

Picture 17 - Gipsy Lane, Kettering



### Policy KET4

#### Land west of Kettering, Gipsy Lane

Land west of Kettering, as shown on the policies map, is allocated for housing development. The site will provide up to 350 dwellings. Development proposals for the site will:

- 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

## 9.0 Kettering and Barton Seagrave

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. Safeguard the provision of suitable access for the maintenance of foul drainage and water supply infrastructure.

### Glendon Ironworks, Sackville Street (KE/151)

**9.17** The site is approximately 0.35 hectares in size. This site is now vacant, having formerly been used by a steelworks fabrication business, within an established residential area to the north of the town, off Rockingham Road. The network of streets in the vicinity are terraced, providing challenges for vehicle movements. Given the previous use of the site an application for the site would need to assess the site for possible contamination. An assessment of the stability of land on the site is also required.

**9.18** In addition to this the enhancement of the surviving industrial buildings will need to be considered given the significance they have with regard to the boot and shoe industry previously present in this area of Kettering, should be considered, should it be feasible and viable. 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.

**9.19** 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.

### Policy KET5

#### Glendon Ironworks, Sackville Street

Glendon Ironworks, Sackville Street, as shown on the policies map, is allocated for housing development. The site will provide up to 33 dwellings. Development proposals for the site will:

- 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 and the natural environment;
- b. Be supported by an assessment to determine the stability of the land on which the site is located;
- c. Be supported by a heritage assessment for the site;
- d. Consider the enhancement of the surviving industrial buildings on the site subject to



## 9.0 Kettering and Barton Seagrave

- feasibility and viability;
- 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; and
- f. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.

### Ise Garden Centre, Warkton Lane (KE/152)

**9.20** The site is approximately 0.43 hectares in size. The site lies directly adjacent to the 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.

### Policy KET6

#### Ise Garden Centre, Warkton Lane

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:

- 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
- 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.

### Factory adjacent to 52 Lawson Street (KE/153)

**9.21** The site is approximately 0.65 hectares in size. This site is currently occupied on a leasehold basis. The site is not immediately available and would require the relocation of the existing business in order to facilitate residential development on the site. Although adjacent to a number of other industrial uses, the surrounding area is predominant residential in use. This provides an opportunity for development in the longer-term.

**9.22** Given the previous use of the site an application for the site would need to assess the site for contamination. In addition to this, as the site is in close proximity to a listed heritage asset in the form of St Mary's Church, it is important to ensure development of the site sufficiently conserves the enhancements of this Grade II\* listed building. Access should be taken off Lawson Street as this is the only feasible location which would provide direct vehicular access to the



## 9.0 Kettering and Barton Seagrave

site. 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. In addition to this, as the site is located to East Brook Culvert and flooding has been experienced in close proximity to the site, development of the site will need to consider the risk of surface water and culvert flooding therefore a detailed flood risk assessment is required by Policy KET7, below.

**9.23** 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.

### Policy KET7

#### Factory adjacent to 52 Lawson Street

The Factory adjacent to 52 Lawson Street, as shown on the policies map, is allocated for housing development and will provide up to 25 dwellings. Development proposals for the site will:

- 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 and the natural environment;
- b. Provide access off Lawson Street as the preferred access point;
- c. Conserve and enhance the setting of the Grade II\* listed St Mary's Church;
- d. 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;
- e. Provide a site specific Flood Risk Assessment to investigate the history of flood risk on and within close proximity of the site; and
- f. Safeguard the provision of suitable access for the maintenance of water supply infrastructure.

#### Land to the rear of Cranford Road (KE/154)

**9.24** 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 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 Hanwood Park SUE and earmarked as Formal Open Space on the strategic masterplan. A rural highway separates this land from the site.

**9.25** The site has outline planning permission (KET/2016/0048) for the construction of 60 dwellings, and the demolition of 44 Cranford Road, which will provide vehicular access to the site, access at any other point is not feasible. Given the location of the site in relation to the A14, the impacts of vibration and noise will need to be assessed prior to development of the

## 9.0 Kettering and Barton Seagrave

site.

**9.26** 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.

**9.27** 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.

### Policy KET8

#### Land to the rear of Cranford Road

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:

- a. Be served by a single vehicular access directly on to Cranford Road only;
- b. Be supported by a scheme for the retention and protection of trees and hedgerows located within the site;
- c. 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;
- d. 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 and the natural environment;
- e. Be supported by a foul water drainage strategy to be agreed and implemented prior to occupation of the site;
- 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;
- 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;
- h. Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered; and
- i. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.

#### Land at Wicksteed Park (KE/200)

**9.28** The site is located to the south of Kettering town centre. Although the site is located

## 9.0 Kettering and Barton Seagrave

within the Wicksteed Park Estate it falls outside the designated Historic Parks and Gardens boundary. Parkland forms the eastern edge of the site, the Midland Mainline abuts the southern end and residential housing lies alongside the east boundary. The site is in single, private ownership and can deliver between 30 to 35 dwellings. It presents an opportunity to improve connectivity into Wicksteed's Parklands providing leisure and recreational opportunities for the existing and incoming local communities.

**9.29** Wicksteed Park is located within the Nature Improvement Area for Northamptonshire. The development will result in a loss of 1.07ha of open space and is likely to lead to the loss of some trees. The site however is principally mown grass and a scrubby boundary along the residential development external to the park. The area appears to offer little ecological value though it is not known whether there are any protected species in-situ. As such an ecological survey will be required to determine any potential ecological impact and necessary mitigation where appropriate.

**9.30** The loss of open space has been compensated by the acquisition of 4.4ha of land to the south east part of Wicksteed Park. The land is strategically located as it reconnects a small fishing lake to the north of the site, and a Special Site of Scientific Interest (SSSI) to the south. The fishing lake is designated locally as a Local Wildlife Site (LWS). Mitigation will see the acquired land 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 Park.

**9.31** 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 development is safe and does not increase flood risk to any adjacent land, is required. Also, as the site greater than 1ha in size, a site specific Flood Risk is also required.

**9.32** 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.

### Policy KET9

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

Land at Wicksteed Park, as shown on the policies map, 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 land located to the south east of the parkland. Development proposals for the site will:

- a. Be of a scale, layout and appearance which responds the site constraints, and the character of existing development and sympathetic towards the surrounding parkland;
- b. Incorporate a layout and fenestration which secures a high level of natural surveillance throughout the development and across the parkland;
- c. Include suitable mitigation measures to minimise the impact of noise arising from the Midland Railway line to the south-west end of the site;

## 9.0 Kettering and Barton Seagrave

- d. Enhance connectivity between the proposed development and the surrounding residential areas and parkland to create safe and direct pedestrian and cycle routes leading into Kettering Town Centre and Wicksteed Park;
- e. Ensure permeability within the site for pedestrians and cyclists;
- f. Be supported by a Transport Statement that will inform the proposal and ensure 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);
- g. Be supported by an ecological survey to determine the presence of any protected species likely to be impacted by the development and a report setting out mitigation where necessary;
- h. Be supported by a tree survey to identify which trees must be protected and enhanced and which can be removed to enable development;
- i. Include appropriate screening to ensure that the historic park and garden's key historic views are not affected by modern development. Be supported by a heritage impact assessment which considers the impact of development on the significance of the Historic Park and Garden;
- j. Provide a connected network of high-quality landscaping and green infrastructure to enhance the character of the development and to provide amenity and ecological benefits. The design, where appropriate, will protect and enhance the existing landscape boundary features (including hedgerows and mature trees) that align the site as well as biodiversity within the site;
- k. Be supported by a scheme to deliver improved access, habitat restoration, educational and recreational opportunities to the 4.4ha extension to mitigate the loss of open space to residential development;
- l. The layout of the development should be designed to take into account any existing sewers and water mains within the site. Any costs incurred for required diversions will be met by the developer;
- 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 and the natural environment;
- n. 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;
- o. Include a site specific Flood Risk Assessment; and
- p. Safeguard the provision of suitable access for the maintenance of foul and surface water drainage infrastructure.

### Employment Site Policies

**9.33** Kettering has a number of existing employment areas, and several strategic sites which are either committed or allocated for employment development. Within the town, enough opportunities exist, to provide employment land through planned developments or windfall development within existing employment areas. Therefore this plan does not include any additional employment allocations in Kettering.

## 10.0 Burton Latimer

### 10.0 Burton Latimer

**10.1** Burton Latimer is a Market Town. The market towns provide a secondary focus for growth beyond Kettering. The housing requirement for the town, set out in the North Northamptonshire Joint Core Strategy is 1,180 dwellings in the period 2011-2031.

**10.2** Burton Latimer has delivered a significant number of houses in the early part of the plan period, this plan allocates a number of housing sites for the town, to meet the remaining requirement. Planning permission has already been granted on some of these sites.

**10.3** While Burton Latimer has provided a significant number of homes and jobs, it has retained its rural village character and important historic core. The Ise Valley runs along the western edge of the settlement contributing to its character. It is these historic and natural assets which need to be protected and used for inspiration for any new development.

*Picture 18 - Church Street, Burton Latimer*



### Town Centre Policies

**10.4** Burton Latimer town centre is focused around the High Street and Churchill Way area. Burton Latimer has seen significant growth in homes and jobs and it is important that town



## 10.0 Burton Latimer

centre facilities are available to meet the needs of the growing population. The vision for Burton Latimer town centre therefore focuses on improving the offer of shops and facilities in the town centre and also on enhancing the town centre environment to create a more attractive town centre for people to visit.

Picture 19 - Burton Latimer Town Centre



### Vision

Burton Latimer town centre will have an improved offer of shops and facilities with an enhanced environment.

## Town Centre Development Principles

**10.5** 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 policies map.

### Policy BLA1

#### Burton Latimer Town Centre Development Principles

Development within the Burton Latimer Town Centre boundary, as defined on the policies map, will:



## 10.0 Burton Latimer

- a. Enhance the historic character of the town and reflect the old village;
- b. Not result in the loss of town centre uses at ground floor level and promote comparison retailing; and
- c. Abut and front onto the street and provide a good sense of enclosure.

Development proposals within Burton Latimer Town Centre boundary will be supported which:

- d. Provide small scale retail and small scale employment;
- e. Provide active town centre uses at ground floor level, including shops, services, restaurants, professional and business uses;
- f. Provide residential or employment development above ground floor level; and
- g. Give priority to the retention and conversion of historic buildings and buildings of local significance.

### Development sites and opportunities in Burton Latimer Town Centre

**10.6** In addition to the town centre development principles a number of sites have been identified as opportunities to deliver the vision for Burton Latimer town centre. The focus is on redeveloping existing sites within the town centre which would better utilise land and regenerate the town, enhancing its overall appearance as there are no large areas of vacant land within Burton Latimer town centre. Four areas have been identified which provide opportunities for redevelopment within the town centre.

#### Policy BLA2

##### Opportunity Redevelopment Sites within Burton Latimer

Redevelopment will be supported at the following sites shown on the policies map:

Paddock Court/ Council car park (BL1). 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.

Churchill Way Retail Parade (BL2). Redevelopment should include refurbishment of retail units.

Churchill Way/ High Street backland areas (BL3). Redevelopment should include active town centre uses at ground floor with residential or business uses above and some small scale parking to support the additional uses.

151 High Street (BL4). Redevelopment should include active town centre uses at ground floor with residential or businesses above and some small scale parking to support additional use.

## 10.0 Burton Latimer

### Environmental Improvements

**10.7** 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 Development Plan.

#### Policy BLA3

##### Opportunity Environmental Improvement Sites in Burton Latimer

Environmental improvements will be supported in the following areas shown on the policies map:

The approach to the town from Kettering Road (BL5). Environmental Improvements should include creation 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.

The High Street (BL6). Environmental Improvements should include:

- 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. improvements to the quality of the public realm and street furniture.

The southern gateway to the town centre (BL7). Environmental Improvements should include creation of a stronger gateway to the town centre.

The area at Town Square (BL8). Environmental Improvements should include creation of a higher quality open space which may also be used to strengthen the existing market offer at this site.

### Housing Site Policies

**10.8** The following housing sites will meet the remaining housing requirements for Burton Latimer.

#### Land to the west of Kettering Road, Burton Latimer (BL/044)

**10.9** The site is approximately 1.66 hectares and is located to the north of existing residential development, but south of the northern employment area of the town within a relatively central position.

**10.10** The site is occupied by a number of agricultural buildings associated with Home Farm, part of which is within the listed building curtilage associated with the Grade II listed Home Farm House. Part of the site also falls within the Burton Latimer Conservation Area. The setting is therefore considered very sensitive. Proposals should be supported by a Heritage Impact Assessment.

## 10.0 Burton Latimer

**10.11** Access to the site would be from Kettering Road. The existing footpath on the western side of Kettering Road would need to be extended to improve connectivity between the site and the rest of the town.

### Policy BLA4

#### Land to the West of Kettering Road, Burton Latimer

Land to the west of Kettering Road, as shown on the policies map, is allocated for housing development. The site will provide up to 22 dwellings. Development proposals for the site will:

- a. 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;
- 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;
- 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;
- d. Be supported by an archaeological investigation and mitigation scheme to address adverse impacts on matters of archaeological importance;
- e. Extend the 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; and
- f. 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.

#### Land adjacent to the Bungalow, Higham Road, Burton Latimer (BL/038)

**10.12** The site is approximately 0.45 hectares. The site directly abuts Higham Road, and was previously occupied by a single bungalow set back from the highway and set within a large plot. The site also incorporated an additional strip of overgrown and unkempt land surrounded by a low level close boarded fence. Residential properties adjoin the northwest, north east and south east site boundary. Burton Latimer Medical Centre is located opposite the site. The site is located entirely in Flood Zone 1, however a requirement for a Surface Water Drainage Assessment has been included with Policy BLA5 to ensure that development is safe and does not increase flood risk to any adjacent land.

**10.13** 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.

## 10.0 Burton Latimer

**10.14** There are a number of development principles for this site. These are outlined below (Policy BLA5) and will apply to any development proposals that may come forward.

### Policy BLA5

#### Land adjacent to The Bungalow, Higham Road, Burton Latimer

Land adjacent to The Bungalow, as shown on the policies map, is allocated for housing development. The site will provide up to 7 dwellings. Development proposals for the site will:

- 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 and the natural environment;
- c. Front on to Higham Road, providing street enclosure and an active frontage;
- 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; and
- e. Safeguard the provision of suitable access for the maintenance of foul water drainage infrastructure.

#### Bosworth Nurseries and Garden Centre, Finedon Road, Burton Latimer (BL/057)

**10.15** The site is approximately 2.79 hectares in area and comprises a garden centre and nursery that is located to the south of Burton Latimer, off Finedon Road. The eastern element of the site, comprising of the garden centre use, is located within the town boundary. To the west is the garden nursery and open land, including a number of polytunnels that sit outside the settlement boundary. The site is bounded to the north and south by existing residential development and mature hedgerows to the west and south of the site. The site is located entirely in Flood Zone 1, however a requirement for a Surface Water Drainage Assessment has been included with Policy BLA6 to ensure that development is safe and does not increase flood risk to any adjacent land. Also, as the site is over 1ha, a site specific Flood Risk Assessment is also required.

**10.16** 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.

**10.17** There are a number of development principles for this site. These are outlined below (Policy BLA6) and will apply to any development proposals that may come forward. The site has planning permission for 69 dwellings (KET/2013/0750 & KET/2016/0883).

## 10.0 Burton Latimer

### Policy BLA6

#### **Bosworth Nurseries and Garden Centre, Finedon Road, Burton Latimer**

Land at Bosworth Nurseries, as shown on the policies map, is allocated for housing development. The site will provide up to 69 dwellings. Development proposals for the site will:

- a. Not exceed 2 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 an assessment to determine the extent and scale of potential archaeological features;
- 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;
- f. Preserve and enhance the access of the PROW UA19 (footpath) which runs through the site; and
- g. Safeguard the provision of suitable access for the maintenance of foul water drainage infrastructure.

### Employment Site Policies

**10.18** Burton Latimer has a number of existing employment areas within the town and land at A14/ Junction 10 of the A14 is a committed strategic employment site. Within the town, enough employment opportunities exist to provide employment land, through planned development or windfall development within existing employment areas. Therefore this plan does not include any additional employment allocations in Burton Latimer.

## 11.0 Desborough

### 11.0 Desborough

**11.1** Desborough is a Market Town. The housing requirement for the town set out in the North Northamptonshire Joint Core Strategy is 1,360 dwellings in the period 2011-2031.

**11.2** Desborough has delivered some of this housing requirement within the plan period since 2011. The majority of the remaining requirement will be located in the Desborough North Sustainable Urban Extension, the SUE will deliver 700 dwellings along with a local centre and primary school. In addition to the SUE there are two sites allocated in this plan, and existing commitments which will deliver the housing requirements for the town.

**11.3** The boot and shoe industry has had a strong influence in shaping the character of Desborough and forming a sense of place. The historic form and layout of the town contained within and around the town centre has largely remained intact, with more modern growth occurring on the outer edges of the settlement. There are a range of important businesses and employers located at Desborough. To the south of the town the Tailby Meadow and Ise Valley provide an attractive and significant edge, which is important to protect.

*Picture 20 - Cheaney Factory, Desborough*



### Town Centre Policies

**11.4** Desborough Town Centre is located around the Station Road and High Street area, shops and other town centre uses are interspersed with residential development. The town doesn't have a formal centrally located public space and therefore lacks a focus for activities. Given the level of growth which will take place, it is important to provide a town centre environment with the range and type of facilities which meet needs of local residents, and which provides an attractive environment for people to visit. The vision for Desborough Town Centre therefore focuses on the regeneration of the town centre to create a focus for



## 11.0 Desborough

shops and facilities within an enhanced environment. This plan identifies opportunity redevelopment sites and environmental improvements in the town centre which would contribute towards achieving this vision.



### Vision

Desborough town centre will be regenerated to create a focus for shops and facilities within an enhanced environment.

## Development within the Desborough Town Centre Boundary

**11.5** 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 on the policies map.

### Policy DES1

#### Desborough Town Centre Development Principles

Development within the Desborough Town Centre boundary, as defined on the policies map, will:

- a. Not result in the loss of town centre uses at ground floor level;
- b. Seek to increase footfall in the town centre during the daytime and evening;
- c. 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;
- d. Create attractive active frontages onto streets, and building forms should abut the street and maintain or recreate a sense of enclosure;
- e. 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; and
- f. Seek to enhance pedestrian connectivity within the town and to surrounding residential areas and to public open spaces;

## 11.0 Desborough

Development proposals within Desborough Town Centre boundary will be supported which:

- g. Provide active town centre uses at ground floor level, including shops, services, restaurants, professional and business uses;
- h. Provide residential or employment development above ground floor level; and
- i. Give priority to the retention and conversion of historic buildings and buildings of local significance.

### Development sites and opportunity sites in Desborough Town Centre

**11.6** 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. These include opportunities to create and enhance public space within the town centre and sites which provide the opportunity for enhancement and redevelopment to provide an enhanced offer in the town centre.

### Policy DES2

#### Opportunity Redevelopment Sites within Desborough

Redevelopment will be supported at the following sites as shown on the policies map:

The area at the High Street/Station Road area (DE1). Redevelopment should include 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 the identification of a smaller area for the creation of a new market square and parking.

The Lawrence's Factory site (DE2). Redevelopment should include mixed use or residential development, 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.

The Station Yard (DE3). Redevelopment should include small scale retail and employment development, with residential or employment above ground floor level.

Vacant Co-op Dairy site. (DE4) Redevelopment should include small scale retail and employment development, with residential or employment above ground floor level.

Corner of Havelock Street/Station Road (DE5). Redevelopment should include a high quality mixed use scheme.

## 11.0 Desborough

### Environmental Improvements

**11.7** 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 *Desborough Urban Design Framework*. Proposals which seek to deliver these environmental improvements will be supported where they comply with other policies in the Development Plan.

#### Policy DES3

##### Opportunity Environmental Improvement Sites in Desborough

Environmental improvements will be supported in the following areas shown on the policies map:

The High Street/Station Road area (DE6). Environmental Improvements should 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.

The Lower Street/Rothwell Road junction (DE7). Environmental Improvements should include enhancement of the gateway into the town centre.

The Gold Street/B576 junction (DE8). Environmental Improvements should include enhancement of the gateway into the town centre.

The B576 (DE9). Environmental Improvements should include road narrowing and planting.

Burghley Close/Mansefield Close car park (DE10). Environmental Improvements should include environmental and streetscape improvements to enhance public realm in conjunction with conservation activities and upgrade/ improve the car park.

### Housing Site Policies

**11.8** The following housing sites will deliver the remaining housing requirement for Desborough.

#### Land off Buxton Drive and Eyam Close, Desborough (DE/212)

**11.9** The site has outline planning permission (KET/2017/1019) for 135 dwellings. Located on the western side of Desborough, the site is adjacent to existing residential development on Buxton Drive and Eyam Close to the north and Harrington Road to the east. Development of the site therefore is seen as a logical extension beyond existing residential development, it also would not intrude into the open countryside to the south, beyond the southernmost boundary of any residential development in this area of Desborough.

**11.10** Given the location of the site on the edge of the settlement adjacent to open countryside it is important for the site to be outward looking whilst simultaneously relating well to adjacent

## 11.0 Desborough

residential development. Creating access points to the site off both Buxton Drive and Eyam Close, allows for a loop for vehicular traffic through the site, allowing better traffic flow and route options, particularly in the event of a blockage on either of these access roads. The site is located entirely in Flood Zone 1, however a requirement for a Surface Water Drainage Assessment has been included with Policy DES4 to ensure that development is safe and does not increase flood risk to any adjacent land. As the site is over 1ha, a site specific Flood Risk Assessment is also required.

**11.11** The site is recorded as containing ridge and furrow, therefore an archaeological assessment of the site is required prior to any development. Currently agricultural farmland, the site was previously considered as two separate housing allocations, which have since been amalgamated (DE/212 and DE/188). There are a number of development principles for this site. These are outlined below in Policy DES4 and will apply to any development proposals come forward.

### Policy DES4

#### Land off Buxton Drive and Eyam Close, Desborough

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:

- a. Include an assessment to determine the extent and scale of potential archaeological features;
- 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 and the natural environment;
- c. Contribute to highway safety by creating a loop for vehicular traffic through access points off Buxton Drive and Eyam Close;
- d. Be outward looking and be well related to adjacent residential development on Buxton Drive, Eyam Close and Harrington Road;
- e. Provide an area of open space through the centre of the site for mitigation purposes and include measures which may enhance biodiversity;
- f. Not result in a loss of amenity of neighbouring properties on Buxton Drive, Grindleford Close, Elton Close, Upper Dane and Green Crescent;
- 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
- h. Provide a site specific Flood Risk Assessment.

#### Land to the south of Desborough (DE/210)

**11.12** This site has outline planning permission (KET/2016/0044) for up to 304 dwellings. The site is located to the south of Desborough adjacent to existing residential development to the north which includes Broadlands and Foxlands. The River Ise runs parallel to the southern edge of the site. At the eastern end of the site the Tailby Meadow Nature Reserve

## 11.0 Desborough

is located between the site and the River Ise, and existing fields separate the remainder of the site from the River Ise.

**11.13** The impact of development on Tailby Meadow will need to be mitigated, the site is expected to provide a long term management plan for the Tailby Meadow Nature Reserve. In addition to this, due to the sites scale and location of this site there is a requirement to assess the impact on the local highway network, including junctions to ensure that the impact on which can be mitigated through junction improvements. Part of the site is brownfield, therefore a contamination assessment is required.

**11.14** Although the site is located entirely within Flood Zone 1, it is at high risk of surface water flooding, with a number of surface water flow paths, across the site, north to the south, which cover approximately 30% of the site area. The part of the site which is at most risk is located towards the western part of the site adjacent to 'The Damms', where development should be avoided. 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 e) of Policy DES5.

**11.15** The site also lies immediately adjacent to an area allocated as Historically and Visually Local Green Space (HVI) known as 'The Damms'. Therefore as set out in Policy DES5, below, development in this, or in close proximity to this area is resisted and the impact on the area on the allocation site must not detrimentally impact the character and setting of the area designated as HVI.

### Policy DES5

#### Land to the south of Desborough

Land to the south of Desborough, as shown on the policies map, is allocated for housing development. The site will provide up to 304 dwellings. Development proposals for the site will:

- a. Be supported by a heritage impact assessment which considers the impact of development on the significance of heritage assets, including the Grade I Listed Church of St Giles to the north;
- 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 and the natural environment;
- 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;
- d. Include an assessment to determine the extent and scale of potential archaeological features;
- e. Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land and mitigate the risk of flooding from surface water flow paths across the site through site layout and SuDS design;
- f. Provide a site specific Flood Risk Assessment;
- g. Include an assessment of the impact of noise on the development;
- h. Include an assessment of the impact on biodiversity and ecology and provide mitigation where required;
- i. Provide the required mitigation to the access point off Rothwell Road, with junction

## 11.0 Desborough

- improvements required;
- j. Assess the impact of the additional traffic on a number of junctions in close proximity to the site;
- k. 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 and not result in harm to the character and setting of this Local Green Space;
- l. Contribute, where appropriate, towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Rushton; and
- m. Provide footpath and cycleway improvements to connect the site to the town.

### Employment Site Policies

#### Land adjacent to Magnetic Park, Harborough Road, Desborough (D1)

**11.16** The site is located adjacent to existing employment uses in Magnetic Park and Desborough Industrial Estate. These areas are established employment areas on the northern fringe of Desborough for B2 and B8 uses and therefore this would be the best use for this site. There is no built form on three sides of the site, although there are a number of small buildings at the junction of Harborough Road and Brampton Wood Lane, to the north of the site, which provides a natural boundary to the built form in this vicinity. It is therefore considered that the impact of the site on the landscape is limited, despite being located on the edge of the settlement.

**11.17** Vehicular access to the site will be provided off Harborough Road, which is a classified B-road which has capacity to allow additional development in this location, despite having lesser capacity and potential constraints to the south of site, into Desborough. To enable access to be provided off Harborough, visibility splays of 215m, as well as speed surveys, are required, given that the new access would be located in a de-restricted speed limit area. An alternative/additional method of addressing this is through the relocation or modification of the existing speed limit. It will be important to provide good pedestrian and cycle links to the site, it is expected that development will need to ensure that pedestrian and cycle access to site is provided as well as safe and suitable footpath and cycle route, along Harborough Road, south, into Desborough.

**11.18** Development of the site is also required to include an assessment of the archaeological potential of the site to determine the presence of any features, which would then be required to be mitigated against. In addition to this, the site is located within the Jurassic Way sub-regional Green Infrastructure Corridor, therefore development of the site is also required to protect and enhance green infrastructure where possible.

**11.19** Flooding has been experienced within close proximity of the site, therefore a detailed site specific flood risk assessment is required. In addition to this, as the site is considered to be major development a surface water drainage assessment must be provided, alongside provisions to ensure that SuDS and site layout are used to protect and/or mitigate the flood risk of as a result of surface water flows within the site area.

**11.20** The site is 8.1ha in area, while this is above the threshold of 5ha considered through the



## 11.0 Desborough

JCS, the site has been identified to meet local employment need for Desborough.

### **Policy DES6**

#### **Land adjacent to Magnetic Park, Harborough Road, Desborough**

Land adjacent to Magnetic Park, Harborough Road, as shown on the policies map, is allocated for employment development and will provide 8.1ha of employment land. Development proposals for the site will:

- a. Provide B2 and/or B8 units;
- b. Include an assessment of the archaeological potential of the site and provide mitigation if required;
- c. Demonstrate that visibility splays of 215m can be achieved on the access to the site and undertake speed surveys and/or explore the relocation or modification of existing speed limit;
- d. Provide pedestrian and cycle access onto Harborough Road which includes the continuation of the surfaced path to enable access into Desborough on foot and bicycle;
- e. Protect and enhance existing Green Infrastructure where possible;
- f. Provide a Surface Water Drainage Assessment to be provided 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
- g. Provide a site specific Flood Risk Assessment.

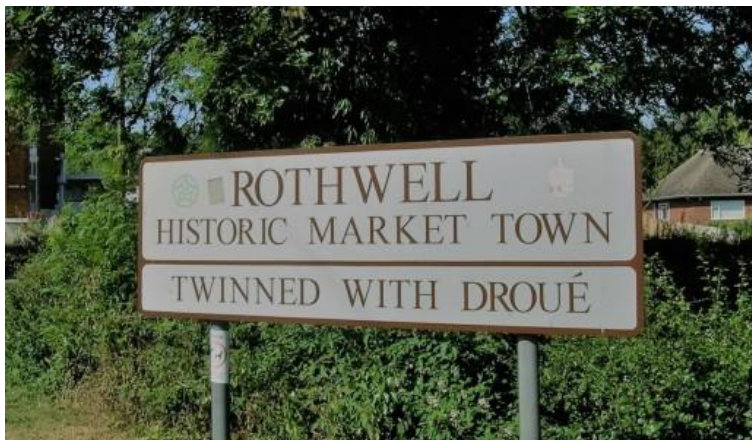
## 12.0 Rothwell

### 12.0 Rothwell

**12.1** Rothwell is a Market Town. The housing requirement for the town set out in the North Northamptonshire Joint Core Strategy is 1,190 dwellings in the period 2011-2031.

