

Kettering Site Specific Part 2 Local Plan (SSP2) Monitoring Statement 2021/2022

1. Introduction

- 1.1 The [Kettering Site Specific Part 2 Local Plan \(SSP2\)](#) was adopted in December 2021. The SSP2 replaced the remaining saved 1995 Local Plan policies. The SSP2 includes a new monitoring framework (refer to Chapter 15, Table 15.1) which forms the basis of this Statement which will now be included within the [North Northamptonshire Authorities' Monitoring Report](#) as an appendix. This is the first year this Annual Monitoring Statement (AMS) has been published. **The report covers the period 1st April 2021 to 31st March 2022.** As this is the first year of the new framework, this year's data will act as a baseline against which subsequent years will be compared. Further details of the Council's housing land supply are also available in a separate report.
- 1.2 The creation of North Northamptonshire Council on 1st April 2021, saw it take over the functions of the former Corby Borough Council, Kettering Borough Council, East Northamptonshire District Council and Borough Council of Welling borough, which were abolished. The new Unitary Authority is part way through a transformation process which will include a look at new ways of analysing and reporting information. Monitoring arrangements for the SSP2 will be reviewed as part of this process so the content and form of this report will be subject to change in the future. Given this, and the infancy of the SSP2, it is too early to make conclusions on the success of the implementation of the SSP2. To gain a complete picture of the implementation of the local plan the JCS (Joint Core Strategy) monitoring framework and this SSP2 monitoring framework need to be read together.
- 1.3 Unless otherwise stated this monitoring report relates to the administrative area of the former Kettering Borough Council.

2. Location of Development

- 2.1 In accordance with the overall spatial strategy of the plan, development outside of the defined settlement boundaries is considered to be open countryside as set out in Policy LOC1 of the SSP2. These settlement boundaries will be used in relation to Policy 11 and Policy 13 of the JCS to determine whether sites are within or adjoining settlement boundaries and are also relevant for policies RS1 and RS2 of the SSP2. The settlement boundaries are shown on the policies map.

Policy LOC1 – Location of Development

Objective:

- To protect the open countryside against unsuitable development

Indicator(s):

- Number of planning permissions granted outside of the defined settlement boundaries

Target(s):

- No development outside the boundary unless to meet local needs

2.2 During the 2021/22 monitoring year, of those applications which were approved, 16 were located outside the settlement boundary. The details of which are provided below.

Reference	Settlement	Proposal	Location	Proposed Use
NK/2021/0422	Brampton Ash	Conversion of 2 no. agricultural barns to create 2 no. dwellings with single storey extensions	Manor Farm, Harborough Road	Housing
NK/2021/0414	Dingley	1 no. dwelling (previously approved under appeal APP/L2820/W/19/3219920 - KET/2018/068 3)	25 Harborough Road (land adj.)	Housing
NK/2021/0029	Dingley	Erection of a detached dwelling with garaging, and associated	Braybrooke Road	Housing

		works (Renewal of KET/2018/002 5)		
NK/2021/0458	Geddington	Demolition of house and outbuildings and erection of 1 no. house and garage, to include photovoltaic panels and ground source heat pump	Boughton Wood Lodge, Boughton Wood Lodge Road, Geddington	Housing
KET/2020/0610	Mawsley	Redevelopment of farmyard to horse rehabilitation centre with ancillary dwelling, and livery	Loddington Coppice Old Road	Housing
NK/2021/0306	Brampton Ash	Redevelop eastern half of business park to provide new employment units (Class E -formerly B1)	The Hermitage, Desborough Road, Brampton Ash	Employment
KET/2020/0871	Newton	Erection of cereal processing plant, conveyors, silos and ancillary structures and	Newton Road, Newton	Employment