**12.2** Rothwell has delivered some of this requirement within the plan period since 2011. The majority of the remaining requirement will be located in the Rothwell North Sustainable Urban Extension, this will deliver 700

dwellings, a local centre, 2.88 hectares of employment land and land for education adjacent to Montsaye Academy's playing fields. In addition to the SUE there is one site allocated in this plan, and existing commitments which will deliver the housing requirements for the town.



**12.3** Rothwell is a very attractive historic market town based around a market square with thriving shops, bars and restaurants. The town contains many important Listed Buildings contained in a historic environment with an attractive Conservation Area. To the north of Rothwell lie important natural assets, including the Ise Valley and Rothwell Gullet, providing an attractive entrance to the town from this direction. To the south and west of the town lie the A14 and A6, providing good access to the strategic road network, however access from the town centre to the west is constrained.

### Town Centre Policies

**12.4** Rothwell Town Centre is focused around Bridge Street and the High Street. The town centre had a reasonable range of shops for its size and a good restaurant offer. Rothwell is an attractive, historic town with a significant number of listed buildings. The Grade I Listed Market House is located in the centre of the town, Market Hill Square, which also provides car parking, is located next to the Market House, and is an important space within the town. This space is used for the annual Rowell Fair. Given the level of growth planned for Rothwell it will be important to ensure that the character of the historic town centre is protected, but also that the town continues to meet the needs of its growing population. The focus will therefore be on protecting and preserving the historic core whilst also enhancing the vitality and viability of the town centre.

## 12.0 Rothwell

Picture 21 - Rothwell Town Centre



### Vision

Rothwell town centre will be an attractive thriving market town. The focus will be on protecting and preserving the historic core and enhancing the vitality and viability of the town centre.

### Town Centre Development Principles

**12.5** 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 policies map.

### Policy ROT1

#### Rothwell Town Centre Development Principles

Development within the Rothwell Town Centre boundary, as defined on the policies map, will:

- a. Allow the continued use of the Market Hill Square for the Rowell Fair;
- b. Respect the historic character of the town centre; and
- c. Front onto and abut the main streets or public areas to create a good sense of enclosure;

Development proposals within the Rothwell Town Centre boundary will be supported which:

- d. Provide additional car parking;
- e. Remove on-street parking on Bridge Street, where this is appropriate;
- f. Provide additional shops or town centre uses which would increase footfall;
- g. Provide residential development or employment above ground floor level;
- h. Give priority to redevelopment which retains, restores and enhances historic buildings and buildings of local significance; and

## 12.0 Rothwell

- i. Retain existing town centre uses unless demonstrated to be unviable.

Picture 22 - Rowell Charter Inn, Rothwell



### Development sites and opportunities in Rothwell Town Centre

**12.6** There are no development opportunity sites identified in Rothwell, however any opportunity sites which come forward through the plan period would be considered against the criteria set out in Policy ROT1.

### Environmental Improvements

**12.7** 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 Development Plan.



## 12.0 Rothwell

### Policy ROT2

#### Opportunity Environmental Improvement Sites in Rothwell

Environmental Improvements will be supported in the following area shown on the policies map:

High Street/ Desborough Road (RO3). Environmental Improvements should include:

- a. Narrowing of the road and provision of on street parking;
- b. Removal of on-street parking at the top of Bridge Street, where appropriate;
- c. The widening of pavements to prevent excessive speeds and to aid pedestrian flows; and
- d. Environmental improvements to provide a strong gateway entrance into the town.

## Housing Site Policies

### Rothwell North/ Land to the west of Rothwell (RO/088a)

**12.8** The site is approximately 8.8 hectares. The site is located to the west of Rothwell, south of the Rothwell North Sustainable Urban Extension. The site was previously included within the boundary for Rothwell North.

**12.9** The site is well related to Rothwell North and will benefit from access to employment opportunities and services and facilities in Rothwell North. The site is also adjacent to existing development located on Barlow Close, Adams Drive and Moorfield Road.

**12.10** Vehicular access can only be provided through the Rothwell North development so the site will be delivered later in the plan period. The site would be accessed through phase 3 of Rothwell North. Development of the site should safeguard the opportunity to provide new connections to potential future development to the land to the south.

**12.11** Pedestrian and cycle links should be provided to the Rothwell North development and to development to the east of the site.

**12.12** The increase in traffic resulting from the development is likely to impact on junction 3 of the A14 and the A6/ Rothwell link road junction. This will require further investigation and mitigation measures, where necessary.

**12.13** The site is located in an elevated position and rises up towards the ridge, therefore strategic landscaping is required to reduce the impact of development. The site provides the opportunity to provide Green Infrastructure to link with Green Infrastructure planned through the Rothwell North development.

**12.14** 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. Also, as the site is greater than 1ha in

## 12.0 Rothwell

size, site specific Flood Risk Assessment, is also required.

**12.15** 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.

### Policy ROT3

#### Land to the West of Rothwell

Land to the West of Rothwell, as shown on the policies map, is allocated for housing development. The site will provide up to 300 dwellings. Development proposals for the site will:

- a. Provide safe vehicular, cycle and pedestrian access through the Rothwell North SUE and provide safe cycle and pedestrian access to link the site to development to the east;
- b. Maintain future opportunities for vehicular, cycle and pedestrian access to land to the south;
- c. Be supported by a strategic landscaping scheme which protects and enhances the existing landscape to ensure adverse impacts are mitigated;
- d. Include a GI link along the western boundary of the site to link with the proposed GI corridor in Rothwell North;
- e. 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 living conditions are provided for the occupiers of new and existing dwellings;
- f. 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;
- g. Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered;
- h. Only commence once the section of the strategic link road within Rothwell North connecting this site to the A6 is complete;
- 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;
- j. Include a site specific Flood Risk Assessment; and
- k. Safeguard the provision of suitable access for the maintenance of foul water drainage and water supply infrastructure.



## 12.0 Rothwell

### Employment Site Policies

**12.16** When compared with Burton Latimer and Desborough, Rothwell has less provision of employment land. There are no existing employment areas within the town. Most employment in the town is located in the town centre or the primary or secondary schools. The Rothwell North SUE will provide some employment provision in the town, however to provide greater employment opportunities, the town would benefit from additional provision of employment land. The town is well related to the A14 and A6, and therefore there is an opportunity for the town to benefit from employment development which is well related to these routes.

**12.17** Rothwell can be accessed from junctions 3 and 4 of the A14, to the north of the A14, existing residential development and allotment land is located between these junctions. To the south of the A14, the Rothwell Truck Stop is located south east of junction 3, and between this and junction 4 is agricultural land. This area of land provides a potential location for future employment development. A smaller area of this land was considered through the Employment Land Review, however information was not available at the time to overcome constraints identified. However if these constraints could be overcome this area may provide a suitable future location for expanding employment provision in the town.

## 13.0 Rural Area General Policies

### 13.0 Rural Area General Policies

#### The Role of Villages

##### Role of villages

**13.1** The rural area of Kettering Borough is considered to be that outside of Kettering and Barton Seagrave, as a Growth Town identified in the JCS and the Market Towns of Desborough, Rothwell and Burton Latimer. Approximately 87% of the land area in Kettering Borough is rural. The rural area also accounts for 12% of the Borough's overall population of approximately 93,000 (2011 Census).

**13.2** Villages play an important part in the character of the area and, although development in villages is limited, it is important to ensure that development which does take place is sensitive to and reflects their individual character.

**13.3** Policy 11 of the JCS sets out the over arching strategy for development in the rural area. Development in the rural area is limited to that required to support a prosperous rural economy or to meet locally arising need that cannot be met more sustainably at a nearby larger settlement. Small scale infill development within villages is supported where this would not harm the character of the settlement, residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and Neighbourhood Plans may identify sites within or adjoining villages to meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control.

**13.4** Table 5 of the JCS sets out rural housing requirements, the JCS requires Part 2 Local Plans and Neighbourhood Plans to identify sites, within or adjoining settlements, to meet this requirement. Above these requirements, other than small scale infilling or 'rural exceptions' schemes, development will be resisted unless agreed through Part 2 Local Plans or Neighbourhood Plans to meet a particular need or opportunity.

**13.5** Some small scale growth to meet local needs in villages can have positive benefits. These can include allowing people who have lived in, or grown up in, a village to remain in that area, through the provision of appropriate housing to meet identified local needs, such as smaller homes to allow people to downsize or starter homes for first time buyers. Small scale growth can also support local services such as schools, pubs and shops. There may also be specific needs identified for new or improvements to facilities such as open space or play areas as well as environmental improvements or traffic calming. The provision of some small scale growth can contribute towards the delivery of these types of facilities.

**13.6** The Rural Masterplanning Report (February 2012) provides a holistic assessment of villages in the Borough and identifies opportunities for future development and enhancement of these villages. For each village two options were identified, firstly to allow no growth beyond the village boundary and secondly to allow some small scale growth to meet local needs to provide enhancements to the existing village. The following individual sections, on each of the villages within Kettering Borough, set out strategy in terms of the growth for each settlement. The scale of development in individual villages is led by locally identified employment, housing, infrastructure and services requirements, as well as the form, character and setting of the village and distance to settlements of a larger size.

## 13.0 Rural Area General Policies

**13.7** A number of the villages in the rural area provide a wider range of services and facilities than that provided in smaller rural settlements and are therefore more sustainable locations for development, the majority of development is focused in these settlements.

**13.8** The JCS housing requirement within Kettering Borough's Rural Area is 480 dwellings within the plan period of 2011 and 2031. There are no specific housing requirements in the JCS for individual settlements within the Rural Area of Kettering Borough. The housing requirements in Table 5 of the JCS will be accommodated through this Part 2 Local Plan and Neighbourhood Plans through allocating land in the most sustainable locations available and provision of a windfall allowance. Table 13.1 below provides detail of completions, commitments, windfall allowance and rural housing allocations in the rural area.

**Table 13.1**

Category	Completions 2011-19	Commitments (1st April 2019)	Windfall Allowance	SSP2 Allocations	Total
Rural Area	173	50	108	151	482

**13.9** Policies allocating the sites identified in table 13.1 are set out in the chapters for individual settlements.

### Village Categories

**13.10** 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. The JCS also allows some smaller rural settlements with a dispersed built form to be designated as open countryside, where development will be limited. 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, to reflect the ability to identify villages with a sensitive character or conservation interest and settlements of a dispersed form in the JCS. These designations have been a consideration through the allocation process as it is essential to maintain these designations.

**13.11** 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.

**13.12** 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. 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.

## 13.0 Rural Area General Policies

**13.13** Policy RS4 sets out the approach to Development in the Open Countryside. Where a proposal is located outside a settlement boundary this policy applies.

**13.14** 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.

### Category A villages

**13.15** A majority of the villages in the Rural Area are designated as Category A villages in Policy RS1. In these locations, there is an emphasis to protect their environment and their limited ability to absorb further development.

**13.16** Within these villages development will be on infill sites in accordance with Policy 11 of the JCS. Infill development is defined in the glossary. 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.

**13.17** Through the allocation process consideration has been given to local needs, character and form of the village and availability of facilities and services. Where housing allocations have been made, the character of the villages in these locations has been recognised in the development principles within the policies for these settlements.

### Policy RS1

#### Category A villages

The villages which are designated Category A status are as follows:

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

Development in these villages will need to:

- a. Be in accordance with Policy 11 of the JCS, unless the exceptional circumstances set out in JCS Policies 13 or 25 apply;
- b. Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements;
- c. Include the re-use, conversion or redevelopment of existing buildings within the defined settlement boundary, as shown on the policies map; or be classed as infill development within the defined settlement boundary; and
- d. Show consideration and be sympathetic to the existing size, form, character and setting of the village.

## 13.0 Rural Area General Policies

Picture 23 - Geddington, a Category A village



### Category B villages

**13.18** Policy RS2 designates a small number of settlements within the Rural Area as Category B villages. These villages have 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 villages are designated as Category B villages. Within these villages infill development, as defined in the glossary, will be limited to developments of 1 or 2 dwellings. In accordance with this, no allocations have been proposed within these villages.

### Policy RS2

#### Category B villages

The villages which are designated Category B status are as follows:

Grafton Underwood, Little Oakley, Newton, Warkton and Weekley

Development in these villages will need to:

- a. Be in accordance with Policies 11 of the JCS, unless the exceptional circumstances set out in JCS Policies 13 or 25 apply;
- b. Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements;
- c. Include the re-use, conversion or redevelopment of existing buildings within the defined



## 13.0 Rural Area General Policies

- settlement boundary, as shown on the policies map; or be limited to infill development of only 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 of the village.

*Picture 24 - Weekley, a Category B village*



### Category C villages

**13.19** The remaining villages in the Rural Area hold Category C status (Policy RS3). These settlements are dispersed in character. These 6 villages, 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 not 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.

**13.20** Development in these villages would be considered to be in open countryside and therefore is resisted in accordance with Policy 11 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.

**13.21** These villages have limited accessibility to local facilities and employment and it is deemed that development in these locations would not be considered as sustainable

## 13.0 Rural Area General Policies

development. Development in these locations would also require the need to travel for almost all purposes, with the potential to have a detrimental effect on the setting and character of these settlements.

### Policy RS3

#### Category C villages

The villages which are designated Category C status are as follows:

Brampton Ash, Dingley, Glendon, Orton, Pipewell and Thorpe Underwood

Development in these villages will need to be in accordance with Policy RS4.

*Picture 25 - Orton, a Category C village*



### Development in the Open Countryside

**13.22** Policy 25 of the JCS sets out policy in relation to rural economic development and diversification and Policy 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 80 of the NPPF sets out circumstances in which development of

## 13.0 Rural Area General Policies

isolated homes in the countryside may be allowed.

**13.23** National policy supports the re-use of redundant or disused buildings as homes where the re-use of these buildings would enhance the immediate setting of the buildings. It is important that these buildings are physically 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.

**13.24** There may be occasions when it would be beneficial for an existing dwelling in the open countryside to be replaced, for example an older dwelling could be replaced with a more energy efficient modern building. In these circumstances it will be important that the replacement dwelling does not result in a change to the openness and character of the countryside. It will be important for the replacement dwelling to be similar in size and scale to the existing dwelling and not result in a material increase in the size of the property. The new dwelling should also be located on or close to the position of the original dwelling to reduce the impact on the character of the area.

### Policy RS4

#### Development in the Open Countryside

Development in the open countryside, as shown on the policies map, will be resisted, unless:

- 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
  - the proposal is similar in size and scale to the existing dwelling;
  - is sited on or close to the position of the original dwelling; and
  - does not detract from the open and undeveloped character of the countryside; or
- c. For proposals relating to residential use, the proposal would involve the re-use of redundant or disused buildings and would enhance the immediate setting and:
  - the building is physically suitable for conversion or retention;
  - the building is suitable for the proposed use without extensive alteration, rebuilding, or extension;
  - the proposal would not have a detrimental impact on the character of the building or surrounding area; and
  - the proposals would be in keeping with any existing important design characteristics of the building and seek to retain important original features.



## 13.0 Rural Area General Policies

*Picture 26 - Open countryside close to the village of Loddington*



### Rural Area General Development Principles

**13.25** 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. 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 principles which provide criteria which reflect individual village characteristics and analysis, these are contained in the villages specific sections of the plan. In addition, there are also development principles within these sections to ensure development on the allocated sites is appropriate, especially in terms of scale, form, materials and setting as well as the more immediate context in which these allocations are located.

**13.26** The general development principles, village specific development principles and site allocation development principles should be applied in conjunction with Policy 8 – North Northamptonshire Place Shaping Principles contained within the JCS.

**13.27** 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.

**13.28** 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.

**13.29** In the Historic Core, as defined in the Rural Masterplanning report, or in other locations, such as locations adjacent to the Historic Core, 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.

## 13.0 Rural Area General Policies

### Policy RS5

#### General Development Principles in the Rural Area

Development in the Rural Area will:

- a. Preserve or enhance the character and appearance of Conservation Areas and Listed Buildings;
- b. 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, as identified in the Rural Masterplanning report;
- c. Allow greater permeability with the open countryside through the inclusion of spaces in between properties to allow accessibility for development on the edge of settlements;
- d. Allow connections to be made for further development in the future for development on the edge of settlements; and
- e. Be well-spaced to retain a 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 resisted;

Redevelopment of historic farm buildings will:

- f. 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; and
- g. Prior to considering residential re-use of these historic buildings, alternative non-residential uses, which require less alteration of the building and therefore enable the retention of historic character and appearance of the buildings, should be considered;

Materials to be used will:

- h. Reflect the limited palette of materials used in the historic core of the village, as defined in the Rural Masterplanning report. 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; and

Parking and Highways:

- i. Parking should be designed to ensure the car does not become the focus of the street scene and should be provided sensitively to ensure roads reflect the existing network of streets in the village.

## 13.0 Rural Area General Policies

### Ashley

**13.30** Ashley is a Category A village. Development will be in accordance with Policy RS1 (Category A Villages).

**13.31** Ashley is a typical Northamptonshire rural village, with stone built dwellings, slate or Collyweston stone roofs and an open layout. Ashley is described as being a “double loop” village, with two clusters of development. The Church (13th/14th Century) is an important village feature, located in the more historically important western loop, but prominent in the whole village. Trees, open space and views along lanes are an important feature contributing to this village’s particular attractiveness.



**13.32** The majority of buildings located within Ashley are historic in character and have been designed to include significant detailing and attractive fenestration. The later infilling of Northamptonshire red brick properties are equally attractive and include stone detailing around the windows and doors. As a result, the historic core (as identified in the Kettering Borough Rural Masterplanning Report February 2012) includes numerous listed buildings and falls within the village’s designated Conservation Area which was adopted in November 1977. Most properties within the village are set behind attractive stone boundary walls. Some of the later additions to the village do undermine its historic character, but in most instances are set behind stone boundary walls, which add to the sense of enclosure apparent in the more populated areas of the village.

**13.33** Ashley is located approximately 8.5km north of Desborough, 18km northeast of Kettering, 6.7km north-east of Market Harborough, and approximately 13km west of Corby. The village has limited open space available for public use, which is currently located to the north of Main Street. Ashley has a Village Design Statement (VDS) which was adopted by the Council as informal policy in October 2003. The George Public House, which is located on Main Street, is listed as an Asset of Community Value.

**13.34** New development in Ashley 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 Ashley. These are outlined below, in Policy ASH1 and will apply to any development proposals that may come forward in addition to Policy RS5 ‘General Development Principles in the Rural Area’ and any other relevant policies in the Development Plan.

#### Policy ASH1

##### Ashley Development Principles

Development in Ashley will:

- 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;
- b. Ensure that where historic stone walls are present, new development should be avoided



## 13.0 Rural Area General Policies

- where this would involve removal or alteration of any part of these walls;
- c. Improve the gateway to the village from the west to better reflect the overall historic and rural character of the rest of the village;
  - d. Retain views of the church throughout the village;
  - e. 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;
  - f. 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, dependent on the individual site and its specific setting within the village; and
  - g. Ensure that fenestration is of a high quality and uses natural materials that reflect the historic character of Ashley.

### Braybrooke

Picture 27 - All Saint's Church, Braybrooke

**13.35** Braybrooke is a Category A village. Development will be in accordance with Policy RS1 (Category A Villages).

**13.36** Braybrooke lies about 1 ½ miles west of Desborough, in a gently undulating valley through which flows the River Jordan. Minor roads from Market Harborough, Desborough and Arthingworth meet in the village forming a broadly rectangular street pattern, from which the village takes its form.

**13.37** Braybrooke has formed both sides of the River Jordan which runs north-east to south-west through the village. The river is in a cutting, which slopes up away from the river in both directions. Both sides of the river is a large expanse of green open space which gives the village its unique character. Historic buildings in the village are located around two areas, the area around the grade II listed church in the north, which includes grade II listed Wantage House, No.2 (formerly the Sun Inn) Newton Way, BridgeHouse and The Bridge and an area to the south which includes the Grade II Listed The Old Rectory, No.2 (Pipewill Cottage) School Lane and No.31 (Bleak House) School Lane.



**13.38** Views to the church are prominent throughout the village and should be maintained. Development in this part of the village tends to be more dispersed whereas to the south of the village development is much more dense and compact.

**13.39** A housing needs survey was completed for the village in 2014 which identified a need for 3 affordable homes in intermediate tenure. Four affordable homes were provided through the development of the Braybrooke Primary School site.

**13.40** Braybrooke has a Conservation Area Appraisal which was adopted on 25th September 1985.

**13.41** There are a number of design principles which the 'Rural Masterplanning Report (2012)'

## 13.0 Rural Area General Policies

considered important for any new development which may occur in the future in Braybrooke. These are outlined below, in Policy BRA1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 b) of Policy BRA1, therefore this is only required where it is appropriate and viable to do so.

### Policy BRA1

#### Braybrooke Development Principles

Development in Braybrooke will:

- 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. Protect and enhance the Lanes and Mews which are a characteristic of the village, these should provide inspiration for new development.

## Housing Site Policies

**13.42** In Braybrooke, one site is identified for housing development, this site will contribute to meeting the rural housing requirement.

### Top Orchard, Braybrooke (RA/128)

**13.43** The site is approximately 0.54 hectares. It is located on the western edge of Braybrooke, south of the Old Rectory and north of Latymer Close. The site will be accessed from Griffin Road, proposals should include adequate parking provision on site.

**13.44** There is a large beech tree on the site which is protected by a Tree Preservation Order. This tree will need to be retained and protected. The site is adjacent to The Old Rectory Grade II Listed Building and the Conservation Area, proposals will need to sustain and enhance the character and setting of The Old Rectory and the Conservation Area.

**13.45** Development will be limited to 3 dwellings and located in the southern part of the site to reduce the impact on the Old Rectory, Conservation Area and beech tree, an area of open space will be provided in the northern part of the site to protect the setting of The Old Rectory and Conservation Area.

**13.46** The site is currently overgrown with existing trees located along the boundaries of the site. Proposals should be supported by an ecological assessment and as many of the natural features as possible should be incorporated into the development.

**13.47** 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.

## 13.0 Rural Area General Policies

### Policy BRA2

#### Top Orchard, Braybrooke

Land at Top Orchard, as shown on the policies map, is allocated for housing development. The site will provide a maximum of 3 dwellings. Development proposals for the site will:

- 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. Be supported by a heritage impact assessment which considers the impact of development on the significance of heritage assets, including 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;
- 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.

### Broughton

Broughton Neighbourhood Plan and Broughton Neighbourhood Development Order were formally 'made' at the Executive Committee meeting on 17th October 2018. These provide policies which shape development in Broughton until 2031. Please refer to the [Broughton Neighbourhood Plan](#) for planning policies specific to Broughton.

## 13.0 Rural Area General Policies

### Cranford

**13.48** Cranford is a Category A village. Development will be in accordance with Policy RS1(Category A villages).

Picture 28 - Rectory Hill, Cranford St. Andrew

**13.49** Located to the east of Kettering, Cranford is a distinctive village which is split into two visible elements by the Alledge Brook as well as the parkland of Cranford Hall, Cranford St John and Cranford St Andrew. The predominant characteristic of the village is the local limestone, ashlar and ironstone detailing; thatch and slate are traditional building materials, all of which can be described as Historic Traditional. The streets in Cranford are defined by the buildings which line them, and its street scene and character is contributed to



greatly by the number of streets which have traditional stone boundary treatments and consistent depth front gardens. Cranford is generally low density and scattered with a large number of open space, this gives the village a very rural feel.

**13.50** Cranford has a Parish Plan which has been adopted by the Council as informal policy. The Parish Plan has been used to inform the preparation of this document. The Cranford Conservation Area Appraisal was adopted in May 1984.

**13.51** A Housing Needs Survey in 2016 identified a need for affordable housing in Cranford. This survey showed that there is an overriding need for additional smaller market properties, in addition to those looking for affordable housing options.

**13.52** 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 Cranford. These are outlined below, in Policy CRA1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 a) of Policy CRA1, therefore this is only required where it is appropriate and viable to do so.

## 13.0 Rural Area General Policies

### Policy CRA1

#### Cranford Development Principles

Development in Cranford will:

- a. Facilitate, where appropriate, the following identified improvements to the village:
  - 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. 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. Use a limited palette of materials of local limestone, and thatch or slate dependent on the individual site and its specific setting within the village;
- d. Protect important views, particularly those of St Andrew's Church and Cranford Hall;
- e. Not result in the loss of historic front gardens for structures or car parking; and
- f. 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.

### Housing Site Policies

**13.53** 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 both Policy CRA2 and CRA3. These sites will deliver affordable housing outside of the proposed settlement boundary and will satisfactorily meet the need for this type of housing as determined by the Cranford Housing Needs survey from August 2016. This survey concluded that the *'overriding housing need in Cranford is for additional smaller properties for market occupiers and for those seeking affordable housing options'*.

#### South of New Stone House, Duck End, Cranford (RA/170)

**13.54** Located towards to the north of Cranford St John and the south east of Cranford St Andrew, the site is currently in agricultural use and lies adjacent to existing residential development, New Stone House on Duck End. Through Policy CRA2, the site is allocated as a Rural Exception site, in accordance with Policy 13 of the JCS to meet the identified local need for affordable housing in Cranford.

**13.55** The site is within the Cranford Conservation Area and therefore needs to consider the characteristics of the village in terms of design and materials as well as an assessment to



## 13.0 Rural Area General Policies

assess the impact on the heritage assets within this designated area. In order to ensure that development of the site is in keeping with the form of the adjacent properties on Duck End, three options are proposed for consideration in Policy CRA2.

**13.56** The southern part of the site is at high risk of surface water flooding and there are significant flow paths along Duck End and therefore a Level 2 Strategic Flood Risk Assessment is required, more specific requirements of this assessment is included within Policy CRA2. The flow paths that run across the site will need to be protected and/or mitigated against through site layout and SuDS design and a sequential approach is also required to site design. The impact of groundwater flooding must be assessed as part of a detailed flood risk assessment, which is required in Policy CRA2. The site is also 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.

**13.57** 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.

**13.58** These layout options are as follows:

- Front and abut the highway of Duck End with a small set-back; or
- Be at a right angle to Duck End and front south, presenting an attractive corner treatment to Duck End; or
- Be an L shaped combination of these arrangements

**13.59** 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.

### Policy CRA2

#### South of New Stone House, Duck End, Cranford

South of New Stone House, Duck End, as shown on the policies map, is allocated for affordable housing development and will provide between 5 and 6 dwellings. Development proposals for the site will

- a. Include an assessment of the potential impact on the heritage assets within Cranford Conservation Area;
- 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);
- c. Use a limited palette of materials of local limestone, and slate;
- 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:
  - 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;

## 13.0 Rural Area General Policies

- e. Include a site specific Flood Risk Assessment to better understand flood risk on the site, especially groundwater flood risk;
- f. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design;
- 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. Consider an appropriate layout for the site, taking into account the options set out in the supporting text; and
- i. Ensure that the farm buildings adjacent to the site are removed before the site is developed.

### Land east of the corner of Duck End and Thrapston Road, Cranford (RA/173)

**13.60** Located on the corner of Duck End and Thrapston the site is situated at the eastern end of the village on Thrapston Road. Through Policy CRA3, the site is allocated as a Rural Exception site, in accordance with Policy 13 of the JCS to meet the identified local need for affordable housing in Cranford.

**13.61** The site is adjacent to an operational haulage business and is the larger of the two allocated sites in Cranford. Given the location of the site, on the edge of the village, it is important to ensure there is sufficient connectivity to the village via a footpath along the main road towards High Street.

**13.62** As the easternmost point the village, the site also has the potential to be an attractive gateway to the village, through appropriate and sympathetic design in relation to the Cranford Conservation Area, which does not include the site but runs along its western and northern boundary.

**13.63** It is considered that the provision of access off Duck End is not possible, therefore access must be made off Thrapston Road, with sufficient distance between this access point and the junction of Duck End and Thrapston Road, in accordance with the requirements set out by the local authority. Opportunities for pedestrian access to Duck End should be explored.

**13.64** 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.

## 13.0 Rural Area General Policies

### Policy CRA3

#### Land east of the corner of Duck End and Thrapston Road, Cranford

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:

- a. Ensure the site is connected to the village through improvements to the highway, including footways and traffic calming;
- b. Include 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;
- c. Include attractive design which could be considered as a gateway to the village with appropriate consideration for the character of Cranford and its Conservation Area;
- d. 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;
- 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;
- f. In addition to traditional stone, a wider palette of materials may be appropriate, including good quality contemporary materials; and
- 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.

## Geddington

**13.65** Geddington is a Category A village. Development will be in accordance with Policy RS1 (Category A villages).

**13.66** Geddington is a large, historic village formed both sides of the River Ise, and divided by the old A43 (Kettering Road/New Road). A green space runs through the centre of the village both sides of the River Ise. The village was bypassed by the Corby – Kettering link road which opened in May

Picture 29 - Bridge Street, Geddington



## 13.0 Rural Area General Policies

2014. The Queen Eleanor Cross is a popular historic attraction located in the centre of the village's Historic Core (as identified in the Kettering Borough Rural Masterplanning Report February 2012). Geddington Conservation Area was adopted in October 1977. The village has a good range of services and facilities, and also offers some small scale employment units.

**13.67** Geddington is located approximately 5km north east of Kettering, 8km south of Corby. A combined Village Plan for Geddington, Newton, and Little Oakley was produced in August 2003, but has not been adopted by Kettering Borough Council. A combined Geddington, Newton and Little Oakley Housing Needs Survey was published in March 2011. An affordable housing need of around 15 dwellings was identified (ranging from 2 bedroomed and 3 bedroomed units, rental and shared ownership).

**13.68** The Rural Masterplanning report identifies the historic core of Geddington, within this area development fronts on to the streets, there is a good sense of enclosure and high quality public realm. Historic walls continue the built form where development is set back from the street. Within this area materials are traditional stone with some red brick. The development principles for Geddington seek to ensure that new development in Geddington reflects the positive characteristics of the historic core.

**13.69** New development in Geddington is likely to be limited outside of potential housing allocation sites. 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 Geddington. These are outlined below, in Policy GED1 and will apply to any development proposals that may come forward in addition to Policy RS5 'General Development Principles in the Rural Area', 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 d) of Policy GED1, therefore this is only required where it is appropriate and viable to do so.

### Policy GED1

#### Geddington Development Principles

Development in Geddington will:

- a. 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);
- b. Ensure that new streets reflect the layout of those found in the historic core, as defined in the Rural Masterplanning report, and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment;
- c. Be well connected and well related to the centre of the village;
- d. Contribute, where appropriate, towards:
  - i. The provision of a footpath along the River Ise; and
  - ii. Traffic calming/ public realm improvements along the A4300 (Stamford Road/ New Road/ Kettering Road);
- e. Reflect the positive character of the historic core, as defined in the Rural

## 13.0 Rural Area General Policies

Masterplanning report;

- f. 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, dependent on the individual site and its specific setting within the village; and
- g. Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.

### Housing Site Policies

**13.70** Three sites are allocated for housing development in Geddington. These sites will contribute towards meeting the rural housing requirement.

#### **Geddington Sawmill, Grafton Road, Geddington (RA/107)**

**13.71** This site is approximately 0.9 hectares in area. The site is located on the south east periphery of Geddington adjacent to the allotments. The site is currently occupied by a working sawmill and timber sales yard comprising 2-3 buildings, sitting in an elevated position above Grafton Road. A large part of the site is undeveloped, covered with trees and rough grass. Access to Geddington Farms and the sawmill / timber sales yard is located along the northern edge of the site. Two residential properties are located to the south of the site. Development of the site would result in the existing sawmill use being rationalised to occupy a smaller area within the wider site. 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 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.

**13.72** The site is outside but adjacent to the Geddington Conservation Area, with a number of listed buildings in close proximity to the site.

**13.73** There is an Anglian Water asset located within the site and the layout of development would need to protect this asset and Anglian Water's access to it.

### **Policy GED2**

#### **Geddington Sawmill, Grafton Road, Geddington**

Land at Geddington Sawmill, as shown on the policies map, is allocated for housing development. The site will provide up to 10 dwellings. Development proposals for the site will:

- a. Provide clearly defined street enclosure to the west of the site through the positioning of buildings and/or stone boundary walls;
- b. 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 dwellings based on a clear and defined layout which includes the location of all



## 13.0 Rural Area General Policies

- associated plant and equipment in relation to the position of individual residential plots;
- c. Include a layout which protects the identified Anglian Water 'Water Asset' located within the site, and Anglian Water's access to it;
  - d. Seek to protect and enhance the existing historic stone buildings on the site, and their setting;
  - e. Be supported by a heritage impact assessment which considers the impact of development on the significance of heritage assets;
  - f. 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;
  - g. 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
  - h. Provide a site specific Flood Risk Assessment.

### Geddington South East (RA/109)

**13.74** The site is approximately 1.35ha in area. 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. The site comprises agricultural land with limited ecological value, which is separated from the highway to the west by an established tree/hedgeline. To the southeast of the site is the Geddington water recycling centre, with Boughton House (grade 1 listed) beyond. The River Ise passes the site at some distance to the east. The Geddington Conservation Area falls outside of the site but is within close proximity to the north. 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, groundwater flood risk will need to be assessed as part of a site specific Flood Risk Assessment.

**13.75** Development should create an attractive gateway to the village and proposals should ensure that the eastern boundary of the site retains it's open rural character.

**13.76** There is an Anglian Water asset located within the site and the layout of development would need to protect this asset and Anglian Water's access to it.

**13.77** 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.

## 13.0 Rural Area General Policies

### Policy GED3

#### Geddington South East

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:

- 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;
- k. Incorporate a scheme for an assessment and control of noise emanating from 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
- p. Be supported by a heritage impact assessment which considers the impact of development on the significance of heritage assets.

## 13.0 Rural Area General Policies

### Old Nursery Site, Grafton Road, Geddington (RA/110)

**13.78** This site is approximately 0.8ha in area. The site is located on the south east periphery of Geddington adjacent the allotments and the sawmill site (RA/107). The site is located on an abandoned former garden nursery site, which is now significantly overgrown and forms a semi-natural habitat. The site slopes moderately steeply downhill in a south westerly direction towards the River Ise which abuts the site. There is an existing vehicular access point adjoining Grafton Road and an established tree belt along the east and southern boundary which is protected by a Tree Preservation Order and designated Geddington Conservation Area.

**13.79** The SFRA identifies that a small area along the western boundary is located within Flood Zone 2. The sequential test should be applied within the site to ensure that built development is only located in Flood Zone 1. In addition to this, as there is a history of flooding on or in close proximity to the site, a site specific Flood Risk Assessment to assess this risk and to ensure that the development is safe and does not increase flood risk to any adjacent land, is required. Furthermore, 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.

### Policy GED4

#### Old Nursery Site, Grafton Road, Geddington

Land at the Old Nursery Site, Grafton Road, as shown on the policies map, is allocated for housing development. The site will provide up to 10 dwellings. Development proposals for the site will:

- 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 which considers the impact of development on the significance of heritage assets; and
- i. Be supported by an appropriate level of archaeological assessment.

## 13.0 Rural Area General Policies

### Employment Site Policy

#### Geddington South West, New Road, Geddington (RA/10)

**13.80** 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 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.

**13.81** Due to the site being located on the western edge of Geddington behind existing residential development off Grange Road and New Road, landscaping is required to ensure that there is limited visual impact on the open area of land to the west of the village. For this reason, also, the noise levels generated by the occupiers of the units on the site will need to ensure that there is no detrimental impact on the amenity of neighbouring properties to the east.

**13.82** In relation to vehicular access to the site, it must be demonstrated that the expansion of the site would not result in Grange Road being over capacity. The access that serves the existing units is considered to be sufficient at present, however additional units will result in an increase in on-site vehicles. Therefore, a suitable access into the site from Grange Road, to accommodate this, will be required.

**13.83** The site is located entirely in Flood Zone 1. 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.

#### **Policy GED5**

##### **Geddington South West, New Road, Geddington**

Geddington South West, as shown on the policies map, is allocated for employment development and will provide up to 0.28ha of employment land. Development proposals for the site will:

- a. Provide light industrial 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;

## 13.0 Rural Area General Policies

- 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.

### Grafton Underwood

**13.84** Grafton Underwood is a Category B village. Development will be in accordance with Policy RS2 (Category B villages).

*Picture 30 - The Post Office, Grafton Underwood*

**13.85** Grafton Underwood is one of a small group of former estate villages associated with the Duke of Buccleugh's Estate at Boughton. Because the village has remained in estate ownership until relatively recent times, it retains a coherent character that is strongly identified with agriculture and the management of the Estate. The morphology of Grafton Underwood is defined by the course of the Allege Brook. The village is organised on a typical linear medieval plan (as identified in the Kettering Borough Rural Masterplanning Report February 2012),



with long narrow plots associated with individual holdings stretching between the main street and (former) back lanes running parallel to the street. At the northern end of the village, the buildings are set back from the brook effectively creating an elongated green that is visually enclosed by trees and architectural features.

**13.86** The village possesses a good selection of Estate buildings dating from the 17th century to the present. These include farmhouses, cottages in the post medieval tradition, model 19th century cottages, barns and other farm buildings. Materials throughout the village generally consist of Limestone with straw thatch, Collyweston slate, Welsh slate or clay tiles (pantiles and plain tiles) for roofs. Most buildings are constructed up to the street pavement line, particularly at the northern end of the main street. Higher status buildings are generally set back from the street behind front gardens. A relatively large number of the buildings are orientated so that the principal elevations face south and are therefore at right angles to the street.

**13.87** The extensive stone walls between and in front of the buildings along the main street and elsewhere help to define much of the spatial character of the village, some dating back to the 18th century. A Conservation Area Appraisal was adopted in March 2007, and provides the most up-to-date assessment for the village's Conservation Area which was originally adopted in 1977. Grafton Underwood is located approximately 6km east of Kettering, and 12km south of Corby.



## 13.0 Rural Area General Policies

**13.88** A Neighbourhood Plan Area for Grafton Underwood was designated on 3rd June 2019, this covers Grafton Underwood Parish.

**13.89** New development in Grafton Underwood 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 Grafton Underwood. These are outlined below, in Policy GRA1 and will apply to any development proposals that may come forward in addition to Policy RS5 'General Development Principles in the Rural Area', and any other relevant policies in the Development Plan.

### Grafton Underwood Development Principles

#### Policy GRA1

##### Grafton Underwood Development Principles

Development in Grafton Underwood will:

- a. Not result in the loss of important open space through the village;
- b. Not result in the subdivision of gardens or development of open land within the village boundary;
- c. Retain views of the church;
- d. Reflect the informal and linear layout of existing development;
- e. 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. Not result in the loss, removal, or alteration of existing historic stone walls;
- g. 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, dependent on the individual site and its specific setting within the village; and
- h. Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.

## 13.0 Rural Area General Policies

### Great Cransley

Picture 31 - Church House, Church Lane, Great Cransley

**13.90** Great Cransley is a Category A village. Development will be in accordance with Policy RS1 (Category A villages).

**13.91** Great Cransley is a small village located 1.5 miles south west of Kettering. Although Great Cransley has a limited range of facilities, it is in close proximity to Broughton which has a wider range of facilities and accessible on foot. The village is centred on the intersection between Broughton Hill, Loddington Road, Church Lane and Bridle Way. Most of the older buildings in the village are located at this central crossroads and the western



end of Church Lane. The predominant characteristic of these buildings is their material, stone, as well as a variety in roofing materials. The Great Cransley Conservation Area Appraisal was adopted in May 1984. Consultation identified a need for affordable housing within Great Cransley; to date a Housing Needs Survey has not been undertaken for the village. However, through consultation at the Options stage a need for affordable housing in the village was raised.

**13.92** 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 Great Cransley. These are outlined below, in Policy GRC1 and will apply to any development proposals that may come forward in addition to Policy RS5 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan. The Rural Masterplanning Report identified character areas within the village, these should be taken into account when designing development within the village. However, it is recognised that not all development will be able to contribute to the improvements identified in criterion c) of Policy GRC1, therefore this is only required where it is appropriate and viable to do so.

### Great Cransley Development Principles

#### Policy GRC1

#### Great Cransley Development Principles

Development in Great Cransley will:

- a. Be designed in the context of the character area, as defined in the Rural Masterplanning report, 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, as defined in the Rural Masterplanning report; and
- c. Contribute towards traffic calming along Loddington Road to create a more pedestrian friendly environment.

## 13.0 Rural Area General Policies

Development proposals within or closely related to the historic core will:

- d. 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;
- e. Not result in the loss of mature trees or hedgerows which are an important part of the character of this area; and
- f. Maintain the informal nature of streets.

Development proposals along Loddington Road will:

- g. Front onto Loddington Road, but be set back in a similar style to adjacent properties; and
- h. Allow for the retention of views out to the open countryside to be retained.

### Housing Site Policy

#### Land to the north of Loddington Road, Great Cransley (RA/146)

**13.93** This site is located adjacent to and opposite existing residential development on Loddington Road, and therefore development should reflect the character already present on Loddington Road. At present the current use of the site is farm land, however given the pattern of the existing built form, development of the site would see the logical infilling of land adjacent existing development. As the landscape to the north and east is open in nature, adjacent to the open countryside, maintaining views and visual links to the countryside, through development of the site, is essential.

**13.94** Development which reflects the density of adjacent residential development would allow the infilling of the site without causing harm to the character of the village and the landscape which surrounds the northern part of the village, the location of the site. By incorporating on-site turning as part of the design for the site, highway safety will be increased, allowing for safer access to Loddington Road for those properties which front onto the highway. In addition to this, an archaeological assessment to determine the presence of any archaeological features, prior to development of the site.

**13.95** 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.

## 13.0 Rural Area General Policies

### Policy GRC2

#### Land to the north of Loddington Road, Great Cransley

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:

- a. Provide for on-site turning for vehicles, for any dwellings which would have a direct frontage access onto Loddington Road;
- 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;
- c. Be spaced to allow the retention of views out to the open countryside;
- 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;
- e. Be accompanied by an archaeological assessment; and
- 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.

## Harrington

**13.96** Harrington is a Category A village. Development will be in accordance with Policy RS1(Category A villages).

*Picture 32 - The Tollemache Arms, Harrington*

**13.97** The village of Harrington is located approximately 1.9 miles west of Rothwell. Harrington is an attractive, linear settlement comprising mostly of limestone buildings set behind historic stone boundary walls or stone and brick buildings which abut the public highway. The only exceptions to this are the historic farmsteads which have a more clustered form. The architecture of the older buildings is domestic in style. Such buildings fall into two groups, one centred around the junction of High Street, Church Lane and Rothwell Road including the public house, the Old Rectory and outbuildings and Church Farm, and the other forming the remainder of the village, including The Row and other individual cottages and houses.



## 13.0 Rural Area General Policies

**13.98** The village is linked by several large and small green ‘gaps’ in between properties which allow views over stone walls out to the attractive countryside beyond the village boundaries. These green open spaces combined with a number of attractive trees form part of the character of the village and contribute to its rural setting.

**13.99** Harrington has a Conservation Area Appraisal which was adopted on the 2nd April 1984. The Harrington and Thorpe Underwood Village Design Statement (August, 2008) was adopted as informal Council policy on the 16th September 2008. A Neighbourhood Plan Area was designated for Harrington on 9th September 2019, this covers Harrington Parish.

**13.100** There are a number of development principles which the ‘Rural Masterplanning Report’ (2012) considered important for any new development which may occur in the future in Harrington. These are outlined below, in Policy HAR1 and will apply to any development proposals that may come forward in addition to Policy RS5 ‘General Development Principles in the Rural Area’ and any other relevant policies in the Development Plan.

### Harrington Development Principles

#### Policy HAR1

##### Harrington Development Principles

Development in Harrington will:

- 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, dependent on the individual site and its specific setting within the village;
- d. Retain historic boundary walls and avoid new development where this may involve making new openings in the walls; and
- e. Not result in the subdivision of gardens, as these contribute to the rural character of the village.



## 13.0 Rural Area General Policies

### Little Oakley

**13.101** Little Oakley is a Category B village. Development will be in accordance with Policy RS2 (Category B villages).

**13.102** The village of Little Oakley is located approximately five miles north-west of Kettering, off the A4300 Kettering to Stanion road, approximately half a mile south east of Corby. The village is a small historic village made up of a simple street pattern following a linear form, located either side of the main street. Although the settlement is linear there is a mixture of properties some of which front directly onto the street and others which are set in large plots, set back from the public highway. The principle pattern is properties on the southern side of the street abutting the pavement and properties on the northern side of the street are set back at a raised ground level. Traffic through the village has been identified as an issue.

*Picture 33 - St Peter's Church, Little Oakley*



**13.103** The village is characterised by groups of stone cottages and farms interspersed by fields, fronted by attractive stone walls. The majority of the buildings within the village are constructed of limestone, with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings. Most of the architecture is domestic in scale, although Manor Farm and its outbuildings (Grade II listed buildings) and the former St Peter's Church (Grade II\* listed building) provided an imposing entrance to the village which it is approached from the west. There has been modern infilling mainly garages, extensions and a limited number of residential properties, which has blended in with the character of the area. Properties within the village are fairly well spaced out, giving the village a very rural feel and providing views to the open countryside.

**13.104** Little Oakley has a Conservation Area Appraisal which was adopted on the 28th September 1983. A Parish Plan, the Geddington, Newton and Little Oakley Parish Plan (2003), has been prepared but has not yet been adopted by the Council.

**13.105** 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 Little Oakley. These are outlined below, in Policy LOA1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 f) of Policy LOA1, therefore this is only required where it is appropriate and viable to do so.

# 13.0 Rural Area General Policies

## Little Oakley Development Principles

### Policy LOA1

#### Little Oakley Development Principles

Development in Little Oakley will:

- 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, dependent on the individual site and its specific setting within the village;
- e. Retain historic boundary walls and new development should be avoided where this may involve making new openings in the wall; and
- f. Contribute, where appropriate, to traffic calming along the main streets to improve public realm.

## Loddington

**13.106** Loddington is a Category A village. Development will be in accordance with Policy RS1 (Category A villages).

*Picture 34 - Church of St. Leonard, Loddington*

**13.107** 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. Loddington is located approximately 4km west of Kettering, and 2.8km south of Rothwell.

## 13.0 Rural Area General Policies

**13.108** 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 will apply to any development proposals that may come forward in addition to Policy RS5 '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 h) of Policy LOD1, therefore this is only required where it is appropriate and viable to do so.

### Loddington Development Principles

#### Policy LOD1

##### Loddington Development Principles

Development in Loddington will:

- 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/blueslate (where most appropriate), etc, dependent on the individual site and its specific setting within the village;
- 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, as defined in the Rural Masterplanning report;
- d. Protect or enhance the important open spaces at either end of Harrington Road, and views into them;
- e. Maintain the characteristic of linear development along main streets and good pedestrian connectivity;
- f. Be well spaced so as views and glimpses to the open countryside, the church and village open spaces are preserved;
- g. Provide gateway enhancements at either end of Harrington Road to create a distinct point of arrival;
- h. Contribute, where appropriate, towards footpath improvement links to the east towards Thorpe Malsor and a direct off-road link to Kettering;

Development located north of the open space on Harrington Road or west of Main Street, will:

- i. Use a limited palette of building materials comprising of natural sandstone, ironstone, limestone detailing and grey/blue slate;
- j. Be traditional in design and take architectural cues from the surrounding historic buildings;
- k. Use natural stone walls as boundary treatments onto streets; and either 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;

## 13.0 Rural Area General Policies

Development located south or immediately north of Harrington Road, or east of Richardson's Lane, will:

- l. Face and positively address streets with set backs 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
- 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.

### Mawsley

**13.109** Mawsley is a category A village. Development will be in accordance with Policy RS1(Category A villages)

*Picture 35 - Broughton Road, Mawsley*

**13.110** Mawsley is a new village which was allocated for development in the 1995 Local Plan for Kettering Borough. The village has approximately 930 dwellings and is located south west of Kettering off the A43.



**13.111** The village has its own unique character derived from the use of traditional design and materials combined with modern dwellings and house types. The village has winding streets and good pedestrian routes throughout the settlement. There is limited connectivity from the village to the surrounding open countryside. There is a significant amount of open space within the village; this includes green space which is used along roads and footpaths to create a rural character, a recreation ground and a large area of natural and semi-natural open space along the south western edge of the village.

**13.112** The village has a good range of facilities including a local shopping centre, medical centre, school and community centre.

**13.113** A Neighbourhood Plan Area was designated for Mawsley on the 15th April 2015, this covers Mawsley Parish.

**13.114** 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 Mawsley. These are outlined below, in Policy MAW1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 c) of Policy MAW1, therefore this is only required where it is appropriate and viable to do so.



## 13.0 Rural Area General Policies

### Policy MAW1

#### Mawsley Development Principles

Development in Mawsley will:

- a. Be designed to reflect the distinct character of the village;
- b. Seek to improve connections to the open countryside; and
- c. Contribute, where appropriate, towards the provision of allotments.

### Housing Site Policy

**13.115** One site is allocated for housing development in Mawsley.

#### Land to the West of Mawsley (RA/174)

**13.116** The site is approximately 2.6 hectares in area. The site is located west of Mawsley and is bound by existing residential development to the north, south and east. This site is considered to be the most suitable location for housing development in Mawsley. It will be important that built development does not extend beyond the north western extent of existing built form on Cransley Rise and Birch Spinney.

**13.117** This site provides the opportunity to join the two stubs of cycle way to the north and south of the site and it will be important that proposals include provision for a cycle way connecting these two stubs.

**13.118** Access to the site is required from Cransley Rise, to enable the development to proceed without the need to widen Cransley Rise the development needs to be limited to 50 dwellings and serviced by a loop road which is in accordance with Local Highway Standards.

**13.119** The SFRA identified that there are surface water flow paths which flow across this site, therefore the development scheme should address this through the site layout and SuDS design for the whole site. In addition to this, the south-eastern half of the site is at high risk from groundwater flooding and therefore will need to be assessed through a detailed site-specific Flood Risk Assessment and mitigated against through site design, which also needs to be informed by a sequential approach to the location of residential properties on the site. This assessment will also be required to ensure that the development is safe and does not increase flood risk to any adjacent land, given that flooding has been experienced on the site or within close proximity. This will need to assess the surface water flood risk to the site, potentially including hydraulic modelling. As the risk is immediately downstream of the site is significant, therefore there are opportunities for this site to deliver betterment to the local community by providing additional flood attenuation within the site. In addition to this, although the site is entirely located within Flood Zone 1, 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.

**13.120** There are a number of development principles for this site. These are outlined below and will apply to any development proposals that may come forward in addition to Policy MAW1 'Mawsley Development Principles', Policy RS5 'General Development Principles in the Rural



## 13.0 Rural Area General Policies

Area' and any other relevant in the Development Plan.

### Policy MAW2

#### Land to the West of Mawsley

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:

- 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;
- 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 by an assessment which considers the impact of development on recreational pressures on the SSSI and sets out appropriate mitigation of any impacts identified, this could include the provision of suitable alternative green spaces at Mawsley.

## 13.0 Rural Area General Policies

Picture 36 - Dovecote Buttery and Farm Shop, Newton

### Newton

**13.121** Newton is a Category B village. Development will be in accordance with Policy RS2(Category B villages).

**13.122** A small but characterful village three miles to the north of Kettering, Newton is located on a south facing slope which looks over the valley of the River Ise. A compact village which is predominantly characterised by its stone-built houses and cottages.

**13.123** Manor House and the Stone Barn, both of which are listed, are of particularly significance in terms of contributing the character of the village. As does the Dovecote Farm House and a number of individual cottages. The Dovecote Buttery, which includes a farmshop and café, is the only facility of note in the village, other facilities can be found at the nearest village, Geddington.



**13.124** The scale of development in the village is proportionate to its size. Only a limited amount of infill has taken place in recent years, primarily due to the lack of a through-route and limited facilities.

**13.125** Newton has a designated Conservation Area, the appraisal of which was adopted in November 1990. A Village Plan for Geddington, Newton and Little Oakley has been produced but it has not yet been adopted by the Council. The Plan was produced in 2003.

**13.126** 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 Newton. These are outlined below, in Policy NEW1 and will apply to any development proposals that may come forward in addition to Policy RS5 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan.

### Newton Development Principles

#### Policy NEW1

#### Newton Development Principles

Development in Newton will:

- 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; and
- d. Ensure better connectivity throughout the village, especially access to the farm shop, the only facility in the village.

## 13.0 Rural Area General Policies

### Pytchley

Picture 37 - Butcher's Lane, Pytchley

**13.127** Pytchley is a Category A village. Development will be in accordance with Policy RS1(Category A villages).

**13.128** Located to the south west of Kettering, Pytchley is a moderate size village Kettering, characterised by its attractive historic core which abut narrow informal streets.

**13.129** On the High Street, Victorian and Georgian development provides significant character to the village, most notably the red brick and stone buildings with detailing around the windows and doors.



**13.130** Towards the south of the village, more modern development is less reflective of the character of the village, given that it is more urban in design. The built form of the village is now of a higher density due to the significant amount of infilling. Pytchley has a designated Conservation Area, the appraisal of which was adopted in May 1984.

**13.131** 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 Pytchley. These are outlined below, in Policy PYT1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 e) of Policy PYT1, therefore this is only required where it is appropriate and viable to do so.

### Pytchley Development Principles

#### Policy PYT1

#### Pytchley Development Principles

Development in Pytchley will:

- a. Reflect the character of the historic core, as defined in the Rural Masterplanning report;
- 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; and
- e. Contribute towards the following identified improvements to the village:
  - i. Improvements to the recreation ground;
  - ii. The creation of a safe pedestrian/cycle route to Kettering; and
  - iii. Traffic calming.

## 13.0 Rural Area General Policies

### Housing Site Policy

#### Two fields on the outskirts of Pytchley (RA/117)

**13.132** The site is located adjacent to the eastern extent of the village boundary, sitting next to the most easterly part of built form on Isham Road. Development of the site will maintain the existing linear pattern of the village to ensure the pattern of built form along Isham Road is respected, ensuring that plot sizes are of a similar size to adjacent properties will also contribute to this. On-site turning is preferable to ensure sufficient visibility and to maintain highway safety.

**13.133** To the east of the site is an industrial use, which forms a natural barrier to further development along Isham Road. There is also the potential for the site to impact on archaeological features, particularly ridge and furrow, which has been recorded in this area hence why a requirement for an assessment of which has been included in Policy PYT2, below.

**13.134** 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.

#### Policy PYT2

##### Two fields on the outskirts of Pytchley

Two fields on the outskirts of Pytchley, as shown on the policies map, are allocated for housing development and will provide 8 dwellings. Development proposals for the site will:

- a. Provide on-site turning, to enable direct access from frontages onto Isham Road;
- b. Respect the pattern of the built form along Isham Road, and therefore be linear in nature and set back from Isham Road;
- c. Include an assessment to determine the extent and scale of potential archaeological features;
- d. Ensure plot sizes are of similar size to those of adjoining properties on Isham Road; and
- 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.



## 13.0 Rural Area General Policies

### Rushton

Picture 38 - Rushton Road, Rushton

**13.135** Rushton is a Category A village. Development will be in accordance with Policy RS1(Category A villages).

**13.136** Rushton is situated approximately three miles to the north-west of Kettering on a south facing slope overlooking the valley of the River Ise.

**13.137** Rushton is an attractive village and an important feature of the village is it's setting which is provided by the contours of the land and the adjoining areas of open fields. The village historically formed along Station Road and the loop formed by the High Street. Subsequent infill development has taken place creating a more dense built form. The Rushton Conservation Area was designated on 10th June 1986.



**13.138** A housing needs survey for Rushton was undertaken in March 2012, which concluded overall there was no need to identify any opportunities specifically for affordable housing development.

**13.139** 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 Rushton. These are outlined below, in Policy RUS1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 f) of Policy RUS1, therefore it is only required where it is appropriate and viable to do so.

#### Policy RUS1

##### Rushton Development Principles

Development in Rushton will:

- a. Not take place beyond the railway bridge;
- b. Take design, character and material cues from the historic core and high street character areas, as defined in the Rural Masterplanning report, - ironstone, limestone and slate should predominate;
- c. Follow the built line of surrounding development and either abut the highway or be set back, consistent with adjacent neighbouring properties;
- d. Bring definition and enclosure to the street through the built line or stone wall from the High Street and Station Road;
- e. Have a positive impact on views into the village from the wider area, reflecting the prominence of the settlement from the landscape; and
- f. Contribute, where appropriate, towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Desborough.



## 13.0 Rural Area General Policies

### Stoke Albany

**13.140** Stoke Albany is Category A village. Development will be in accordance with Policy RS1 (Category A villages).

**13.141** Stoke Albany is an open and green settlement located to the north of Desborough towards the northern boundary of Kettering Borough. Its character is defined by its agricultural setting. Pleasant and verdant, Stoke Albany is characterised by its rural location, traditional in nature; Stoke Albany's built environment includes a limited range of materials. This includes ironstone, soft red brick, thatch, slate, clay pantiles. The street layout is fairly tight, made up of rural lanes and rear pedestrian alleys, all of which are interspersed by open spaces as well as views to the countryside, which contribute to high quality environment.

Picture 39 - St. Botolph's Church and Village Hall, Stoke Albany



**13.142** Stoke Albany has a designated Conservation Area, the appraisal of which was adopted in November 1982.

**13.143** 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 Stoke Albany. These are outlined below in Policy STA1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 criteria a) and of Policy STA1, therefore this is only required where it is appropriate and viable to do so.

#### Policy STA1

##### Stoke Albany Development Principles

Development in Stoke Albany will:

- a. Contribute, where appropriate, to:
  - 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;
- 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;

## 13.0 Rural Area General Policies

- c. Seek, where appropriate, to facilitate the creation of a safe, paved footpath connection with Wilbarston; and

Development north of the built line of Bottom Lane, will:

- d. Be reflective of the character of the Historic Radial character area, as identified in the Rural Masterplanning report;
- e. Be well set back and slightly elevated from the street; and
- f. Comprise large footprint buildings in large plots arranged around the focal crossroads and green.

### Housing Site Policy

#### Land to the south of Harborough Road, Stoke Albany (RA/221)

**13.144** The site is located in the southern part of the village, which has a higher density and population compared with the northern part. It is located to the south of Harborough Road and represents a logical infill site which has the potential to complement surrounding residential development along the length of the Harborough Road. This is included as a requirement in Policy STA2.

**13.145** 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 Harborough 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. This needs to be undertaken over a 7 day period at a specified location (43m to the east of the proposed access off Harborough Road) to determine the actual road speeds.