		car park with associated landscaping and infrastructure		
NK/2021/0180	Warkton	Conversion of agricultural building to light industrial storage/works hop	Moorfield Barn, Moorfield Farm	Employment
NK/2021/0878	Cranford	Change of use of agricultural building to B8 storage use	Wood Lodge, Duck End/Cranford Road	Employment
NK/2021/0499	Glendon	Conversion of 4.11 acres of land into dog walking/training field. Erection of 1.8m post and wire livestock fence to each paddock, with an access gate and gravel path installed off of the existing parking area	Springfield Farm	Other
NK/2021/0512	Little Oakley	Single storey side extension to nursery	Cobley Lodge Farm, Stamford Road	Other
NK/2021/0310	Rushton	Larger workshop and offices to	Storefield Plant, Station Road	Other

		replace existing		
NK/2021/0490	Rushton	Extension and alterations to leisure facilities	Rushton Hall, Desborough Road	Other
NK/2021/0713	Cransley	Change of use from an agricultural building to equestrian use	New Lodge Farm, Church Lane	Other
NK/2021/0043	Thorpe Malsor	Demolition of existing agricultural building and erection of new grain store building	Kettering Road	Other
NK/2021/0925	Rushton	Machinery and equipment storage building	Homefield Grange, Manor Road	Other

2.3 **Comments:** The first proposal in Brampton Ash, for the conversion of agricultural barns to 2 no. dwellings, although located in a settlement without a settlement boundary, is in accordance with relevant planning policies, with regards to proposals for conversions of agricultural buildings in open countryside. Secondly, the proposal in Dingley was refused initially but was subsequently approved on appeal. The other proposal in Dingley (NK/2021/0029), despite being in open countryside, was considered in accordance with relevant planning policy. Lastly, the proposals in Geddington and Mawsley, were in accordance with relevant policies, specifically Policy 13, in relation to development in the open countryside and Policy RS4 with regards to replacement dwellings.

2.4 There was also an application approved for 18 dwellings in Stoke Albany, on an allocated housing site, which was at the time of decision, located outside the settlement boundary for Stoke Albany, however at this time the SSP2 was considered to have significant weight, and therefore could be considered

against the proposed settlement boundary, which sought to include this site in the adopted Plan.

- 2.5 There was a proposal at Leeks Farm, Cranford (NK/2021/0302) approved prior to the adoption of the SSP2, when it was located inside the settlement boundary for Cranford. However, the new boundary for Cranford excludes the application site.
- 2.6 The first proposal for employment use in the table relates to the erection of a cereal processing plant (KET/2020/0871), which has been considered against relevant policies for this type of development and was considered appropriate development in the open countryside.
- 2.7 The second proposal relates to the redevelopment of an existing business use in Brampton Ash (NK/2021/0306), which already forms part of an established and committed employment site, development was considered in accordance with policies 6 and 22 of the JCS, in relation to brownfield land and existing employment sites, respectively.
- 2.8 The other two proposals relating to employment use, in Warkton and Cranford respectively relate to a conversion and change of use from agricultural uses, both of which were approved under the Part 3 Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2.9 There were also a number of proposals approved outside the defined settlement boundaries which were neither residential nor employment uses, the details of these can be found above.
- 2.10 To conclude therefore, it is considered that all development approved as set out above was suitable, with the exception of the proposal in Dingley as mentioned in paragraph 2.3, and there is a very limited cumulative impact of this development in the area.

3. Housing

- 3.1 The JCS sets out the requirements for the Kettering area, through Policy 29, identifying a housing requirement of 6,190 in the plan period, 2011-2031. Whilst most of the housing 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 JCS. The SSP2 seeks to meet the remaining housing requirement in each settlement through the allocation of individual sites in the area. Policies for these sites are detailed in the settlement specific chapters (9-13) of the SSP2 and therefore the monitoring information for these sites is included, further in this document under the respective policies for the settlements.
- 3.2 Instead, the policies in this chapter relate to both the delivery of housing in defined areas within the Kettering area and the supporting of specific types of housing, including older persons housing, self-build housing and single plot exception sites.