**13.146** Due to the site's proximity to the A427, a noise survey to assess the impact of noise from the classified road to the south of the site is required to demonstrate it does not impact on the residential amenity of future occupiers, if this is the case, mitigation would be required. Other considerations that need to be taken into account are the biological value and potential of contamination of the site.

**13.147** Furthermore, the protection of footpath HA9 which runs along the eastern boundary of the site, providing access from Harborough Road to Desborough Road is essential and therefore development should look to include its retention.

**13.148** 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. Also, as the site is greater than 1ha in size, a site specific Flood Risk Assessment is also required.

## 13.0 Rural Area General Policies

### Policy STA2

#### Land to the south of Harborough Road, Stoke Albany

Land to the south of Harborough Road, as shown on the policies map, is allocated for housing development and will provide up to 18 dwellings. Development proposals for the site will:

- a. Be supported by a heritage impact assessment which considers the impact of the development on the significance of the Conservation Area;
- b. Include a speed survey on Harborough Road which demonstrates that safe access can be provided to the site;
- c. 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;
- d. Comprise of a layout which reflects the surrounding residential use in the village, with considerations for the existing density of Stoke Albany;
- e. Provide sufficient mitigation to minimise the impact of noise from the A427, although development should be located along the frontage of Harborough Road;
- f. Provide open space, including allotments if a local need is demonstrated, on the southern part of the site, adjacent to the A427;
- 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;
- h. Include a site specific Flood Risk Assessment;
- 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; and
- j. Protect the use of and access to footpath HA9.

### Sutton Bassett

Picture 40 - All Saint's Church, Sutton Bassett

**13.149** Sutton Bassett is a Category A village, Development will be in accordance with Policy RS1 (Category A villages).

**13.150** Sutton Bassett is a relatively small, linear village with development running both sides of one street. The village largely comprises of a mix of modern and historic buildings. Historic development is largely ironstone or Northamptonshire red brick with either thatched or slate roofs. A historic core is identified within the Kettering Borough Rural Masterplanning Report (February 2012), although there is no designated Conservation Area within Sutton Bassett. A mix of modern development



constructed in varying styles using a variety of brick colours, is dispersed throughout the

## 13.0 Rural Area General Policies

village. Development is generally set behind red brick boundary walls. However, the more modern properties by All Saints Church and the neighbouring farmstead sit behind stone boundary walls.

**13.151** Development within the village is fairly compact with only a few sporadic views in between properties until you reach the entrances to the village. To the north, development is only on one side of the street. To the south, small open spaces interrupt the building line. Sutton Bassett is located approximately 19 km north-west of Kettering, 8.5 km north-east of Desborough, and roughly 4.5km northeast of Market Harborough.

**13.152** New development in Sutton Bassett 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 Sutton Bassett. These are outlined below, in Policy SUT1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 d) of Policy SUT1, therefore this is only required where it is appropriate and viable to do so.

### Sutton Bassett Development Principles

#### Policy SUT1

##### Sutton Bassett Development Principles

Development in Sutton Bassett will:

- 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, 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 within existing boundary walls;
- c. Be constructed of traditional red brick or stone with slate roofs, dependent on the individual site and its specific setting within the village;
- d. Contribute, where appropriate, towards the identified new footpath link to Dingley Lane; and
- e. Maintain open spaces and the wide tree lined grass verges in the village.

## 13.0 Rural Area General Policies

### Thorpe Malsor

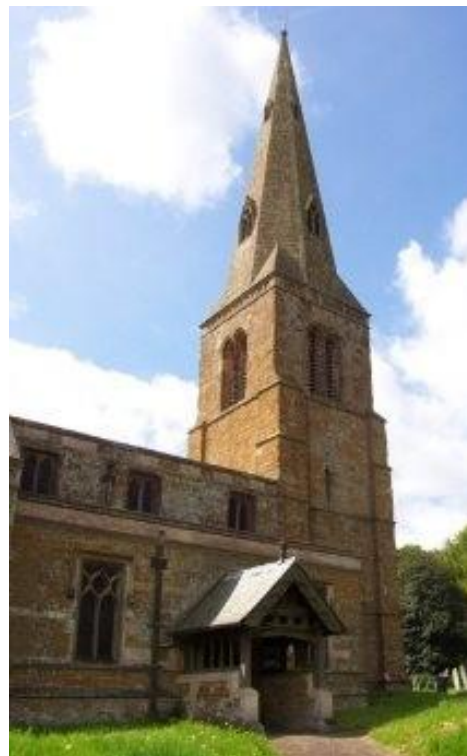
Picture 41 - All Saint's Church, Thorpe Malsor

**13.153** Thorpe Malsor is a Category A village. Development will be in accordance with Policy RS1 (Category A Villages).

**13.154** Thorpe Malsor is a village located to the west of Kettering. It has a strong historic character and is in linear in form with development either side of Church Way, the main route through the settlement.

**13.155** The majority of existing development is located to the north of Church Way with Thorpe Malsor Hall and its related parkland to the south. More recent development has taken place to the rear of the existing properties on Church Street at The Square and along Short Lane. This newer development is generally considered to be out of keeping with the historic core of the village due to the use of materials, position and style of properties.

**13.156** The All Saints Church, a Grade II Listed Building, is a key landmark in the village and views of the church are visible throughout the village. Little new development has taken place around this area which has helped to protect the setting of this building.



**13.157** The village was designated a Conservation Area on 24th March 1982.

**13.158** 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 Thorpe Malsor. These are outlined below, in Policy THM1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 a) of Policy THM1, therefore this is only required where it is appropriate and viable to do so.

#### Policy THM1

##### Thorpe Malsor Development Principles

Development in Thorpe Malsor will:

- 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;
- b. Improve gateways into the village, where appropriate, to create an enhanced entrance into Thorpe Malsor; and
- c. Not 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.



## 13.0 Rural Area General Policies

### Warkton

Picture 41 - Pipe Lane, Warkton

**13.159** Warkton is a Category B village. Development will be in accordance with Policy RS2 (Category B Villages).

**13.160** Warkton is located on elevated land just east of Kettering. The village can be viewed from the surrounding area within its landscape setting. The built form is arranged simply around the streets at low density, generally on large plots with lots of space between buildings. Buildings front directly onto streets or are set back with large gardens to the front and sides adding to the overall green and rural feel. 1-1.5m stone walls as boundary treatments give a consistent and strong sense of enclosure. The church forms a strong focus with open paddocks on its northern and southern sides.



**13.161** Traditional local building materials are more or less consistent throughout with limestone and thatch the mainstay of the attractive cottages, pepper potted occasionally with red brick and roofs of slate or red tiles, particularly on outbuildings. Three working farms extend out of the village to the north and south-west underlining the rural character and bringing an agricultural vibrancy to the village.

**13.162** Warkton is an estate village associated with Boughton Estate. Warkton is a sensitive location with an important Conservation Area and visibility in the surrounding landscape.

**13.163** Warkton has a Conservation Area Appraisal which was adopted on the 30th March 2007.

**13.164** 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 Warkton. These are outlined below, in Policy WAR1 and will apply to any development proposals that may come forward in addition to Policy RS5 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan.

### Policy WAR1

#### Warkton Development Principles

Development in Warkton will:

- a. Take its 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, dependent on the individual site and its specific setting within the village;
- c. Ensure a good sense of street enclosure with buildings fronting on to streets with either

## 13.0 Rural Area General Policies

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; and
- g. Incorporate new paving and street furniture that should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.

### Weekley

**13.165** Weekley is a Category B village. Development will be in accordance with Policy RS2 (Category B Villages).

**13.166** Weekley is located just to the north of Kettering. The settlement has a historic and rural character and sits well within the landscape and which is linked to the surrounding rolling countryside. Limestone thatched cottages predominate with occasional examples of red brick buildings and roofs of slate or red tiles. There is a mix of cottages and a number of large often grand detached buildings which all add to the character of Weekley.

**13.167** Buildings face the streets and either front directly onto them or maintain a good sense of enclosure with consistent stone walls or hedge treatments, despite large set-backs with large front and side gardens. There are frequent open views to the countryside, significant trees and hedgerows, numerous open spaces and several large domestic gardens which combine to give the village a green feel.

**13.168** Some of the later additions to the village do not reflect its historic character with principles such as soft edges, relationship with the street, and consistency of boundary treatment eroded. However, the overriding historic character of the village remains.

**13.169** Weekley Conservation Area was first designated in 1981 and a Conservation Area Appraisal was later adopted on 30th March 2007.

**13.170** 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 Weekley. These are outlined below, in Policy WEK1 and will apply to any development proposals that may come forward in addition to Policy RS5 'General Development Principles in the Rural Area' and any other relevant policies in the Development Plan.

Picture 42 - Montagu Hospital and War Memorial, Weekley



## 13.0 Rural Area General Policies

### Policy WEK1

#### Weekley Development Principles

Development in Weekley will:

- a. Take its design and material cues from the Historic Core character area, as defined in the Rural Masterplanning report;
- 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, dependent on the individual site and its specific setting within the village;
- 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. Avoid making new openings in 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; and
- h. Incorporate new paving and street furniture that should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.

### Weston by Welland

**13.171** Weston by Welland is Category A village. Development will be in accordance with Policy RS1 (Category A villages).

**13.172** Weston-by-Welland is located around four miles north-east of Market Harborough on the B664, between Market Harborough and Uppingham, with pleasant views over the River Welland valley.

**13.173** The most distinctive part of the village is also the oldest part, located around the junction of Main Street and Welham Road.

**13.174** The most notable features within this area are the stone and slate houses, farm buildings and cottages, the mature trees at the frontage of Welland House to Main Street as well as to the rear of Weston House, attractive stone walls to a number of garden areas, the village green and St. Mary's Church.

*Picture 43 - St. Mary the Virgin Church, Weston by Welland*





## 13.0 Rural Area General Policies

**13.175** Development in Weston by Welland is centred on three streets; Sutton Road, Ashley Road and Welham Road. There are two visible differences between the north and the south of the village. The north has a rural character, with low density development and views out to the open countryside; in contrast, the south is of a higher density.

**13.176** Weston by Welland has a Village Design Statement (VDS) which has been adopted by the Council as informal policy in 2009. The VDS has been used to inform the preparation of this document. Weston by Welland also has a designated Conservation Area, the appraisal of which was adopted in February 1984.

**13.177** 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 Weston by Welland. These are outlined below, in Policy WES1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 g) of Policy WES1, therefore this is only required where it is appropriate and viable to do so.

### Weston by Welland Development Principles

#### Policy WES1

##### Weston by Welland Development Principles

Development in Weston by Welland will:

- a. Reflect the character and materials of the Historic Core or Farmstead character areas as outlined in the Rural Masterplanning report;
- b. Use a materials palette limited to Northamptonshire ironstone and Collyweston or Welsh slate, with very limited red brick, dependent on the individual site and its specific setting within the village;
- c. Front directly onto streets or be slightly set-back behind green spaces;
- d. Be consistent with existing building lines and roof lines;
- e. Preserve the rural aspects, setting and environment of the village, including views out into the countryside;
- f. 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; and
- g. Facilitate, where appropriate, the following improvements:
  - 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 more in-keeping with the rural character of this part of the village; and

## 13.0 Rural Area General Policies

- 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.

### Housing Site Policy

#### Home Farm, Weston by Welland (RA/136)

**13.178** This site is located towards the edge of Weston by Welland on the existing site of Home Farm on Valley Road which presents the opportunity for the site to provide an attractive gateway when entering the village from the north on Welham Road. The site lies outside the settlement boundary and the Weston by Welland Conservation Area, as well as adjacent to the Grade II listed Home Farmhouse and opposite the village's only public house, The Wheel & Compass. To ensure that development of the site accurately reflects the character of Weston by Welland a set of development principles which includes courtyard design is included in Policy WES2, below.

**13.179** 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 in size, a site specific Flood Risk Assessment, is also required.

#### Policy WES2

##### Home Farm, Weston by Welland

Home Farm, as shown on the policies map, is allocated for housing development. The site will provide 10 dwellings. Development proposals for the site will:

- a. Be supported by a heritage impact assessment which considers the impact of development on the significance of the Conservation Area and the adjacent Grade II listed building, 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. 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.



## 13.0 Rural Area General Policies

### Wilbarston

**13.180** Wilbarston is a Category A village. Development will be in accordance with Policy RS1 (Category A villages).

**13.181** Located at the north of the borough, Wilbarston is a pleasant village which enjoys panoramic views of the surrounding Welland Valley countryside. It contains a mix of development styles and phases but retains a distinct historical core of traditional buildings which characterise the majority of the village. The village's facilities include a school, shop/Post Office, village hall, open space and pub. Streets are generally closely lined with continuous built form (buildings or boundary walls) giving a strong sense of enclosure. Most buildings are parallel to the street, but some are gable end on. Frontages are densely packed, with long ranges and gardens behind. Typically the built form tightly encloses the street on one side, and is set back on the other in a staggered arrangement. The agricultural heritage is clear and rural mews and historic farmsteads form distinct character traits, with buildings frequently clustered together or set in linear ranges running parallel or at 90 degrees to the street, forming small linear yards.

*Picture 44 - All Saint's Church, Wilbarston*



**13.182** Wilbarston Conservation Area Appraisal was adopted in June 1983. In addition to this, the Parish Plan was adopted in 2010.

**13.183** The 'Wilbarston Housing Needs Survey' (December 2010) and consultation with the Parish Council identified a need for affordable housing in the village. Six new dwellings were required to meet this identified local need for affordable homes.

**13.184** 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 Wilbarston. These are outlined below, in Policy WIL1 and will apply to any development proposals that may come forward in addition to Policy RS5 '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 a) of Policy WIL1, therefore this is only required where it is appropriate and viable to do so.

### Wilbarston Development Principles

#### Policy WIL1

#### Wilbarston Development Principles

Development in Wilbarston will:

- a. Facilitate, where appropriate, improvements to the village, potentially those

## 13.0 Rural Area General Policies

identified in the Rural Masterplanning report, including:

- 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;
- b. Represent the local street variety and geometry;
  - c. Follow the characteristics of continuous enclosure of buildings, stone boundary walls, stepped frontages, and local variety of street forms;
  - d. Ensure that feature buildings front directly onto the street, or have short set-backs, onto the streets, lanes or alleys; and
  - 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.

## 14.0 Infrastructure

### 14.0 Infrastructure

**14.1** The NPPF, paragraph 20, requires sufficient provision to be made for infrastructure, this includes infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy and for community facilities, such as health, education and cultural facilities.

**14.2** Joint Core Strategy Policy 10 sets out the provision for infrastructure. It is vital that infrastructure is provided to make development work and support local communities, particularly in the parts of the borough that will experience the most growth up to 2031. As such, the Council has been working closely with infrastructure providers, delivery partners and other relevant organisations to ensure that the necessary infrastructure is planned, and will continue to do so to ensure that the infrastructure to support the planned growth is delivered.

**14.3** The North Northamptonshire Infrastructure Delivery Plan (IDP) has been prepared to support the JCS. This sets out infrastructure that will be required to deliver the growth planned to 2031, it sets out the type of infrastructure required and how this will be delivered.

**14.4** Most of the infrastructure required to deliver growth in Kettering Borough is included in the North Northamptonshire IDP (NNJPDU, September 2017), however more local infrastructure needs have been identified in the SSP2 Infrastructure Delivery Plan which forms an addendum to the North Northamptonshire IDP (2017). The SSP2 Infrastructure Delivery Schedule is set out in Appendix 4.

## 15.0 Monitoring and Review

### 15.0 Monitoring and Review

**15.1** Monitoring of the policies within the Part 2 Local Plan is necessary to determine the success and progress of its policies to ensure it is meeting it is achieving its objectives. This process also informs the approach to reviewing the Plan, whether this be part of all of the document. The reviewing of the Plan allows any necessary amendments to be made to ensure the Plan is flexible and adaptable in changing circumstances. The monitoring framework in the Kettering Borough Part 2 Local Plan sits alongside the monitoring framework in Table of the JCS.

**15.2** The JCS framework sets out indicators to monitor local planning policy through the local plan, this is reported annually through the North Northamptonshire Authorities' Monitoring Report. Although, because the JCS is a strategic planning document, with a large spatial context, the identification of non-strategic indicators specific to Kettering is essential to monitoring the policies in the Part 2 Local Plan for Kettering Borough. These indicators as well as those in the JCS will be monitored at borough level and will used within AMRs going forward, to accentuate plan performance within both the local for Kettering Borough and strategic context in North Northamptonshire.

**15.3** A schedule of monitoring targets, indicators and actions for each policy in the Plan is provided below.

**Table 15.1**

Policy	Objective	Indicator	Target
LOC1	To protect the open countryside against unsuitable development	Number of planning permissions granted outside of the defined settlement boundaries	No development outside the boundary unless to meet local needs
HOU1	To ensure that windfall development is located in suitable locations and the character of area in which it is located is not harmed	<ul style="list-style-type: none"> <li>Quantity of windfall development</li> <li>Location of windfall development (including the specified locations)</li> </ul>	To see all windfall development contribute to the supply of housing without any harm to local character
HOU2	To deliver housing to meet the needs of older people	Number of schemes granted planning permission, by type	A net increase in the provision of older persons housing, including retirement housing and care homes.

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
HOU3 and HOU4	To assist the delivery of self-build and custom build housing	<ul style="list-style-type: none"> <li>Number of entries on the Council's Self-Build Register</li> <li>Number of serviced plots granted planning permission for self-build or custom build housing</li> </ul>	To grant sufficient permissions suitable to meet the demands identified on the Council's Self-Build Register within a three year period
EMP1 and EMP 2	To safeguard established employment areas	<ul style="list-style-type: none"> <li>Amount of units in Business/ B2/ B8 uses within the safeguarded areas</li> <li>Percentage of units vacant within the safeguarded areas</li> </ul>	Maintain a high percentage of occupancy and Business/ B2/ B8 uses within these areas
EMP3	To ensure non Business/B2/B8 uses within the Safeguarded Employment Areas donot have a detrimental impact	Amount of units granted planning permission in non Business/B2/B8 uses (by type) in these areas	No detrimental impact on safeguarded employment areas.
EMP4	To encourage the useof Live Work units	Amount of Live Work units granted planning permission	Net gain in the provision of Live Work units
TCE1	To ensure the delivery of medium sized foodstore to serve both Desborough and Rothwell	Amount of additional floorspace delivered for a medium sized foodstore	Delivery of a medium sized foodstore
TCE2	To enhance the existing market provision in the Market Towns	Additional provision for markets in the Market Towns	Net gain in market provision
TCE3	To ensure the vitality of town centres through the provision of residential development within the defined Town Centre boundaries	Amount of additional residential floorspace (net) granted planning permission within the defined Town Centre boundaries	Net gain of residential floorspace within the defined Town Centre boundaries



## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
TCE4	To ensure towncentre uses are located within the defined Town Centre boundaries	Amount of additional floorspace (net), granted planning permission for town centre uses outside of the defined Town Centre boundaries	Net gain of floorspace of town centre uses within the defined Town Centre boundaries
TCE5	To ensure development outside defined town centre areas does not impact on the vitality of towncentres	Amount of additional floorspace (net), granted planning permission for town centre uses outside of the defined Town Centre boundaries	No out of town floorspace permitted
TCE6	To protect the loss of local retail centres	Percentage of units within the defined Local Centres occupied and in retail (A1) use	No loss (net) of retail floorspace with the defined Local Centres
HWC1	To improve health and well-being in the Borough	Additional floorspace for health infrastructure	Net gain of floorspace for health infrastructure
HWC2	To protect and enhance local services and facilities	Amount of additional floorspace (net) granted planning permission for local services and facilities	Net gain in the floorspace for the provision of local services and facilities
HWC3	To increase and improve the provision of sport and physical activity facilities	Amount of additional provision of sport facilities	Net gain in the provision of sports facilities
NEH1	To ensure development mitigates against flood risk	<ul style="list-style-type: none"> <li>• Progress made on projects identified within the SFRA, SWMP and GIDP</li> <li>• Amount of development granted planning permission within the Critical Drainage</li> <li>• Catchments Provision of SuDS within existing developments</li> </ul>	<ul style="list-style-type: none"> <li>• Delivery of projects identified in the SFRA, SWMP and GIDP</li> <li>• Development in the Critical Drainage Catchment</li> <li>• Areas mitigated through a FRA</li> </ul>

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
			and drainage strategy <ul style="list-style-type: none"> <li>• Net gain in the provision of SuDS within existing developments</li> </ul>
NEH2	To protect and enhance existing and future Local Infrastructure Corridors	<ul style="list-style-type: none"> <li>• Net loss/gain in Green Infrastructure across the borough</li> <li>• New open space provided within or connected to GI corridors</li> <li>• New projects to enhance open space in GI corridors</li> </ul>	Net gain in Green Infrastructure across the borough
NEH3 and NEH 4	To protect and enhance existing and future Historically and Visually Important Local Green Space (LGS) or Open Space	Losses in Historically and Visually Important Local Green Space (LGS) or Open Space	No loss of LGS or Open Space
KET1	To deliver housing to meet housing need in Kettering	Housing delivered on the allocated housing site	By 2022 deliver 22 dwellings
KET2	To deliver housing to meet housing need in Kettering	Housing delivered on the allocated housing site	By 2024 deliver 49 dwellings
KET3	To deliver housing to meet housing need in Kettering	Housing delivered on the allocated housing site	By 2027 deliver 13 dwellings
KET4	To deliver housing to meet housing need in Kettering	Housing delivered on the allocated housing site	By 2027 deliver 350 dwellings
KET5	To deliver housing to meet housing need in Kettering	Housing delivered on the allocated housing site	By 2024 deliver 33 dwellings
KET6	To deliver housing to	Housing delivered on the	By 2028 deliver 15

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
	meet housing need in Kettering	allocated housing site	dwellings
KET7	To deliver housing to meet housing need in Kettering	Housing delivered on the allocated housing site	By 2027 deliver 25 dwellings
KET8	To deliver housing to meet housing need in Kettering	Housing delivered on the allocated housing site	By 2024 deliver 60 dwellings
KET9	To deliver housing to meet housing need in Kettering	Housing delivered on the allocated housing site	By 2027 deliver 35 dwellings
BLA1	To deliver the vision for Burton Latimer	<ul style="list-style-type: none"> <li>No. of additional comparison retail units</li> <li>No. of proposals for small scale retail units and employment uses consented and delivered</li> <li>Number and percentage of units vacant</li> <li>No. of units with residential or employment units above ground floor level</li> <li>No. of proposals which retain and convert historic buildings</li> </ul>	N/A
BLA2	To assist in the delivery of the vision for Burton Latimer	Development on the identified Redevelopment Sites	By 2031, redevelopment of sites BL1 to BL4 asset out in Policy BLA2
BLA3	To improve the attractiveness of Burton Latimer towncentre	Development on the identified Environmental Improvement Sites	By 2031 development of sites BLA5 to BLA8 as set out in Policy BLA3
BLA4	To deliver housing to meet the housing	Housing delivered on the allocated housing site	By 2027 deliver 22 dwellings

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
	need in Burton Latimer		
BLA5	To deliver housing to meet the housing need in Burton Latimer	Housing delivered on the allocated housing site	By 2026 deliver 7 dwellings
BLA6	To deliver housing to meet the housing need in Burton Latimer	Housing delivered on the allocated housing site	By 2024 deliver 69 dwellings
DES1	To deliver the vision for Desborough	<ul style="list-style-type: none"> <li>No. of retail units</li> <li>Footfall in the town centre (to be measured when the town centre health checks are updated)</li> <li>Proposals in the town centre which use traditional materials</li> <li>Vacancy and use of units in the town centre</li> <li>Enhancements to connectivity</li> <li>No. of proposals for residential use above ground floor level</li> <li>No. of proposals which retain and convert historic buildings</li> <li>No. of units in business use</li> </ul>	Increase in footfall during the day and evening
DES2	To assist in the delivery of the vision for Desborough	Development on the identified Redevelopment Sites	By 2031 development of sites DE1 - DE5 as set out in Policy DES2
DES3	To improve the attractiveness of Desborough town centre	Development on the identified Environmental Improvement Sites	By 2031 development of sites DE6 – DES9 as set out in Policy DES3

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
DES4	To deliver housing to meet housing need in Desborough	Housing delivered on the allocated housing site	By 2025 deliver 135 dwellings
DES5	To deliver housing to meet housing need in Desborough	Housing delivered on the allocated housing site	By 2027 deliver 304 dwellings
DES6	To deliver employment land to meet employment need in Desborough	Employment land delivered on the allocated employment site	By 2031 to deliver 8.1ha of employment land for B2/B8 uses
ROT1	To deliver the vision for Rothwell	<ul style="list-style-type: none"> <li>• The use of Market Hill car park for the Rowell Fair</li> <li>• Proposals in the town centre that use traditional materials</li> <li>• No. of proposals which front onto and but the main streets or public areas</li> <li>• Amount of additional parking spaces provided</li> <li>• No. of parking spaces removed on Bridge Street</li> <li>• No. of additional retail units, or other uses which would increase footfall in the town centre</li> <li>• No. of proposals for residential use above ground floor level</li> <li>• No. of proposals which retain and convert historic buildings</li> <li>• No. of units in business use</li> </ul>	N/A



## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
ROT2	To improve the attractiveness of Rothwell town centre	Development on the identified Environmental Improvement Sites	By 2031 development of the improvements set out in Policy ROT2 for Area R03
ROT3	To deliver housing to meet housing need in Rothwell	Housing delivered on the allocated housing site	By 2029 deliver 300 dwellings
RS1	To protect the character and limit the scale of development in the defined Category A villages	Net additional dwellings granted planning permission within the defined settlement boundaries of the Category A villages	Limited small scale growth on infill sites or through Policy 13 or Policy 25 of the JCS
RS2	To protect the character and limit the scale of development in the defined Category B villages	Net additional dwellings granted planning permission within the defined settlement boundaries of the Category B villages	Minimal small scale growth which does not impact of the character and vitality of these settlements
RS3	To protect the character and limit the scale of development in the defined Category C villages	No. of proposals granted planning permission within the set criteria within policy RS4, in the open countryside	No growth in these settlements
RS4	To protect the open countryside and set out the circumstances where development is likely to be allowed in these locations	No. of proposals granted planning permission within the set criteria within Policy RS4, in the open countryside	To limit development in the open countryside to that set out in Policy RS4
RS5	To ensure that development in the Rural Area is of a suitable scale and character	<ul style="list-style-type: none"> <li>• Net additional dwellings granted planning permission as a proportion of the size, based on the number of dwellings, of each rural settlement</li> <li>• Connectivity of development proposals adjacent to the defined settlement boundaries</li> </ul>	<ul style="list-style-type: none"> <li>• Proportionate growth of each rural settlement</li> <li>• Improved connectivity of rural development adjacent to defined settlement boundaries</li> <li>• Achieve a suitable density</li> </ul>

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
		<ul style="list-style-type: none"> <li>Density of all development proposals in rural settlements</li> </ul>	of approximately 15 dwellings per hectare (gross) on all rural developments
ASH1	To ensure that development in Ashley is of a suitable scale and character	<ul style="list-style-type: none"> <li>Location and type of development</li> <li>Types of boundary treatments used</li> <li>Development involving stone walls</li> <li>Extent of development between Green Lane and Main Street</li> <li>Provision of outdoor sports, open space and allotment</li> </ul>	Delivery of outdoor sports, open space and allotments
BRA1	To ensure that development in Braybrooke is of a suitable scale and character	<ul style="list-style-type: none"> <li>Location and type of development</li> <li>Types of boundary treatments used</li> <li>Progress towards the delivery of a footpath along Griffin Road</li> <li>The provision of off road parking</li> </ul>	<ul style="list-style-type: none"> <li>Net increase in the provision of off road parking</li> <li>Delivery of a footpath along Griffin Road</li> </ul>
BRA2	To deliver housing in Braybrooke to meet the housing need in the Rural Area	Housing delivered on the allocated housing site	By 2026 deliver 3 dwellings
CRA1	To ensure that development in Cranford is of a suitable scale and character	<ul style="list-style-type: none"> <li>The provision of affordable housing in addition to the allocated sites</li> <li>The provision of a children's play area</li> <li>Highway improvements and tree planting on High Street</li> <li>Provision of street</li> </ul>	<ul style="list-style-type: none"> <li>Net gain in the delivery of affordable dwellings</li> <li>Delivery of a children's play area</li> <li>Delivery of highway improvements and tree</li> </ul>

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
		furniture <ul style="list-style-type: none"> <li>Progress towards the delivery of a footpath along the River Ise</li> <li>Traffic calming and public realm improvements along the A43</li> </ul>	planting on High Street
CRA2	To deliver affordable housing in Cranford to meet the local need	Affordable housing delivered on the allocated housing site	By 2026 deliver 6 dwellings
CRA3	To deliver affordable housing in Cranford to meet the local need	Affordable housing delivered on the allocated housing site	By 2026 deliver 10 dwellings
GED1	To ensure that development in Geddington is of a suitable scale and character	<ul style="list-style-type: none"> <li>The provision of affordable housing</li> <li>Location and type of development</li> <li>Types of boundary treatments used</li> </ul>	Net gain in the delivery of affordable dwellings
GED2	To deliver housing in Geddington to meet the housing need in the Rural Area	Housing delivered on the allocated housing site	By 2027 deliver 10 dwellings
GED3	To deliver housing in Geddington to meet the housing need in the Rural Area	Housing delivered on the allocated housing site	By 2027 deliver 11 dwellings
GED4	To deliver housing in Geddington to meet the housing need in the Rural Area	Housing delivered on the allocated housing site	By 2027 deliver 10 dwellings
GED5	To deliver employment land to meet employment need in the Rural Area	Employment land delivered on the allocated employment site	By 2031 deliver 0.28ha of employment land