Policy HOU1 – Windfall and Infill Development: Principles of Delivery

Objective:

- To ensure that windfall development is located in suitable locations and the character of area in which it is located is not harmed

Indicator(s)

- Quantity of windfall development
- Location of windfall development including the specified locations

Target(s):

- To see all windfall development contribute to the supply of housing without any harm to local character.

- 3.3 Most of the area's housing requirements will be met through existing commitments and completions and site allocations in the JCS. Kettering Town Centre Area Action Plan and the SSP2. However, windfall sites also make an important contribution. These are sites that come forward unexpectedly. Sites of this nature are generally supported within settlements, because of their important contribution to meeting the housing requirements for Market Towns and Villages.

- 3.4 The cumulative effect of windfall development, however, can have a detrimental impact on areas with distinctive characteristics. Policy HOU1 identifies three areas within Kettering which have a distinctive residential character which the policy seeks to protect.

Year	Total Completions	Windfall Completions	Windfall Completions in Kettering and Barton Seagrave
2011-12	313	248	116
2012/13	351	321	151
2013/14	540	521	175
2014/15	282	261	50
2015/16	547	509	185
2016/17	706	667	353
2017/18	495	317	163
2018/19	644	504	361
2019/20	350	171	75
2020/21	442	306	249
2021/22	417	112	90
TOTAL	5087	3991	1968
AVERAGE	462.5	362.9	178.9

3.5 **Comments:** Since the start of the plan period around 78% of development in the Kettering area has been on windfall sites, with around 49% of this located in Kettering and Barton Seagrave. This is of relevance, given the location of the 3 areas identified through Policy HOU1 which have been identified for protection against certain types of windfall development. Of the housing completions on windfall sites recorded in the 21/22 monitoring year, 90 (80%) were in Kettering and Barton Seagrave. One of these dwellings was within the identified areas for protection, on Warkton Lane (KET/2018/0749). As detailed below, this was for a replacement dwelling, not relating to the splitting of curtilage or garden development. Although this application was approved before the adoption of the Plan, it would have needed

to accord with saved Policy K15 (Character and Density in Defined Housing Areas) of the previous Local Plan (1995).

Housing Mix and Tenure

- 3.6 These next indicators assess the provision of specialist housing such as self-build or custom build dwellings and housing for older people.
- 3.7 Overall housing delivery is assessed elsewhere within the North Northamptonshire Authorities Monitoring Report. As a result, these details are not repeated in this statement.

Policy HOU2 – Older Persons Housing

Objective:

- To deliver housing to meet the needs of older people

Indicator(s):

- Number of schemes granted planning permission, by type

Target(s):

- A net increase in the provision of older persons housing, including retirement housing and care homes.

Reference	Settlement	Proposal	Location
KET/2020/0231	Mawsley	Development of over 55s accommodation comprised of 29 no. apartments, access, parking, communal facilities and associated works	Hawthorn Avenue (land off), Mawsley

- 3.8 **Comments:** In the 2021/22 monitoring year, only one application for older persons housing was granted planning permission, the details of which are provided above. This represents a net increase of older persons housing, and in line the target for Policy HOU2. As already monitored through the AMR.

Policy HOU3 – Self-Build and Custom Build Housing and Policy HOU4 – Single Plot Exception Sites for Self-build

Objective:

To assist the delivery of self-build and custom build housing

Indicator(s)

- Number of entries on the Council's Self-Build Register
- Number of serviced plots granted planning permission for self-build or custom build housing

Target:

- To grant sufficient permissions suitable to meet the demand as identified on the Council's Self-Build Register within a three-year period

3.9 Self and custom build housing forms an important part of the national housing agenda. This type of housing offers the opportunity for individuals to build their home or use a developer to build a dwelling to a particular specification. This is in line with the requirement of the NPPF which seeks to address the need for all types of housing.

3.10 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 within three years.