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
GRA1	To ensure that development in Grafton Underwood is of a suitable scale and character	<ul style="list-style-type: none"> <li>Amount of open space lost</li> <li>No. of proposals granted planning permission which result in the subdivision of gardens or development of open land</li> </ul>	<ul style="list-style-type: none"> <li>No net loss of open space</li> <li>No proposals which result in the subdivision of gardens or development of open land</li> </ul>
GRC1	To ensure that development in Great Cransley is of a suitable scale and character	Progress towards the provision of traffic calming along Loddington Road	Delivery of traffic calming measures along Loddington Road
GRC2	To deliver housing in Great Cransley to meet the housing need in the Rural Area	Housing delivered on the allocated housing site	By 2028 deliver between 10 and 15 dwellings
HAR1	To ensure that development in Harrington is of a suitable scale and character	<ul style="list-style-type: none"> <li>Location and type of development</li> <li>No of proposals granted planning permission which involve the subdivision of gardens</li> </ul>	No proposals which result in the subdivision of gardens or development of open land
LOA1	To ensure that development in Little Oakley is of a suitable scale and character	<ul style="list-style-type: none"> <li>Location and type of development</li> <li>Progress towards the provision of traffic calming along the main streets</li> </ul>	Delivery of traffic calming measures along the main streets
LOD1	To ensure that development in Loddington is of a suitable scale and character	<ul style="list-style-type: none"> <li>Location and type of development</li> <li>Provision of gateway enhancements at either end of Harrington Road</li> </ul>	<ul style="list-style-type: none"> <li>Delivery of gateway enhancements at either end of Harrington Road</li> <li>Provision of footpath</li> </ul>

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
		<ul style="list-style-type: none"> <li>Progress towards the provision of footpath improvement links towards Thorpe Malsor and a direct off-road link to Kettering</li> </ul>	improvement links towards Thorpe Malsor and a direct off-road link to Kettering
MAW1	To ensure that development in Mawsley is of a suitable scale and character	<ul style="list-style-type: none"> <li>Location and type of development</li> <li>Progress towards the provision of allotments</li> </ul>	Provision of allotments
MAW2	To deliver housing in Mawsley to meet the housing need in the Rural Area	Housing delivered on the allocated housing site	By 2028 deliver 50 dwellings
NEW1	To ensure that development in Newton is of a suitable scale and character	<ul style="list-style-type: none"> <li>Location and type of development</li> <li>Enhancements to paving within the village</li> <li>Improvements to the access to the farm shop</li> </ul>	<ul style="list-style-type: none"> <li>The delivery of enhancements of paving within the village</li> <li>The provision of improved access to the farm shop</li> </ul>
PYT1	To deliver housing in Pytchley to meet the housing need in the Rural Area	<ul style="list-style-type: none"> <li>Location and type of development</li> <li>Progress towards the provision of improvements to the recreation ground</li> <li>Progress towards the provision of a safe pedestrian/cycle route to Kettering</li> <li>Progress towards the provision of traffic</li> </ul>	<ul style="list-style-type: none"> <li>Delivery of improvements to the recreation ground</li> <li>Delivery of a safe pedestrian/cycle route to Kettering</li> <li>Delivery of traffic calming measures</li> </ul>



## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
		calming measures	
PYT2	To deliver housing in Pytchley to meet the housing need in the Rural Area	Housing delivered on the allocated housing site	By 2027 deliver 8 dwellings
RUS1	To ensure that development in Rushton is of a suitable scale and character	<ul style="list-style-type: none"> <li>• Location and type of development</li> <li>• Progress towards the provision of a footpath along the Ise Valley to Triangular and through to Desborough</li> </ul>	Delivery of a footpath along the Ise Valley to Triangular and through to Desborough
STA1	To ensure that development in Stoke Albany is of a suitable scale and character	<ul style="list-style-type: none"> <li>• Location and type of development</li> <li>• Progress towards the provision of highway and public realm improvements</li> <li>• Provision of traffic calming measures</li> <li>• Progress towards the provision of a safe, paved footpath connection with Wilbarston</li> </ul>	<ul style="list-style-type: none"> <li>• Delivery of highway and public realm improvements</li> <li>• Delivery of traffic calming measures</li> <li>• Delivery of a safe, paved footpath connection with Wilbarston</li> </ul>
STA2	To deliver housing in Stoke Albany to meet the housing need in the Rural Area	Housing delivered on the allocated housing site	By 2027 deliver 18 dwellings
SUT1	To ensure that development in Sutton Bassett is of a suitable scale and character	<ul style="list-style-type: none"> <li>• Location and type of development</li> <li>• Progress towards the delivery of a new footpath link to Dingley Lane</li> </ul>	Delivery of a new footpath link to Dingley Lane

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
SUT1	To ensure that development in Sutton Bassett is of a suitable scale and character	<ul style="list-style-type: none"> <li>• Location and type of development</li> <li>• Progress towards the delivery of a new footpath link to Dingley Lane</li> </ul>	Delivery of a new footpath link to Dingley Lane
THM1	To ensure that development in Thorpe Malsor is of a suitable scale and character	<ul style="list-style-type: none"> <li>• Location and type of development</li> <li>• Progress towards the provision of a small extension to the public footpath to include the north-east edge of the village, along Short Lane</li> <li>• Provision of improvements to the gateways into the village</li> </ul>	Delivery of a small extension to the public footpath to include the north-east edge of the village, along Short Lane
WAR1	To ensure that development in Warkton is of a suitable scale and character	<ul style="list-style-type: none"> <li>• Location and type of development, particularly involving the infill or loss of open fields, paddocks and gardens</li> <li>• Progress towards the provision of new paving and street furniture</li> </ul>	Delivery of new paving and street furniture
WEK1	To ensure that development in Weekley is of a suitable scale and character	<ul style="list-style-type: none"> <li>• Location and type of development, particularly involving the sub-division or infill of gardens</li> <li>• Progress towards the provision of new paving and street furniture</li> </ul>	Delivery of new paving and street furniture

## 15.0 Monitoring and Review

Policy	Objective	Indicator	Target
WES1	To ensure that development in Weston by Welland is of a suitable scale and character	<ul style="list-style-type: none"> <li>• Location and type of development, particular involving the subdivision of gardens and the replacement of traditional farm buildings</li> <li>• Progress towards the provision of traffic calming measures</li> <li>• Progress towards the provision of improvements to the gateways into the village</li> <li>• Progress towards the provision of improvements to the footpath connections to the wider footpath network</li> </ul>	<ul style="list-style-type: none"> <li>• Delivery of traffic calming measures</li> <li>• Delivery of improvements to the gateways into the village</li> <li>• Delivery of improvements to the footpath connections to the wider footpath network</li> </ul>
WES2	To deliver housing in Weston by Welland	Housing delivered on the allocated housing site	By 2023 deliver 10 dwellings
WIL1	To ensure that development in Wilbarston is of a suitable scale and character	<ul style="list-style-type: none"> <li>• Location and type of development</li> <li>• Progress towards the provision of public realm, gateway and traffic calming improvements along Carlton Road and School Lane as well as Main Street and Carlton Road</li> </ul>	Delivery of public realm, gateway and traffic calming improvements along Carlton Road and School Lane as well as Main Street and Carlton Road

## 16.0 Appendix 1 - Housing Trajectory

### 16.0 Appendix 1 - Housing Trajectory Housing Site Schedule

Table 16.1

Source of Housing Supply	2011/12 to 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	4,228												4,228
Growth Town Commitments		358	96	73	162	72	228	273	25	115			1,902
Hanwood Park SUE		133	369	470	378	280	280	280	280	280	280	280	3,310
Market Town Commitments		44	64	85	130	124	50	40					37
Desborough North SUE			25	120	120	120	120	120	75				700
Rothwell North SUE		45	100	100	100	100	100	55	50	50			700
Rural Area Commitments		9	25	17			7						58
SSP2 Allocations (Towns)				25	57		99	153	15	50			499

## 16.0 Appendix 1 - Housing Trajectory

SSP2 Allocations (Rural Area)							72	54	15				141
Resolution to Grant				35	35								70
Brownfield Land			17										17
Urban Windfall					57	57	57	57	57	57	57	57	456
Rural Windfall					12	12	12	12	12	12	12	12	96
Totals	4,228	589	896	1,025	1,051	765	1,025	1,044	829	564	49	49	12,714
Cumulative Total		4,817	5,713	6,738	7,789	8,554	9,579	10,623	11,452	12,016	12,365	12,714	
JCS Cumulative Requirement	4,680	5,200	5,720	6,240	6,760	7,280	7,800	8,320	8,840	9,360	9,880	10,400	



## 17.0 Appendix 2 – Superseded Policies

### 17.0 Appendix 2 - Superseded Policies

**Table 17.1**

Policy Reference	Policy Description	Policy superseded by
1	Development: Supplementary Planning Guidance	Supplementary Planning Documents adopted by the LPA
7	Protection of the Open Countryside	LOC1
10	Cransley and Thorpe Malsor Reservoirs	RS4
33	Advertisements, signs and shop fronts	No specific policy
35	Within Towns	LOC1
49	Temporary Dwellings	No specific policy
52	Changes of Use to Small Offices	No specific policy
58	Within Towns	No specific policy
64	Development within Established Shopping Areas	TCE1, BLA1, DES1, ROT1
86	Existing Public Car Parks	No specific policy
99	Class A3 Uses	No specific policy
103	Hotel Accommodation	No specific policy
B2	Environmental Improvement	BLA3
B9	New Leisure Facilities	HWC3
D2	Environmental Improvement	DES3
D12	Back Lane	No specific policy
D13	Green Lane	No specific policy
K4	Slade Valley	NEH2
K6	Environmental Improvement	No specific policy
K12	New Housing Sites	KET2 - KET10

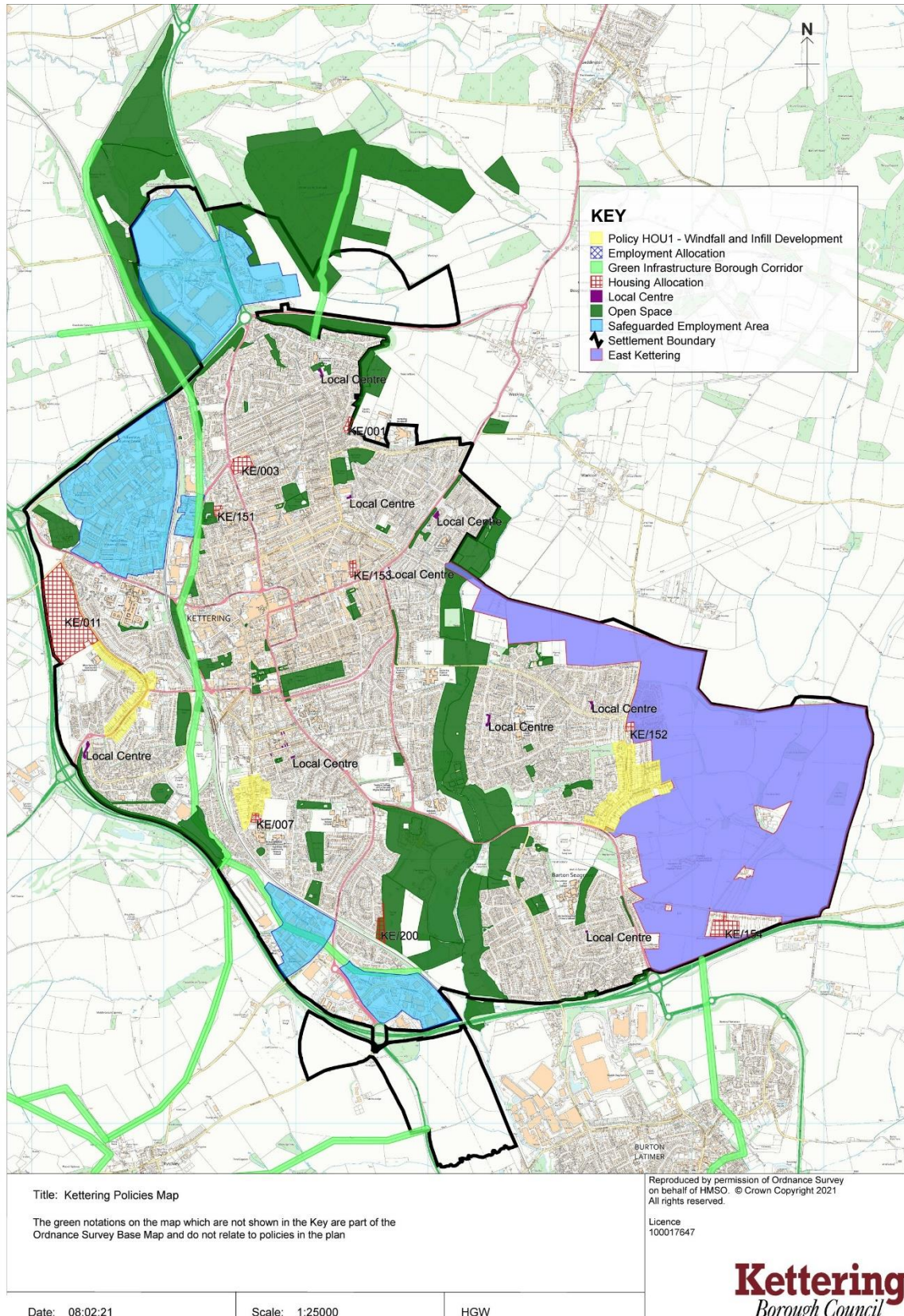
## 17.0 Appendix 2 – Superseded Policies

Policy Reference	Policy Description	Policy superseded by
K15	Character and Density in Defined Housing Areas	HOU1
K16	Protected Housing Areas	No specific policy
R2	Environmental Improvement	ROT3
R4	Area of Special Advertisement Control	No specific policy
R9	Slade Valley	No specific policy
R11	Rowell Fair	ROT1
RA1	Area of Special Advertisement Control	No specific policy
RA3	Housing in Restricted Infill Villages	RS1
RA4	Housing in Restraint and Scattered Villages	RS2 & RS3
RA5	Housing in the Open Countryside	RS4
RA14	Reuse and Conservation of Rural Buildings	RS4

# 18.0 Appendix 3 – Policies Maps

## 18.0 Appendix 3 - Policies Maps

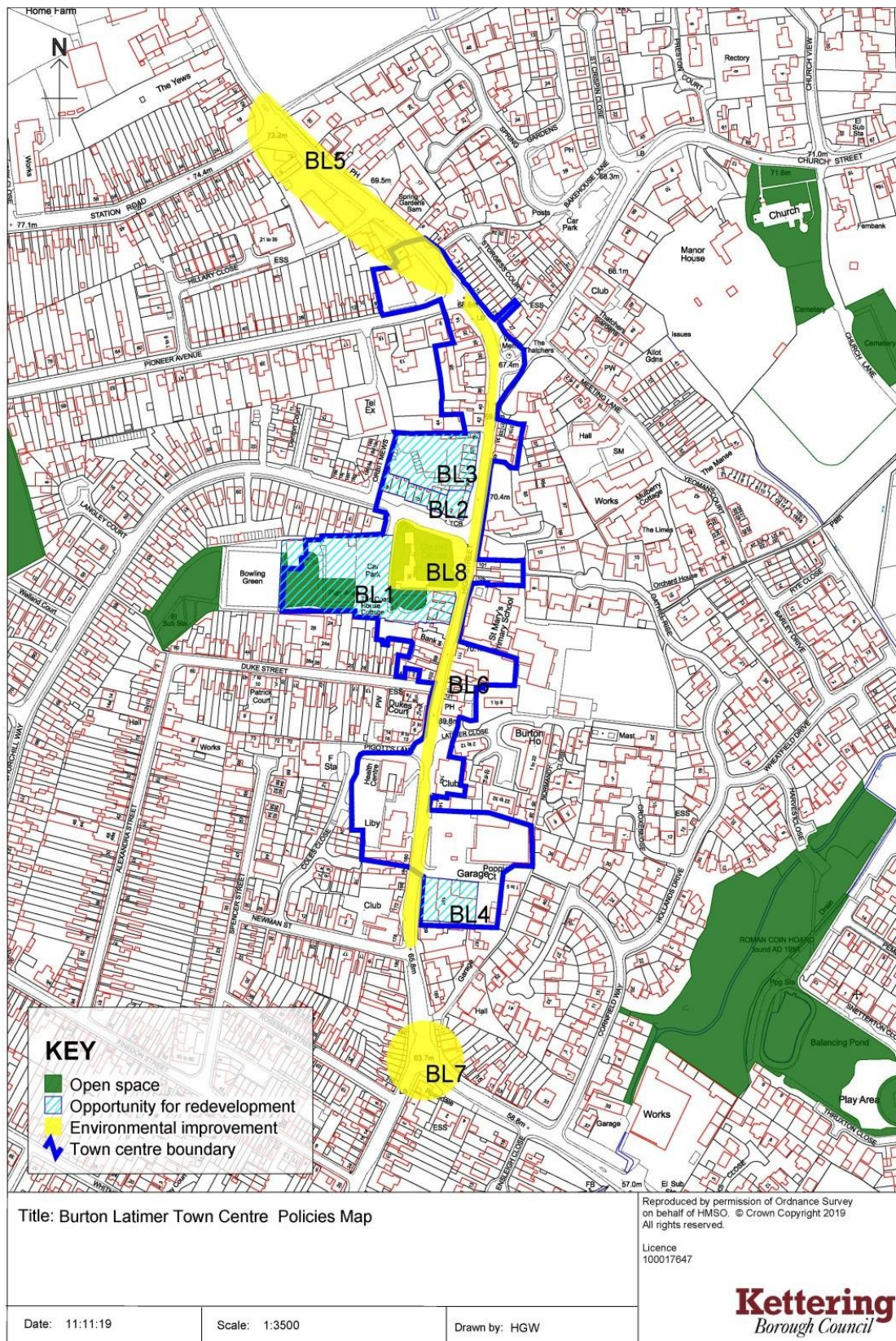
Figure 18.1





# 18.0 Appendix 3 – Policies Maps

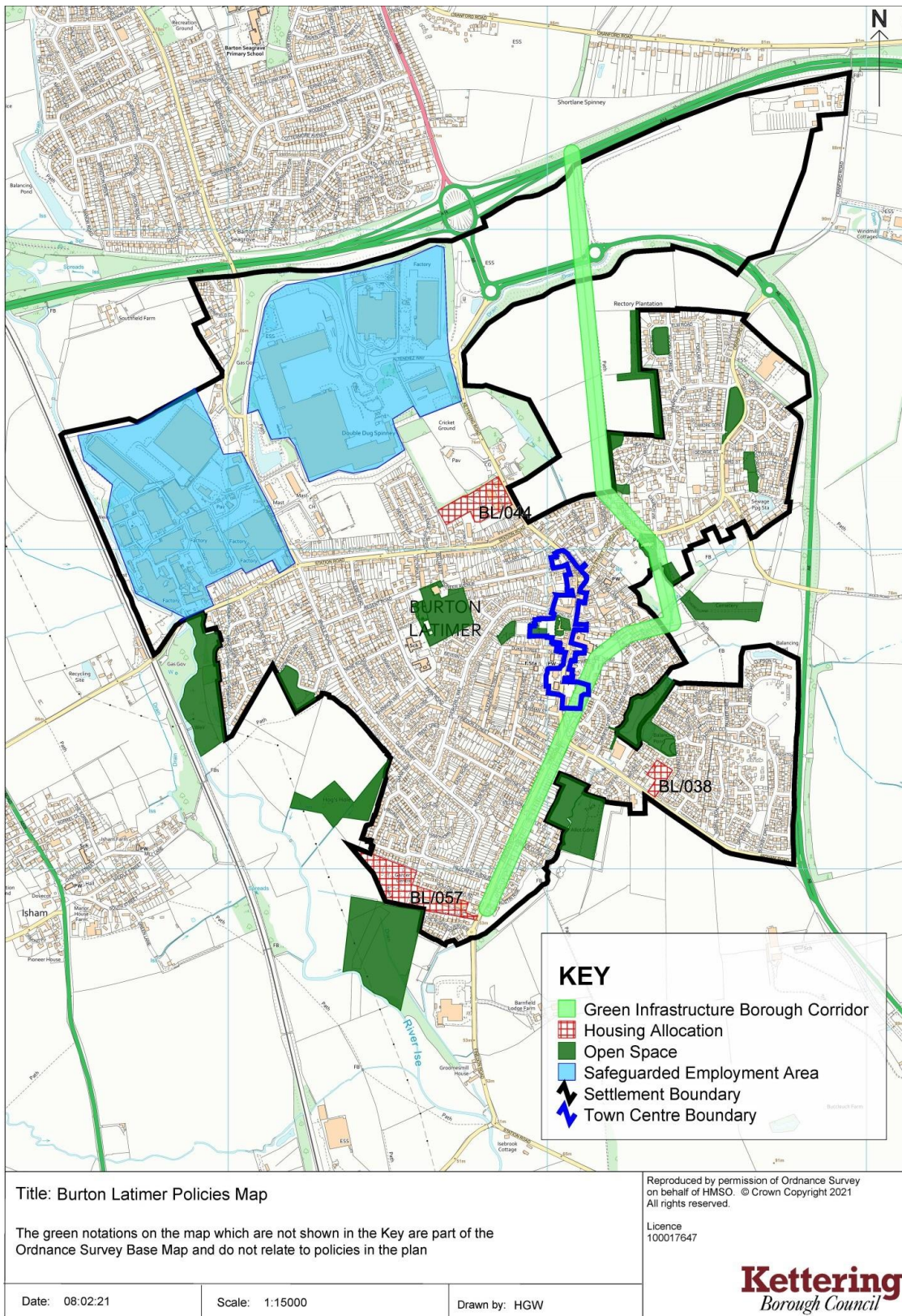
## Figure 18.2





# 18.0 Appendix 3 – Policies Maps

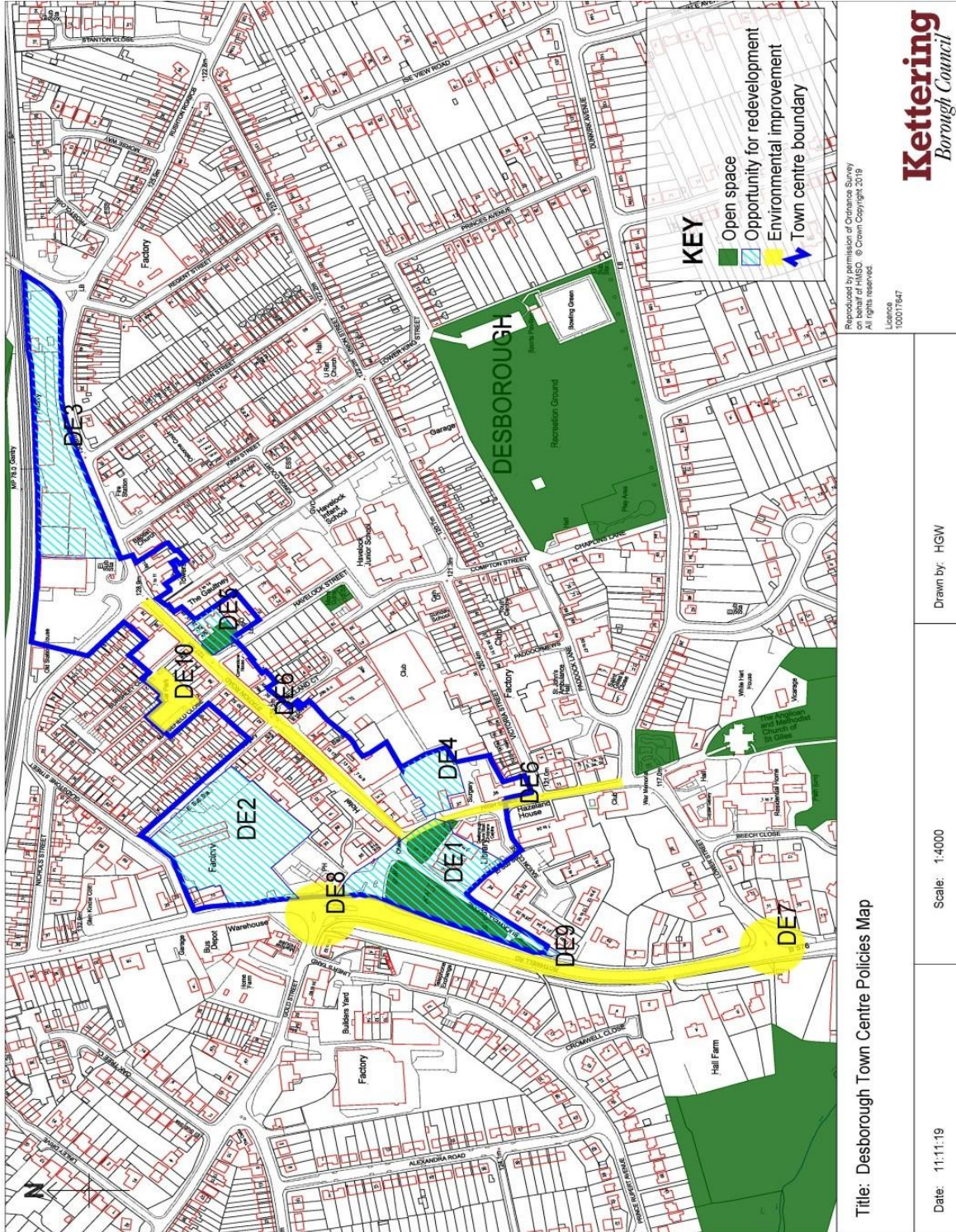
## Figure 18.3





# 18.0 Appendix 3 – Policies Maps

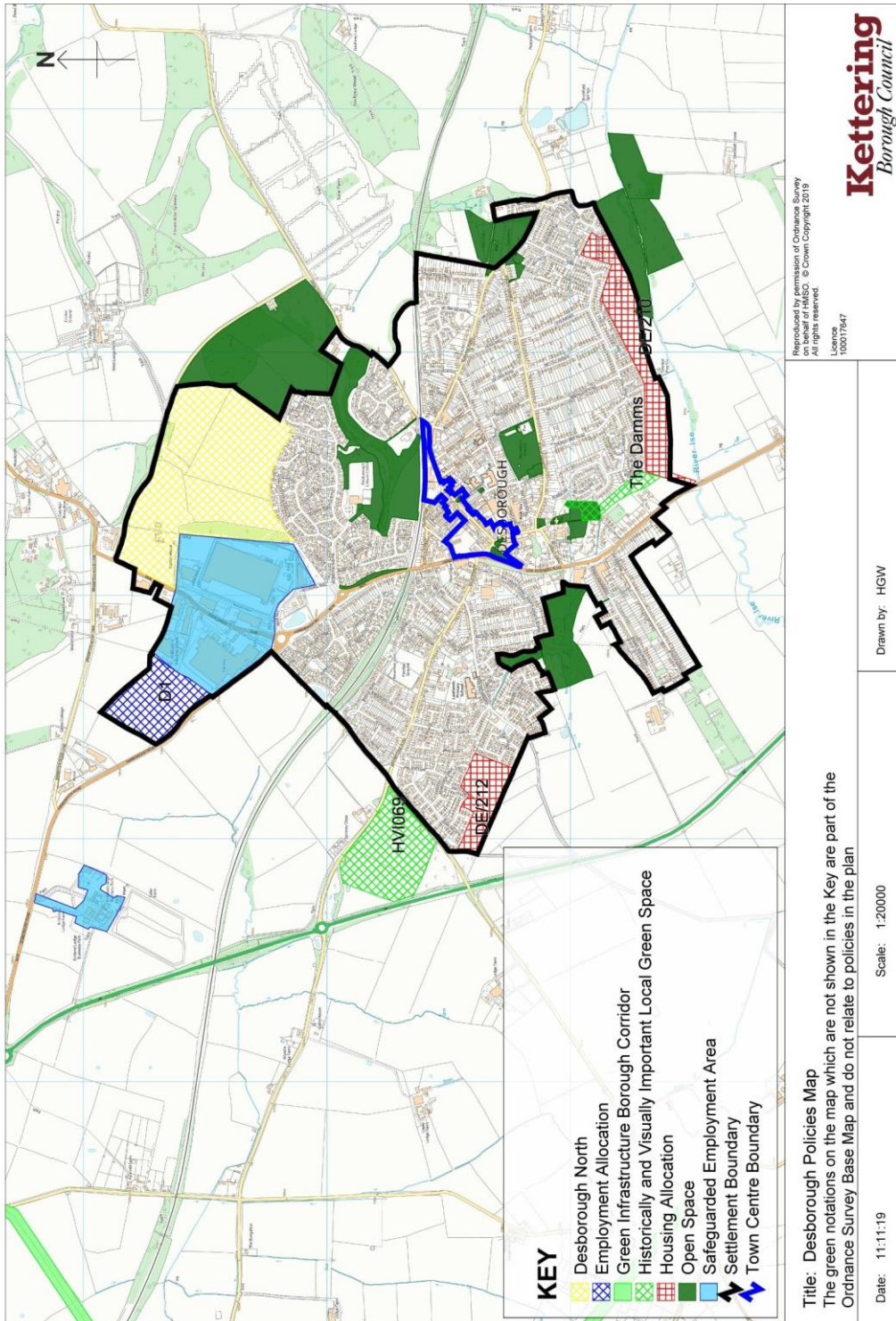
Figure 18.4





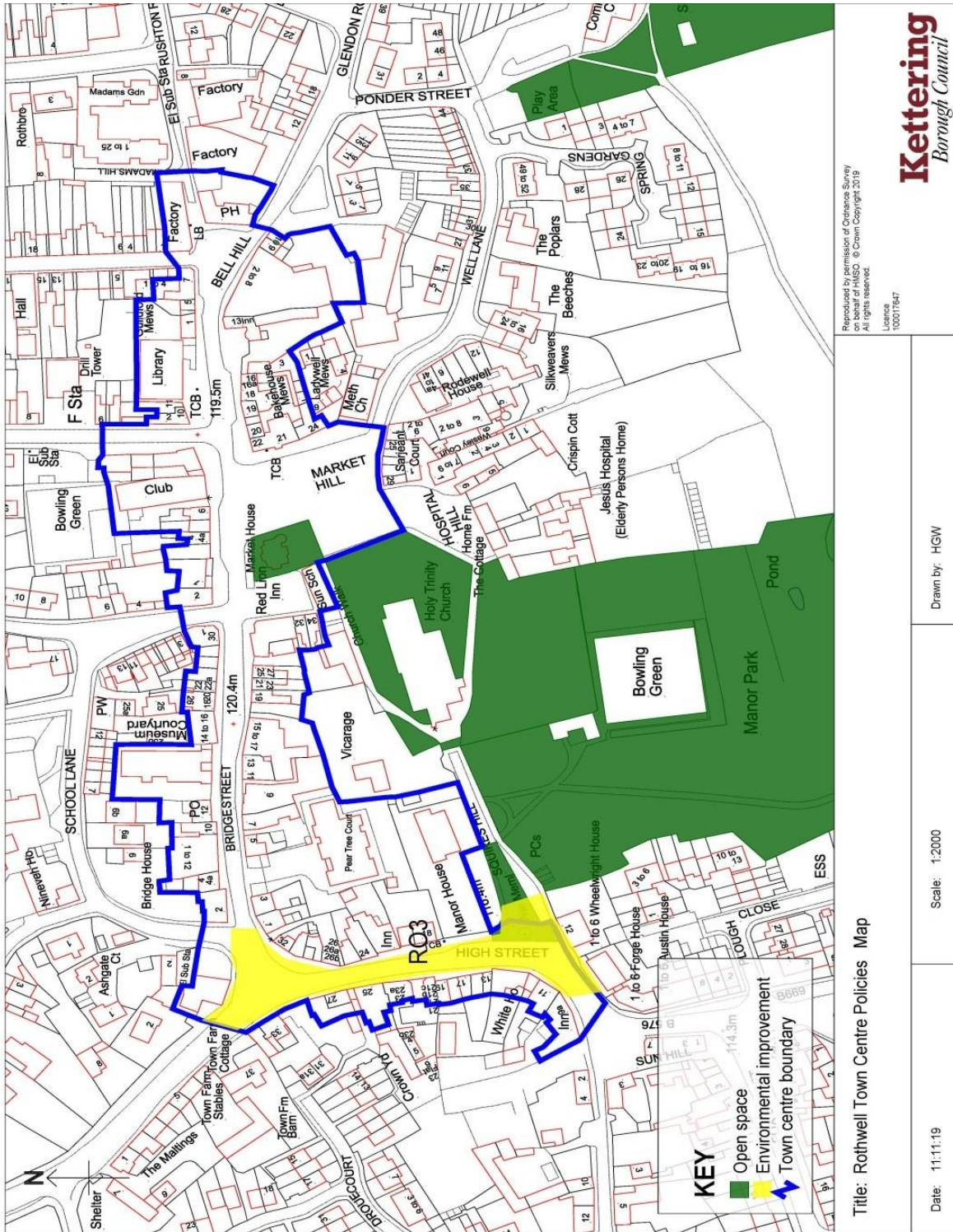
# 18.0 Appendix 3 – Policies Maps

Figure 18.5



# 18.0 Appendix 3 – Policies Maps

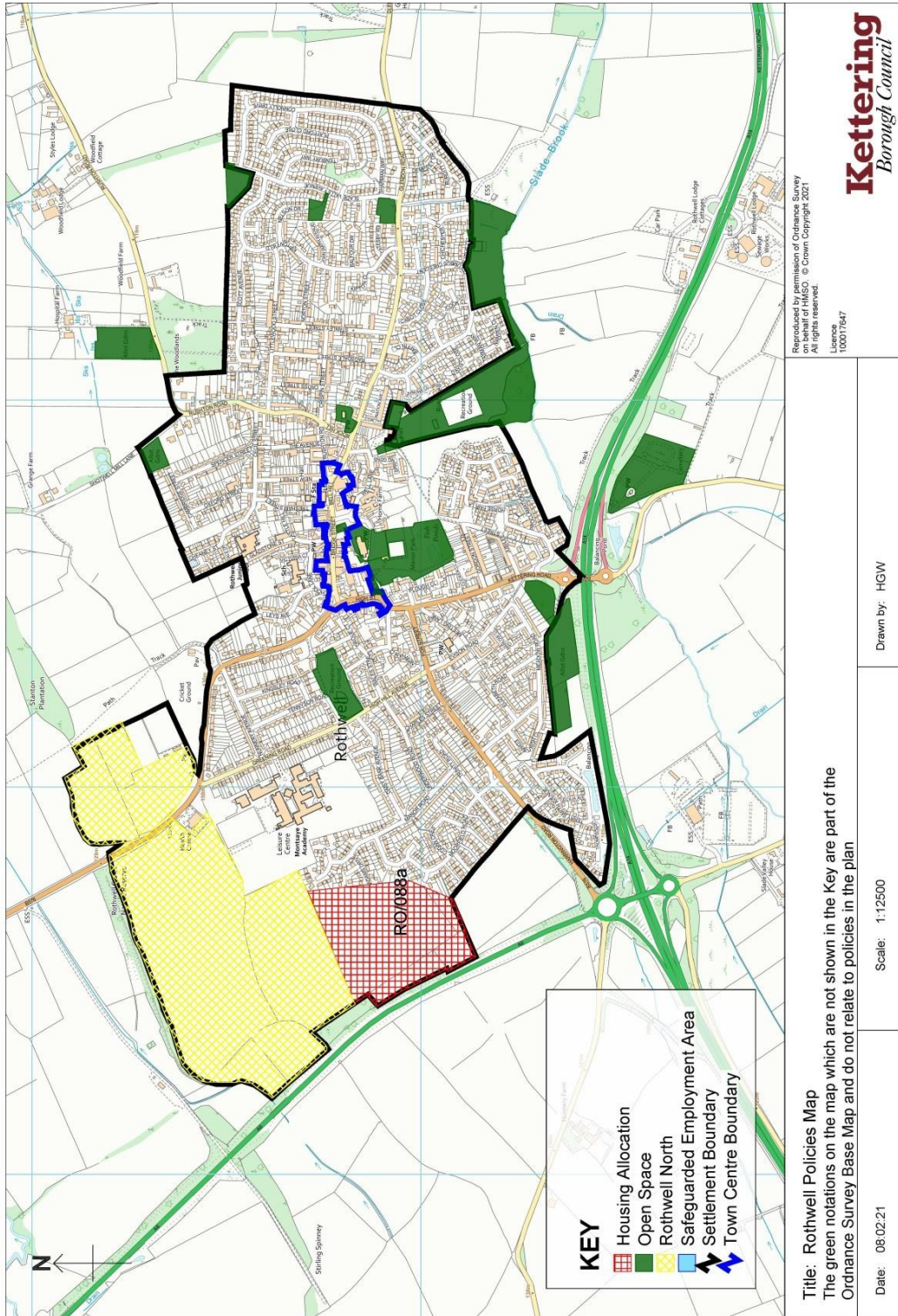
## Figure 18.6





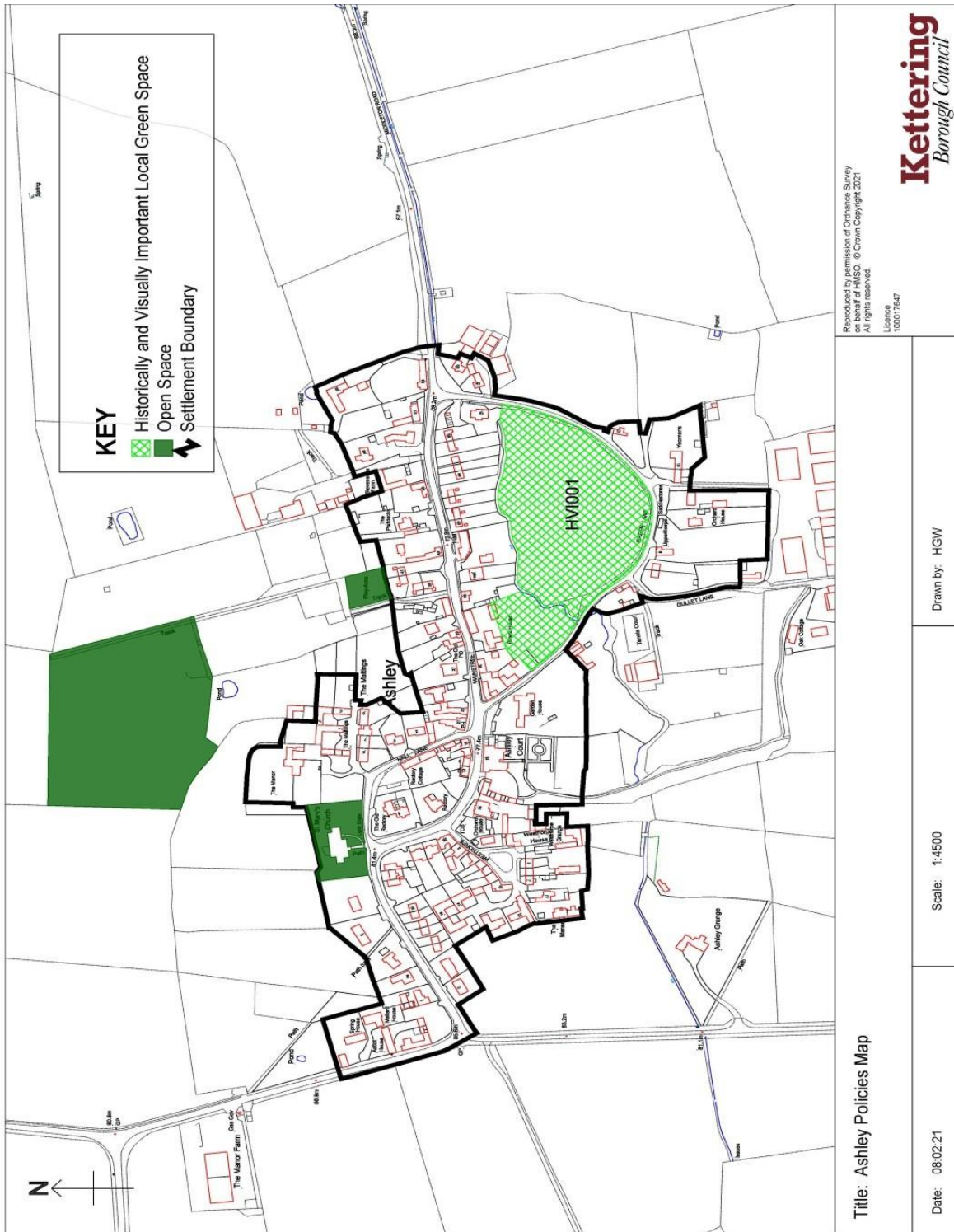
# 18.0 Appendix 3 – Policies Maps

Figure 18.7



# 18.0 Appendix 3 – Policies Maps

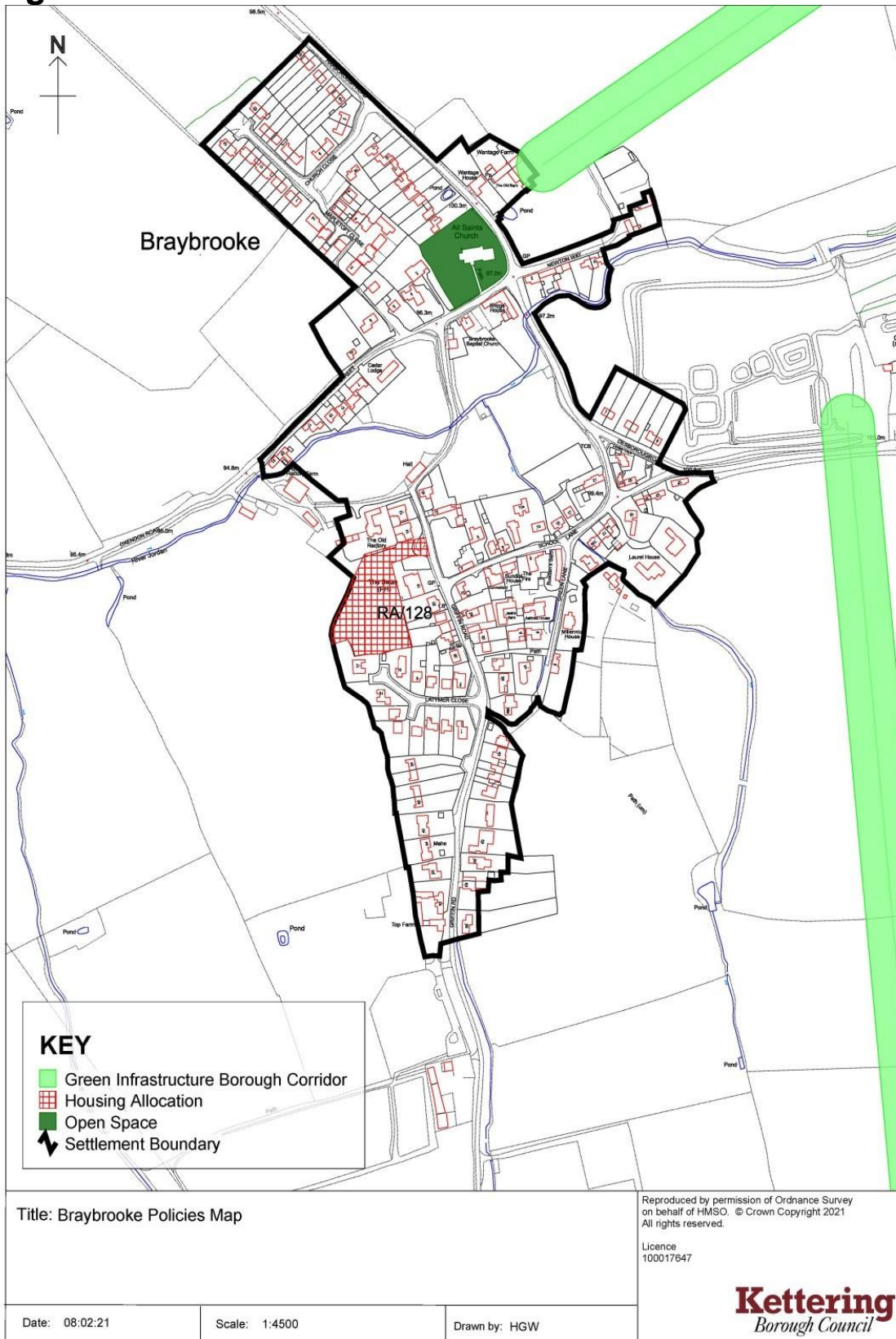
Figure 18.8





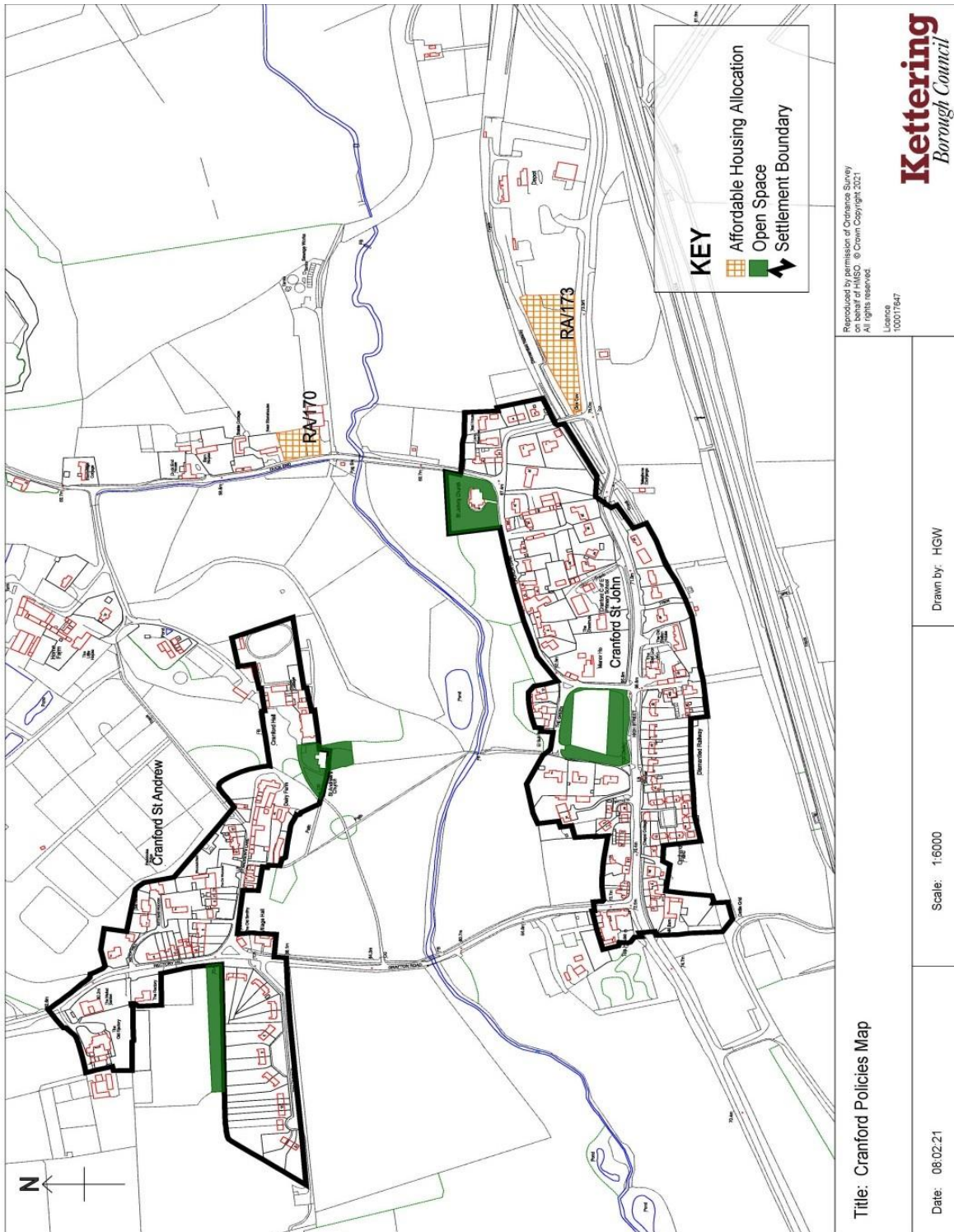
# 18.0 Appendix 3 – Policies Maps

Figure 18.9



# 18.0 Appendix 3 – Policies Maps

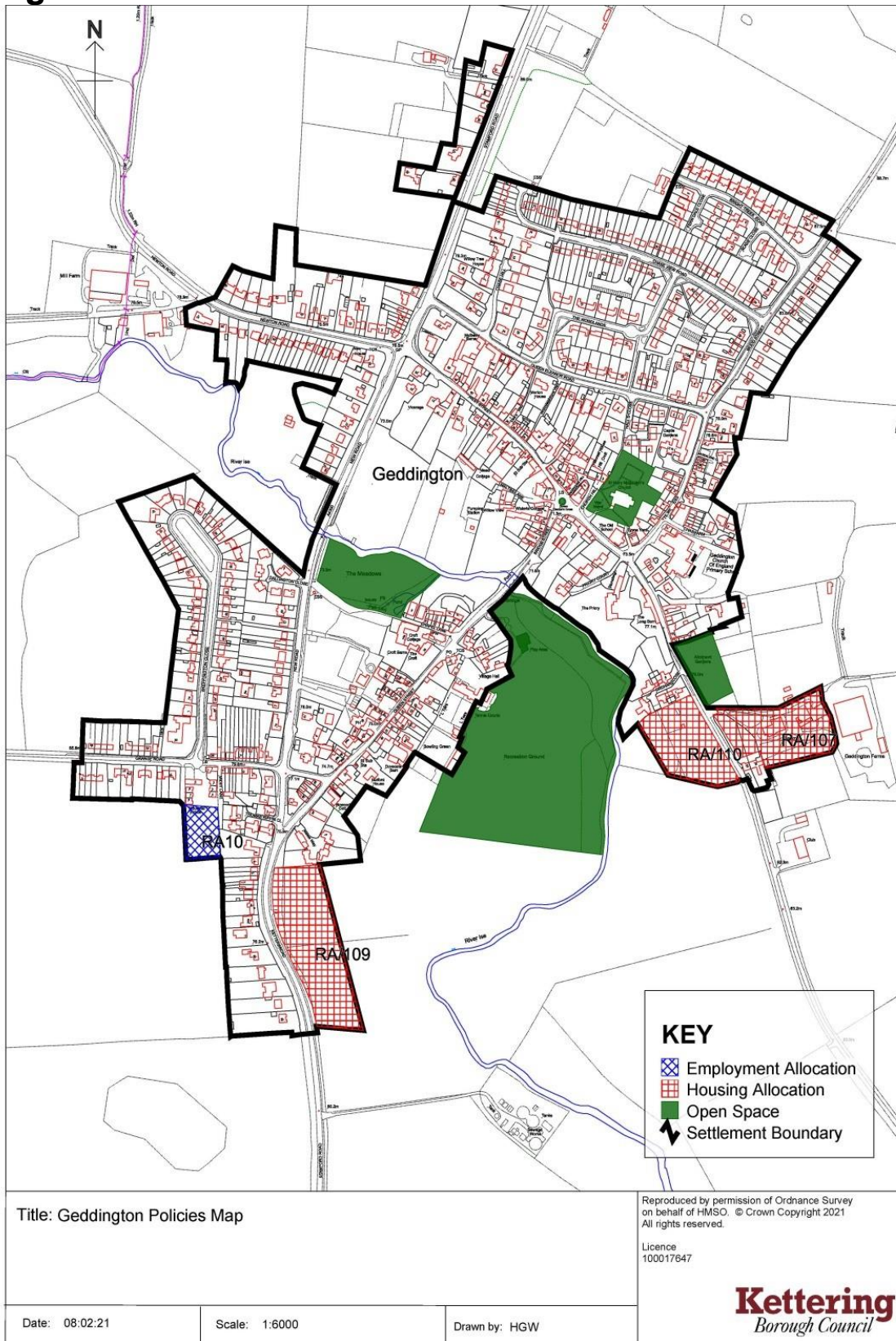
Figure 18.10





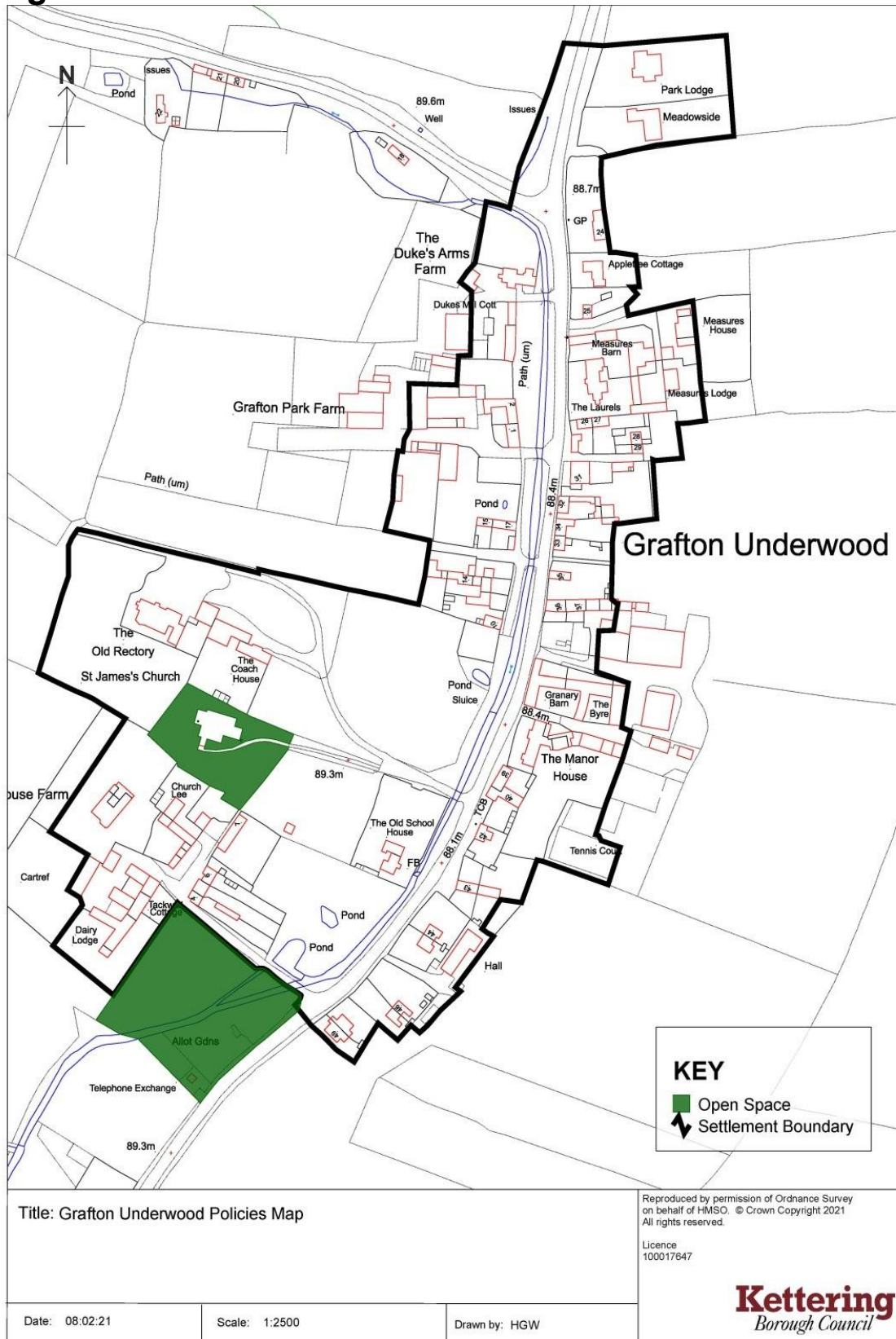
# 18.0 Appendix 3 – Policies Maps

Figure 18.11



# 18.0 Appendix 3 – Policies Maps

Figure 18.12





# 18.0 Appendix 3 – Policies Maps

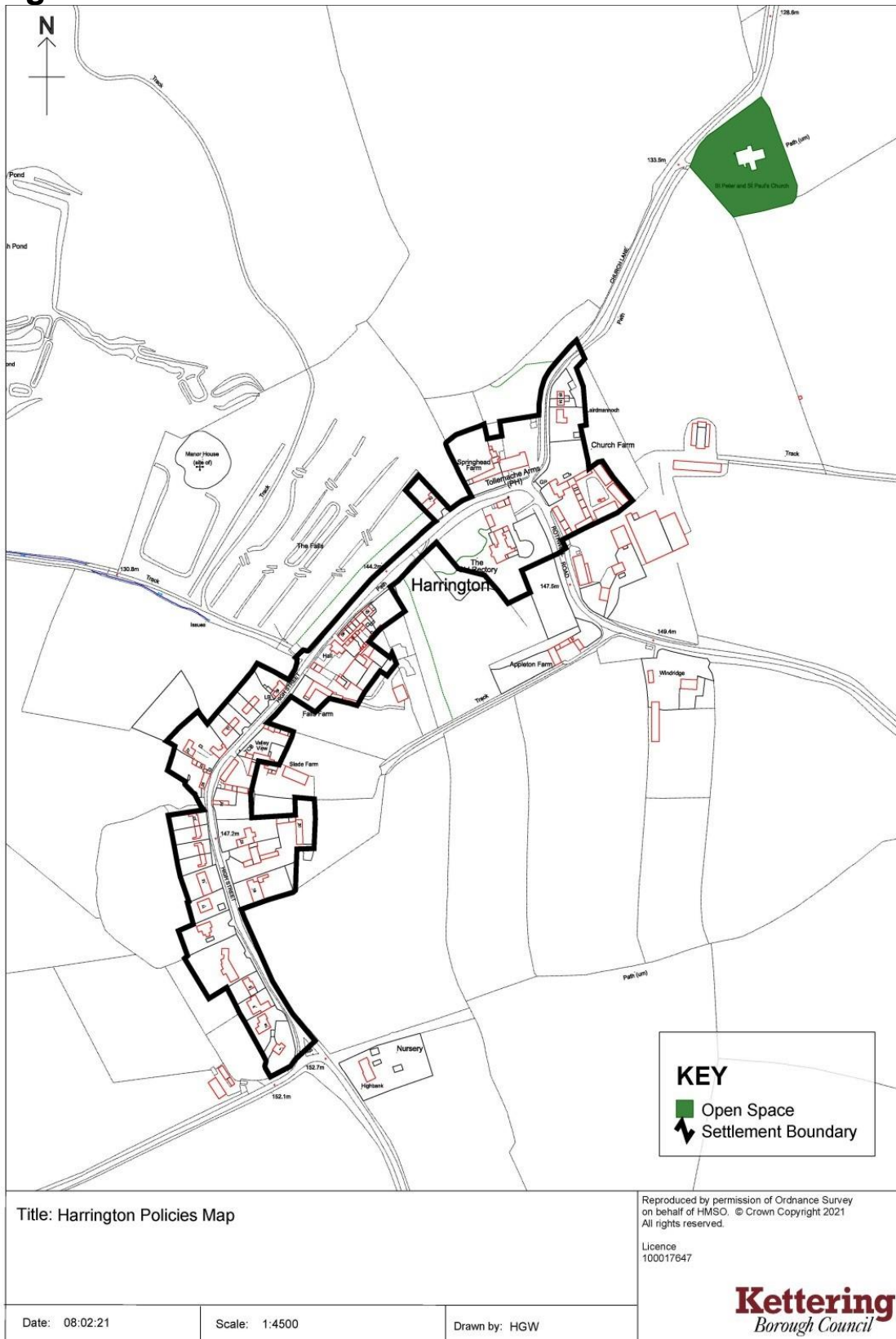
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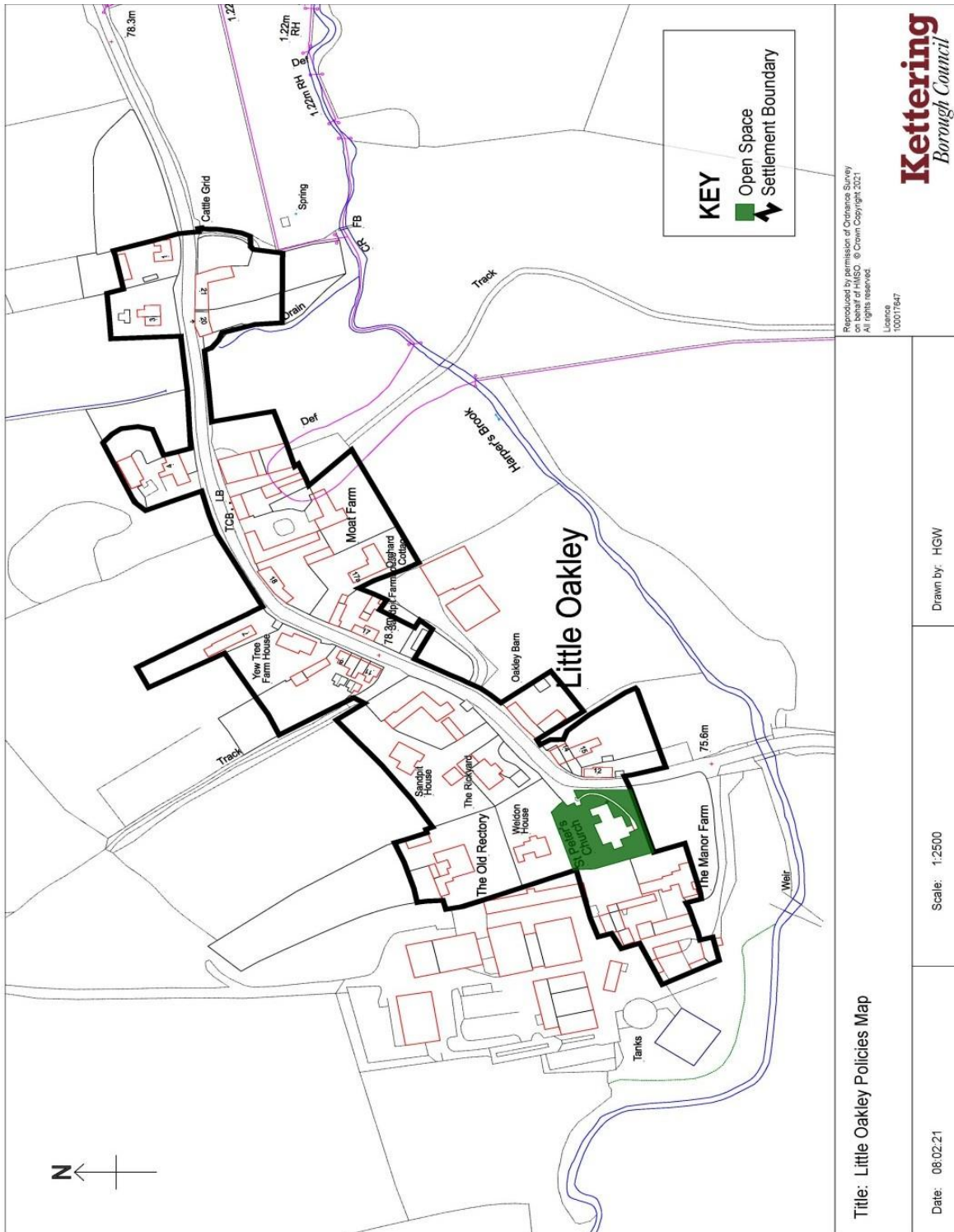
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Figure 18.14



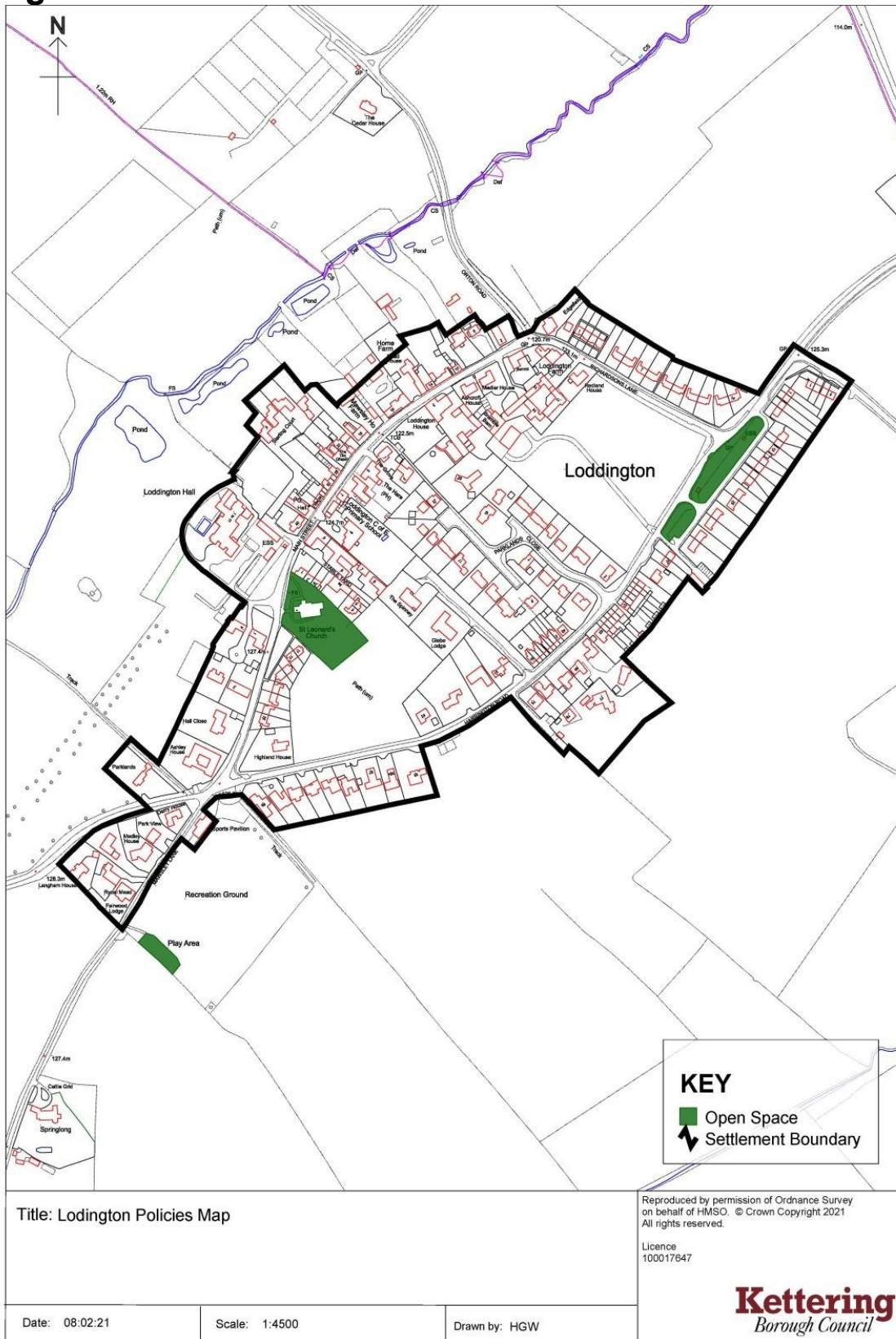
# 18.0 Appendix 3 – Policies Maps

Figure 18.15



# 18.0 Appendix 3 – Policies Maps

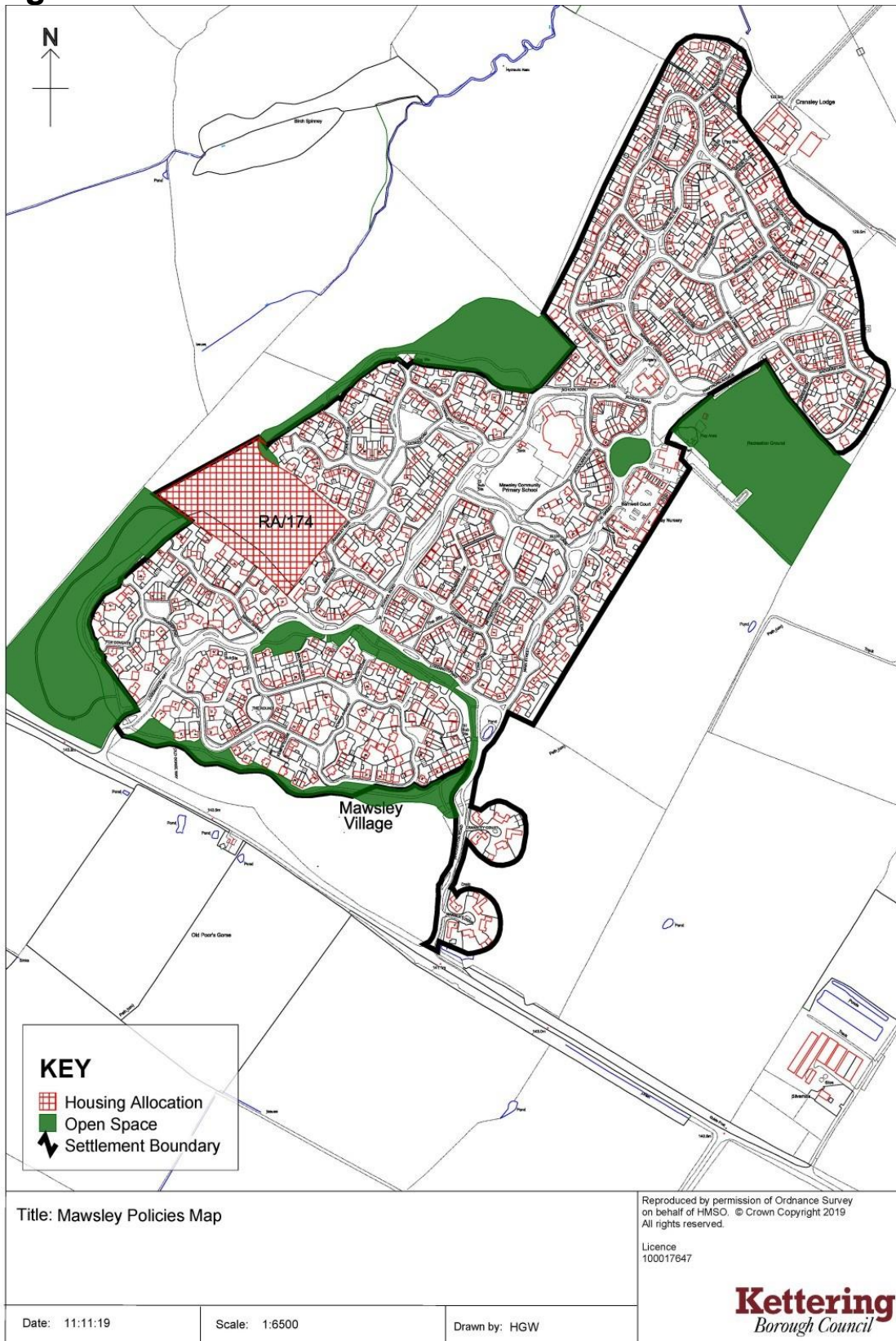
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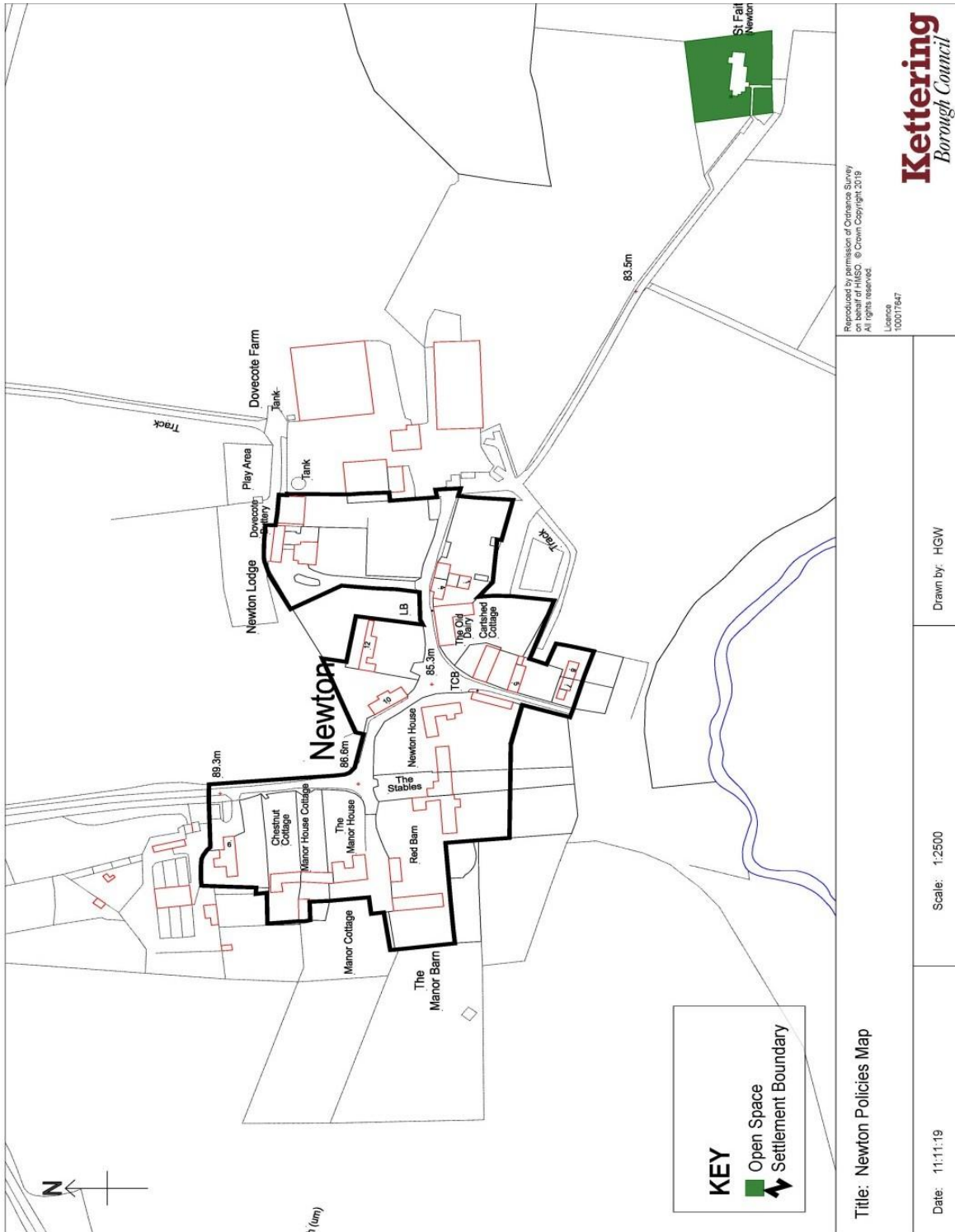
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## Figure 18.17



# 18.0 Appendix 3 – Policies Maps

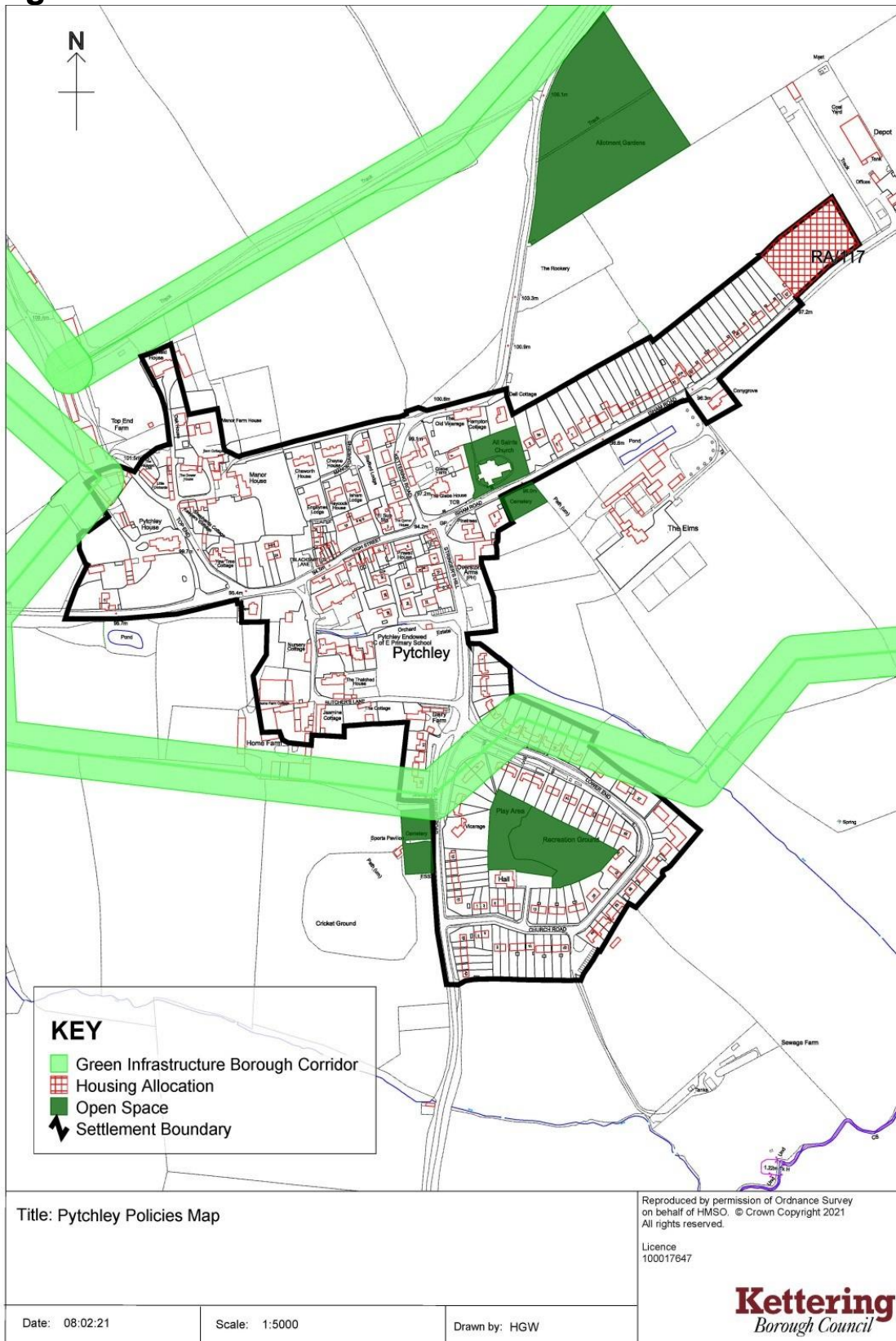
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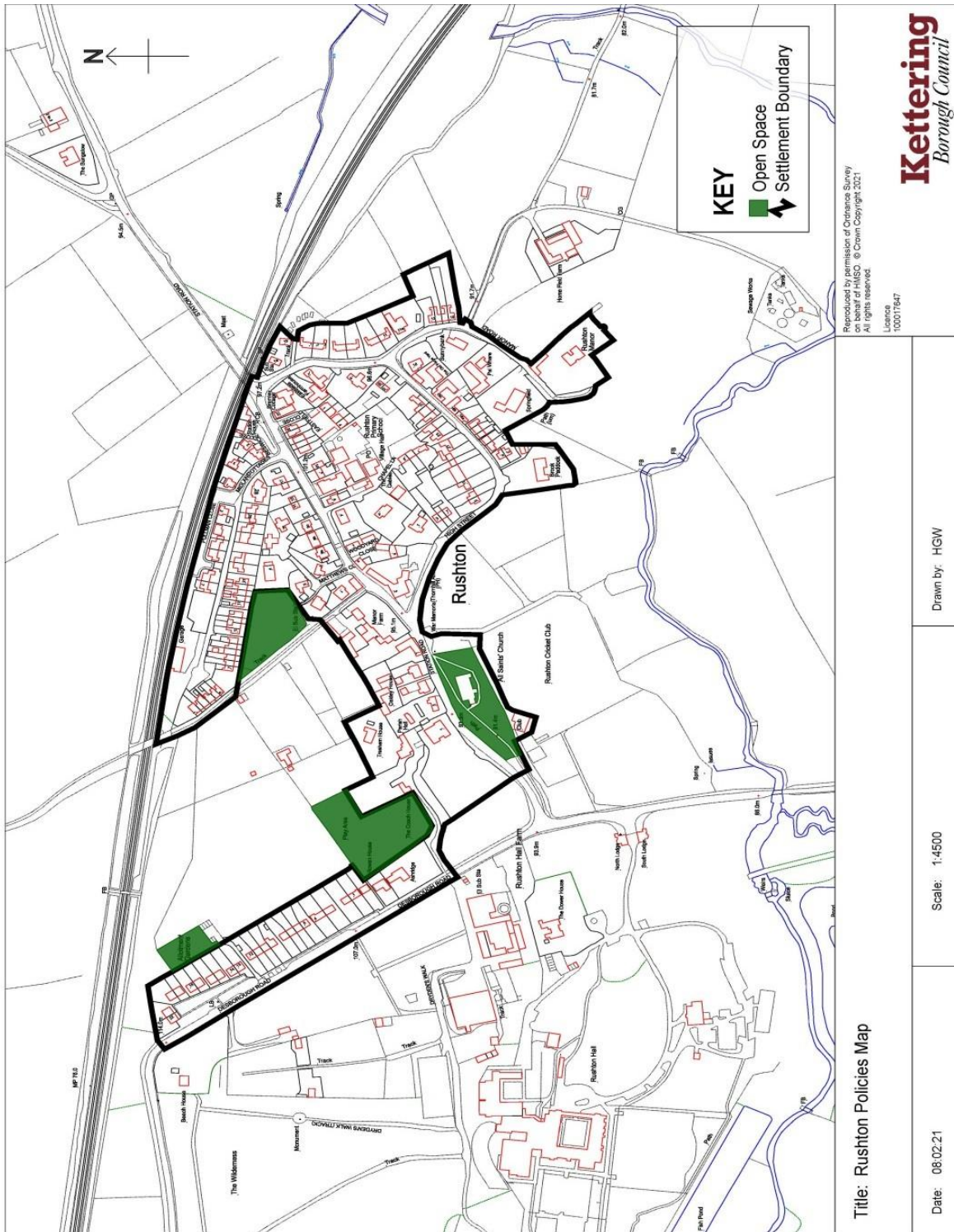
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Figure 18.19



# 18.0 Appendix 3 – Policies Maps

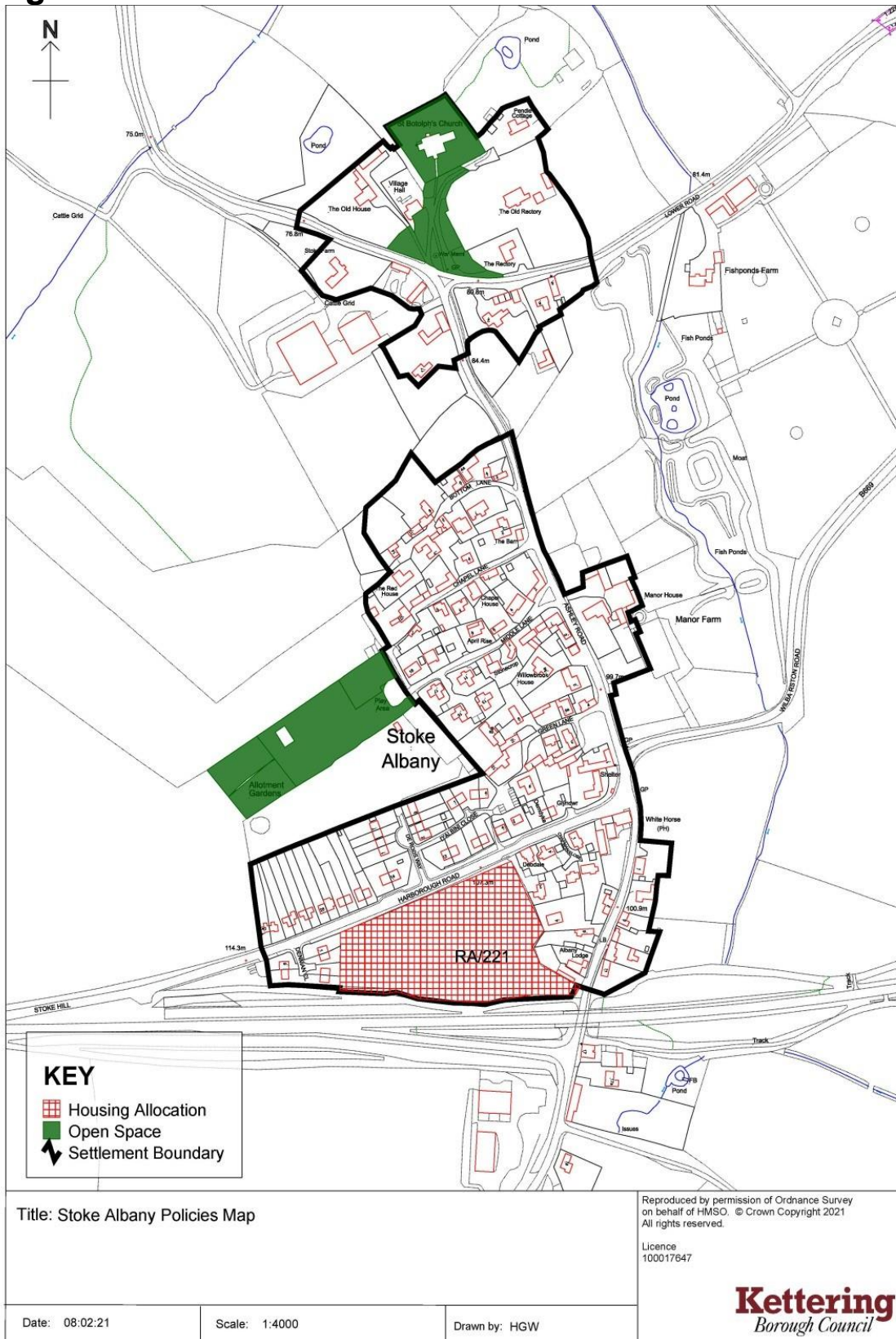
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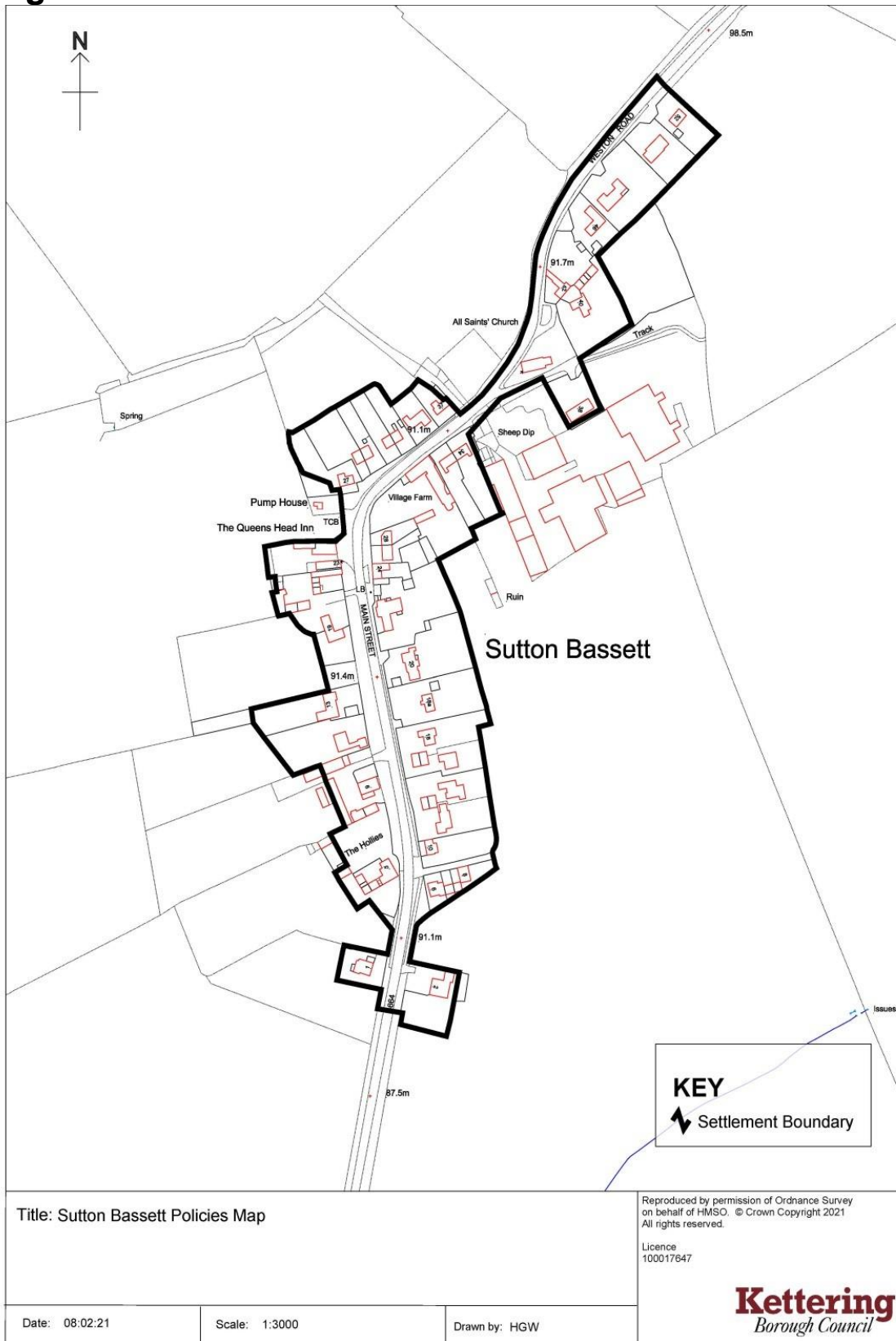
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Figure 18.21



# 18.0 Appendix 3 – Policies Maps

## Figure 18.22

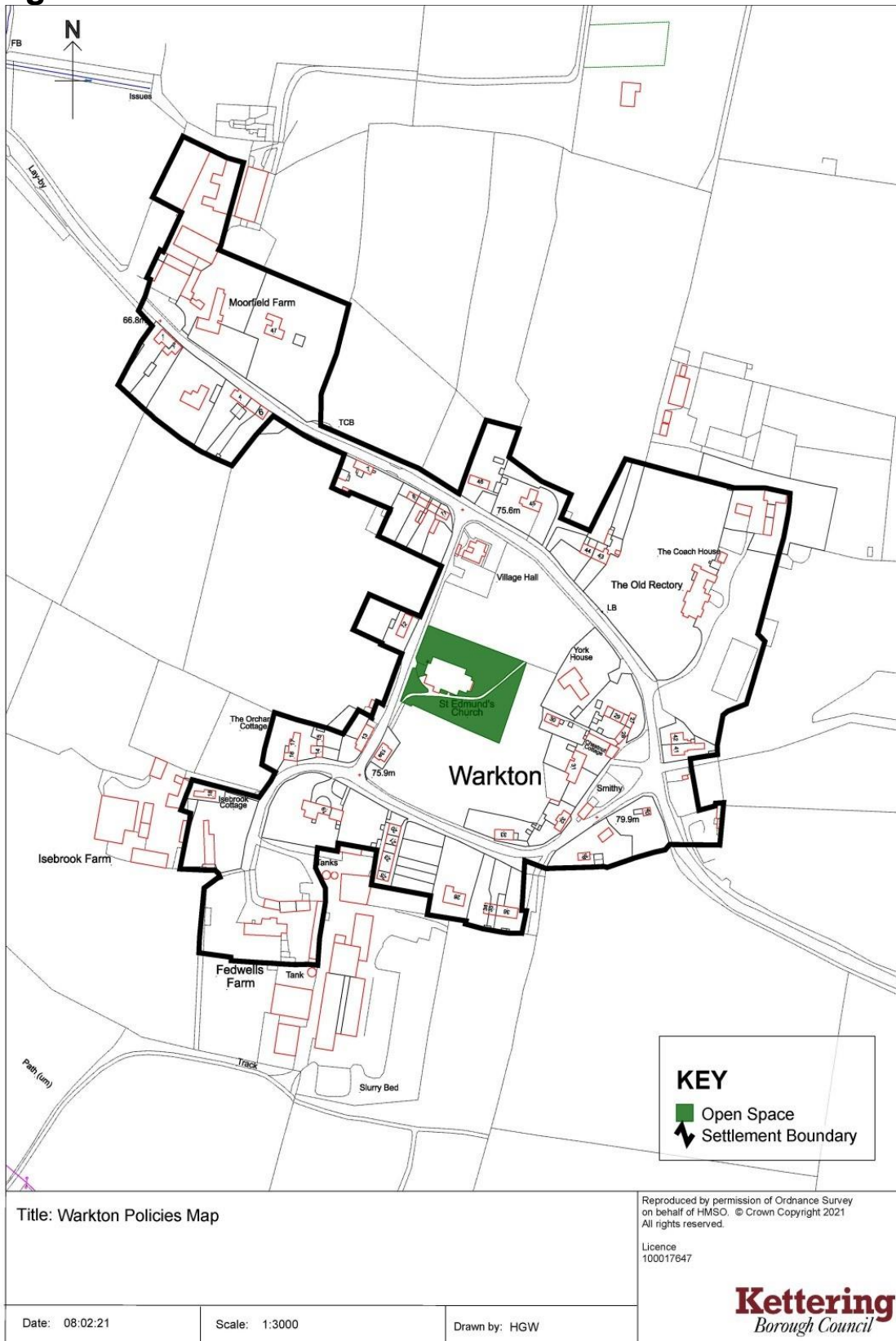






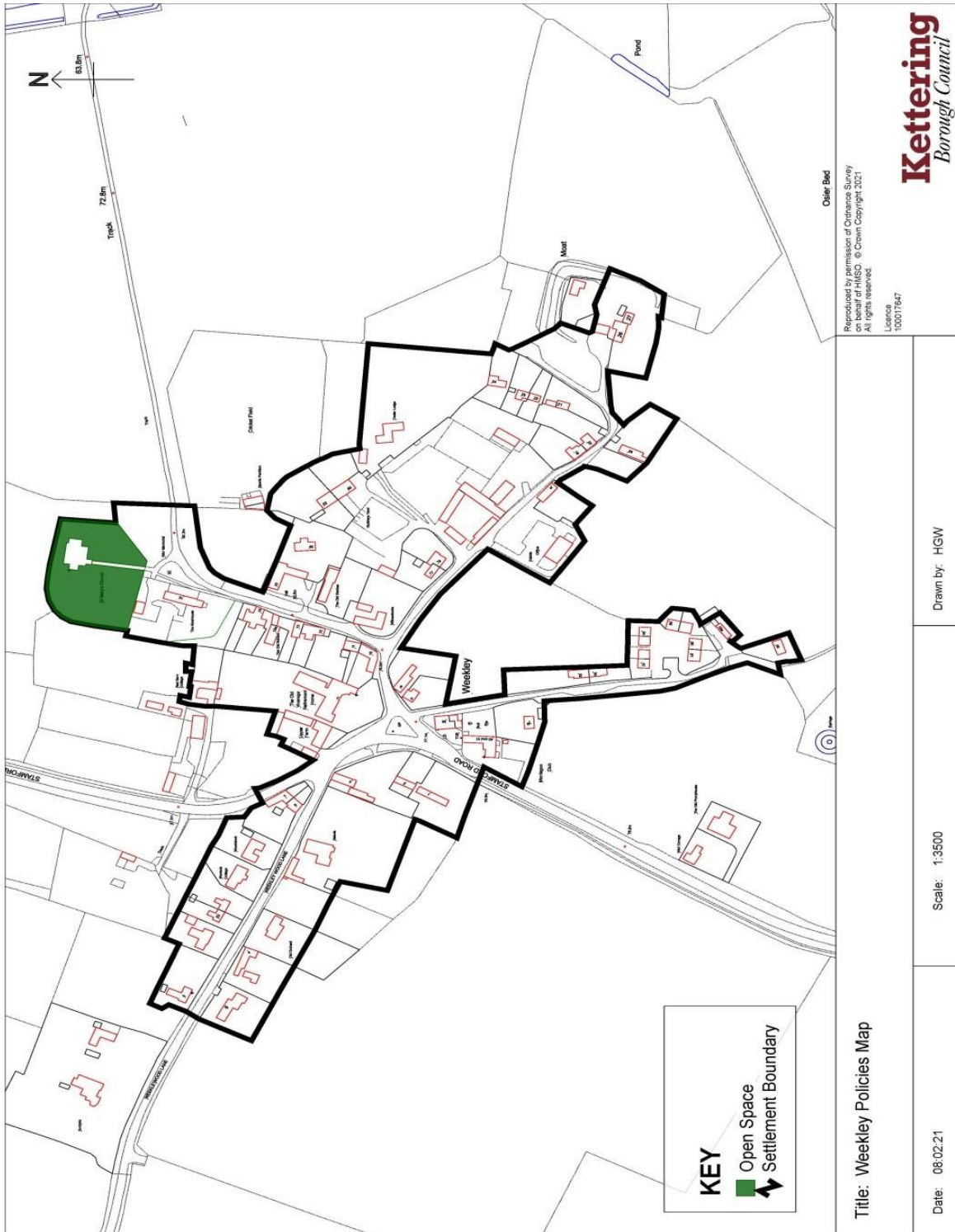
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Figure 18.24



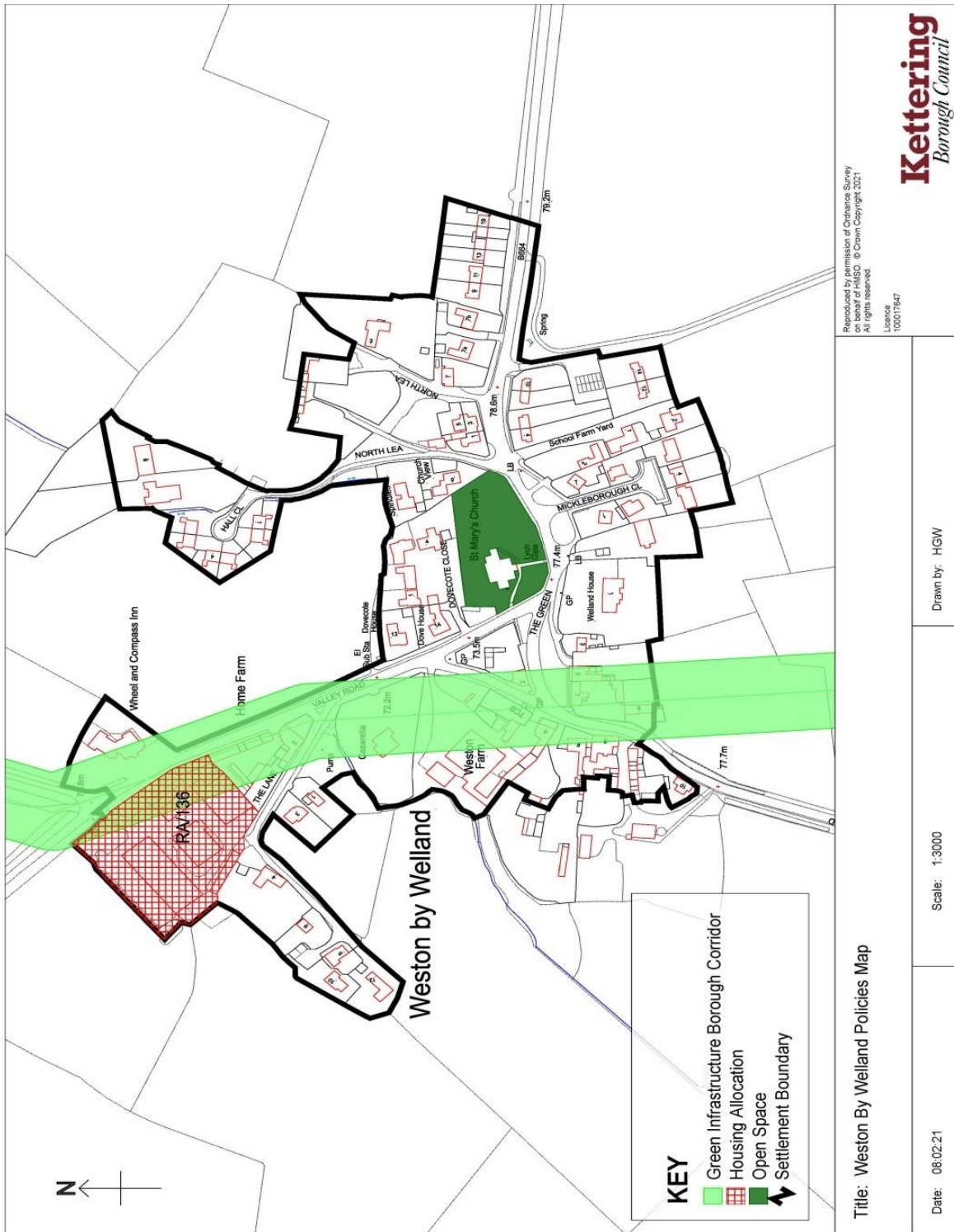
# 18.0 Appendix 3 – Policies Maps

Figure 18.25



# 18.0 Appendix 3 – Policies Maps

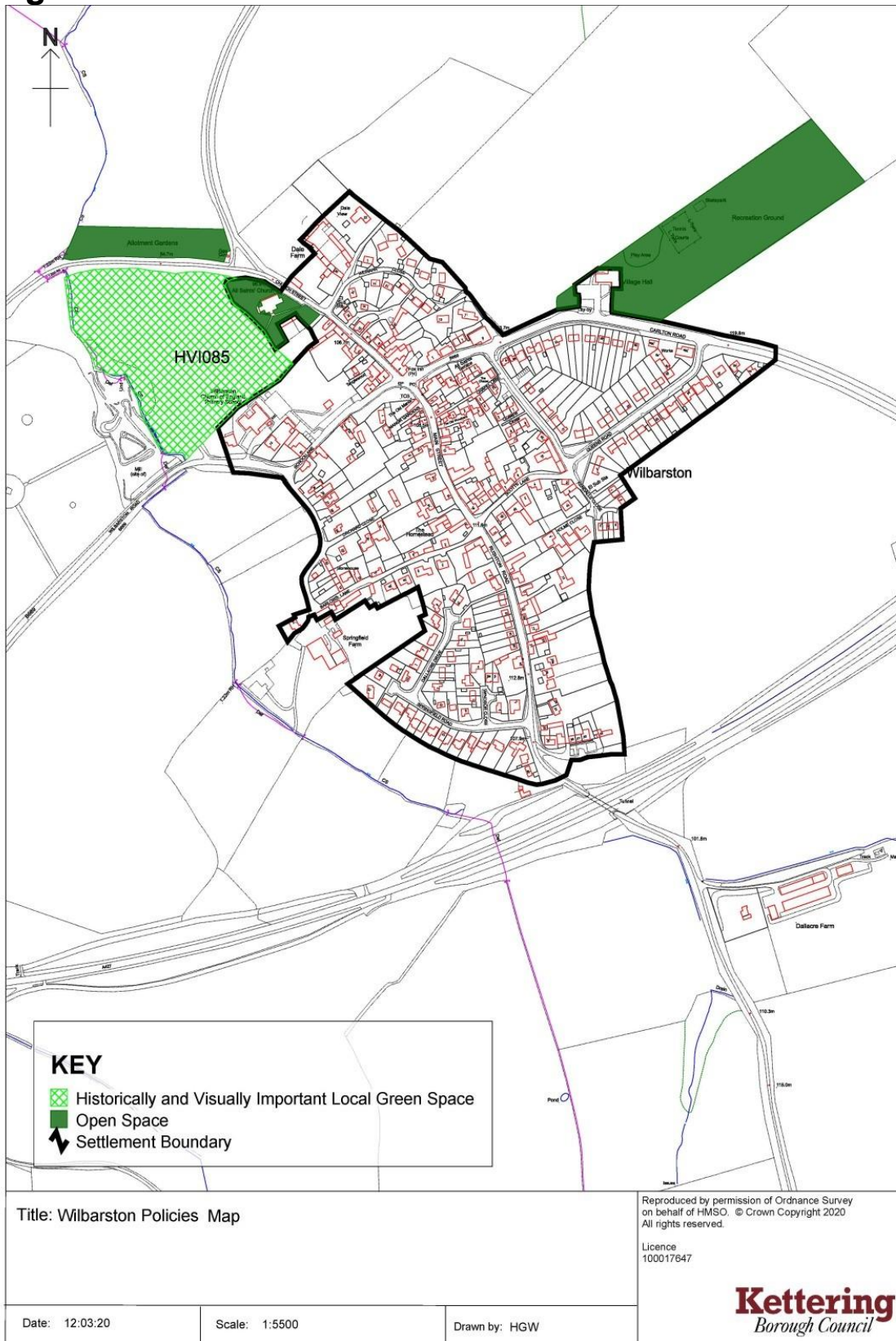
Figure 18.26





# 18.0 Appendix 3 – Policies Maps

Figure 18.26



## 19.0 Appendix 4 – Infrastructure Delivery Schedule

## 19.0 Appendix 4 – Infrastructure Delivery Schedule

**Table 19.1**

Ref	Area	Project	Broad Local Plan Phase	Delivery Lead	Estimated Costs	Funding Source	Evidence
<b>Flood Risk Management</b>							
	Welland and Nene Property Level Resilience (PRP)	Survey and install PLR on properties in Pytchley in high flood risk areas and which have previously flooded	2017-2019	EA (NCC)	£250,000	TBC	LFRMS, 2017
	East Brook Culvert (CDC 6)	Determine current condition and future works required	2019-	NCC (KBC/ EA/AWS)	£135,000	TBC	LFRMS, 2017 + SWMP, 2018
	Kettering Rain Water Garden (SuDS) scheme	Review locations for rain water gardens in local communities	Ongoing	NCC (KBC)	TBC	TBC	LFRMS, 2017
	Flood risk improvement works at Barton	Flood alleviation Scheme-develop and deliver scheme	Post 2021	NCC (KBC)	£50,000	TBC	LFRMS, 2017



## 19.0 Appendix 4 – Infrastructure Delivery Schedule

Ref	Area	Project	Broad Local Plan Phase	Delivery Lead	Estimated Costs	Funding Source	Evidence
	Seagrave	following Section 19 investigation.					
	Harpers Brook	Partnership approach to catchment management	2019-	EA (River Nene Regional Park)	TBC	TBC	LFRMS, 2017
	Hanwood Park	On-site storage (utilising SuDS) for developments within Alledge Brook sub-catchment to avoid increasing flood risk downstream. Developers should investigate options for expanding on-site SuDS measures to create new flood storage facilities.	2019-	Developers	TBC	TBC	Kettering SFRA Level 1, 2019

## 19.0 Appendix 4 – Infrastructure Delivery Schedule

Ref	Area	Project	Broad Local Plan Phase	Delivery Lead	Estimated Costs	Funding Source	Evidence
	Kettering Town (CDC 1)	Further investigation of the Slade Brook Flood alleviation scheme. Detailed flood risk management and design study using up to date information to confirm feasibility and benefits. Alongside retrofit of small scale SuDS schemes across the catchment and in new/ redevelopment	2019-	NCC/KBC	TBC	TBC / s106	SWMP, 2018
	Desborough (CDC2)	Flood risk alleviation schemes as part of those included in the North Northampton	2019	Developer	TBC	TBC	SWMP, 2018

## 19.0 Appendix 4 – Infrastructure Delivery Schedule

Ref	Area	Project	Broad Local Plan Phase	Delivery Lead	Estimated Costs	Funding Source	Evidence
		Green IDP					
<b>Green Infrastructure</b>							
	Burton Latimer Park Improvements	Strengthen the connection between the green spaces within Burton Latimer and implement improvements to the Ise Brook including bank reshaping, weed control and planting, and “slow the flow” measures to reduce flood risk.	TBC	NCC/KBC	£68,665	TBC	Kettering GIDP, 2018
	Harvest Close Open Space, Burton Latimer	Improve drainage by cleaning out the Brook to allow free water flow and creation of a two stage	TBC	TBC	£13,000	TBC	Kettering GIDP. 2018

## 19.0 Appendix 4 – Infrastructure Delivery Schedule

Ref	Area	Project	Broad Local Plan Phase	Delivery Lead	Estimated Costs	Funding Source	Evidence
		channel to increase storage and conveyance.					
	Ise Valley Country Park, Desborough	Creation of a large scale linear park with the River Ise at its centre. The creation of the park would enhance the function of the flood plain.	TBC	EA/ NCC/ KBC	£201,000	TBC	Kettering GDP. 2018
	Glendon Lake	Flood alleviation scheme-creation of an on-line lake to intercept and retain rural flood and run off from Rothwell to reduce flood risk and provide enhanced protection to Slade Brook	TBC	TBC	£410,000 + £11,000 pa	TBC	Kettering GDP. 2018

## 19.0 Appendix 4 – Infrastructure Delivery Schedule

Ref	Area	Project	Broad Local Plan Phase	Delivery Lead	Estimated Costs	Funding Source	Evidence
	Slade Brook Urban Corridor	Creation of a town centre blue/green corridor along the brook to provide enhanced flood risk management through “slow the flow” measures.	TBC	Developers	£918,000	S106	Kettering GDP. 2018
<b>Sports and Recreation</b> - Playing Pitch Strategy and Sports Facilities Strategy							
<b>Open Spaces</b> - Open Space Standards Paper							
<b>Education</b>							
	West Hill/ Gypsy Lane	New 2fe primary school	Linked to housing delivery – post 2019	NCC/ Developer	Tbc	NCC/ developer	Northants Organisational Plan for Schools 2016-2021
	Rothwell	New 2fe	Linked to	NCC/ developer	Tbc	NCC/	Northants



## 19.0 Appendix 4 – Infrastructure Delivery Schedule

Ref	Area	Project	Broad Local Plan Phase	Delivery Lead	Estimated Costs	Funding Source	Evidence
	North	primary school	housing delivery -post 2019			developer	Organisational Plan for Schools 2016-2021
	Desborough: The Grange	New 2fe primary school	Linked to housing delivery – post 2019	NCC/ developer	Tbc	NCC/ developer	Northants Organisational Plan for Schools 2016-2021
<b>Transport</b>							
	Kettering Railway Station	Public transport interchange	2019-2025	NCC Highways	TBC	NCC/ developer	Kettering Town Transport Strategy.
	A43/ A6003 Rockingham Road/ Rockingham Road- A43 West	Mitigation measures- minor widening of the circulatory carriage	2019-2025	NCC Highways	TBC	NCC/ developer	Kettering Town Transport Strategy.

## 19.0 Appendix 4 – Infrastructure Delivery Schedule

Ref	Area	Project	Broad Local Plan Phase	Delivery Lead	Estimated Costs	Funding Source	Evidence
	approach						
	Montagu Street/ Stamford Road/ Central Avenue/ Windmill Avenue	Mitigation measures –Junction converted to a standard roundabout.	2019-2025	NCC Highways	TBC	NCC/ developer	Kettering Town Transport Strategy.
	Windmill Avenue/ St Marys Road	Mitigation measures – Junction converted to a standard roundabout.	2019-2025	NCC Highways		NCC/ developer	Kettering Town Transport Strategy.
	Borough-wide	Walking and cycling improvements within Kettering Town Centre and surrounding areas	2019-2031	KBC/ developer	TBC	Developer	Kettering town Centre AAP

## 19.0 Appendix 4 – Infrastructure Delivery Schedule

Ref	Area	Project	Broad Local Plan Phase	Delivery Lead	Estimated Costs	Funding Source	Evidence
<b>Utilities and wastewater</b>							
	Borough-wide	Mitigation relating to water and water recycling infrastructure	2019 onwards	Developer	Tbc	Tbc	North Northamptonshire detailed water cycle study, 2009

## 20.0 Appendix 5 – Glossary

### 20.0 Appendix 5 – Glossary

**Table 20.1**

AAP	Area Action Plan	Adopted by the Borough Council of Kettering in 2011, the document sets the direction for the future development of the town centre to 2021.
	Affordable Housing	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local). Further detail on specific types of affordable housing is provided in the NPPF.
AMR	Authorities Monitoring Report	A report which reviews the progress on preparing documents set out in the LDS as well as how policies are being implemented. Further to this, the report also reports on the number of dwellings delivered as progress being made on any Neighbourhood Plans or Orders as well as action taken under the duty to co-operate.
	Biodiversity	The variety of plant and animal life.
	Comparison shopping	The provision of goods not obtained on a frequent basis. Examples include clothing, footwear, household and recreational goods.
	Convenience shopping	The provision of goods which are considered to everyday essentials, including food and drink as well as newspapers and magazines.
	Designated Housing	This is mainly private sector retirement apartments, which include the following features: <ul style="list-style-type: none"> <li>• Opportunities for social activities; Facilitation of mutual support;</li> <li>• Integrated alarm with staff response when required: and</li> <li>• Fully adapted accommodation</li> </ul>
	Development 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 Development Plan unless material considerations indicate otherwise.
	Extra Care Housing	Schemes/properties which deliver all aspects of sheltered housing and enhanced sheltered housing

## 20.0 Appendix 5 – Glossary

		and have a higher level of communal facilities. They also have registered personal care available 24 hours a day, 7 days a week.
	Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
GI	Green Infrastructure	A network of multi-functional green space and other features, which can deliver quality of life and environmental benefits.
LGS	Historically and Visually Important Local Green Space	Designated space which are important because of the role they play in visual or historic terms in their location.
	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.
JCS	Joint Core Strategy	The North Northamptonshire Joint Core Strategy, which was adopted in July 2017 and covers the period 2011-2031.
	Local Plan	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. In this borough it is intended that the Local Plan will comprise of the Joint Core Strategy as Part 1 and the Site Specific Part 2 Local Plan as Part 2.
LPA	Local Planning Authority	Kettering Borough Councils is the local planning authority and has all the planning powers for development in its area with the exception of minerals and waste disposal which is the responsibility of Northamptonshire County Council and the preparation of the Joint Core Strategy which the responsibility of the North Northamptonshire Joint Planning and Delivery Committee.
	Main Town Centre Uses	Uses which include retail, leisure, entertainment facilities, intensive sport and recreation uses as well as offices, arts, culture and tourism development.
	Major development	Housing developments where 10 or more homes will be provided, or the site area has an area of 0.5



## 20.0 Appendix 5 – Glossary

		hectares or more. For non-residential development the threshold is development which results in more than 1000m <sup>2</sup> additional floorspace, or a site of 1 hectare or more.
NPPF	National Planning Policy Framework	The document which sets out the Government's national planning policies for England and how they are expected to be applied. The NPPF must be taken into account as part of the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
NIA	Nature Improvement Area	An area where of inter-connected wildlife habitats which seek to re-establish wildlife populations and help species respond to the challenges of climate change. The Nene Valley NIA has been designated to deliver a step change in nature conservation, where local organisations are working together with a shared vision for the natural environment.
	Neighbourhood Plans	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.
NNJPDU	North Northamptonshire Joint Planning and Delivery Unit	A local partnership set up to cover Corby, Wellingborough, Kettering and East Northamptonshire councils, along with Northamptonshire County Council. The main function is to review the Joint Core Strategy. The NNJPDU reports to a Joint Planning and Delivery Committee made up of elected members from each of the councils.
	Open Space	All open spaces of public value, including laid land as well as inland bodies of water which offer important opportunities for sport and outdoor recreation and provide visual amenity.
	Residential Care	Where a care home is registered to provide residential (personal) care only, all beds are allocated to residential care.
	Self-build and custom build housing	Housing built by individuals or groups for their own use, either by building the home themselves or working with builders. Self-build housing relates to the direct organisation, design and construction of their own home. Custom build housing is where a developer is responsible for the provision of a plot and the construction of the property, which is tailored to the

## 20.0 Appendix 5 – Glossary

		needs of the purchasers individual requirements.
	Sheltered or Supported Housing	Schemes/properties where a manager/warden service is provided on site on a regular basis, but where no registered personal care is provided. In addition, schemes will include traditional shared facilities, foreexample a residents lounge, a laundry or a garden.
	Sustainability Appraisal	An assessment of the impact that policies and proposals within a local plan could have on the environment, economy and society.
	Sustainable Urban Extension	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 three SUEs in this borough - Hanwood Park, Desborough North and Rothwell North.
	Town Centre	Area defined on the local authority's policies map, which are predominantly occupied by main town centre uses.