3.11 The base periods for meeting these requirements run between October 31st and October 30th annually. Whilst the reporting of this monitoring is covered briefly in the AMR, with the inclusion of specific self and custom build policies in the SSP2, in the form of Policy HOU3 and Policy HOU4, more detailed monitoring data is provided below, to supplement what is already included in the AMR.

Base Period	Start Date	End Date	No. of entries	Permissions granted
1	20/03/2016	30/10/2016	7	5
2	31/10/2016	30/10/2017	6	16
3	31/10/2017	30/10/2018	13	18
4	31/10/2018	30/10/2019	25	18
5	31/10/2019	30/10/2020	12	14
6	31/10/2020	30/10/2021	19	15
		TOTAL	82	86

3.12 **Comments:** Policy HOU3 seeks the provision of a proportion of plots on sites over 50 or more dwellings to be made available as self-build or custom plots to meet local demand. Between 31/10/2020 and 31/10/2021 there were 5 schemes granted planning permission over 50 dwellings. However, as these were granted before the adoption of the Plan, these sites were not required to meet this requirement when their consents were approved. Next year's report will provide a more accurate gauge of the application of this policy.

3.13 The main section of the North Northamptonshire Authorities' Monitoring Report provides details of the number of completions for residential developments of 1 unit on a financial year basis; these are generally considered to equate to self-build units. An alternative measure by base period (which runs from 31/10 to 30/10) is presented above. In the last base period (6), the Council granted 15 permissions for single plots.

3.14 The Council is required by Government to grant sufficient served plots to meet demand within 3 years. Table 10 shows that the Council has consistently met this requirement for the Kettering area.

3.15 In relation to Policy HOU4, which seeks to assist the delivery of single plots exception sites for self and custom build housing, there were a number application for single dwellings consented during the 21/22 monitoring year. However, these were consented prior to the adoption of Plan, or were not considered in accordance with Policy HOU4.

4. Employment

- 4.1 The provision and protection of sufficient high quality employment land to meet job targets is a key requirement of the NPPF, Policy 22 of the JCS and Policies EMP1, EMP2, EMP3 and EMP4 of the SSP2. There are two policies in the settlement chapters which allocate sites for employment use, the progress of which will be set out in the respective sections of this report. In addition to these smaller non-strategic allocations, it is also important to recognise the allocation of Land at Kettering North (Policy 36) and Land at Kettering South (Policy 37) in the JCS as strategic employment allocations.
- 4.2 Safeguarded Employment areas are identified in the SSP2, and within these areas employment uses should be protected and ways of facilitating their enhancement and growth should be encouraged. This is alongside the provision of live work units in the area in line with changes in technologies and working arrangements.
- 4.3 The next 3 indicators set out how much additional B use floorspace was completed over the monitoring year within established industrial estates; the amount of floorspace not in B uses completed over the monitoring year within established industrial estates and finally the number of live work units granted planning permission.

Policy EMP1 – Safeguarding Employment Land and Policy EMP2 – Local Employment Areas

Objective:

- To safeguard established employment areas

Indicator(s):

- Amount of units in Business/ B2/ B8 uses within the safeguarded areas
- Percentage of units vacant within the safeguarded areas

Target(s):

- Maintain a high percentage of occupancy and Business/B2/B8 uses within these areas

- 4.4 The table below shows amount permitted floorspace within the Safeguarded Employments for employment uses during the 21/22 monitoring year.

Reference	Safeguarded Employment Area	Proposed Use	Non-Employment Uses	Floorspace
NK/2021/0427	Telford Way Industrial Estate	B1c	No	216
NK/2021/0343	Telford Way Industrial Estate	B2 to B8	No	2662
NK/2021/0959	Telford Way Industrial Estate	B1c to B8	No	225
NK/2021/0591	Telford Way Industrial Estate	B2	No	160.3
NK/2021/0690	Northfield Avenue	B8	No	80
NK/2021/0317	North Kettering Business Park	B8	No	1440
NK/2021/0883	Latimer Business Park	B1a	No	199.8

TOTAL = 4983.1

- 4.5 **Comments:** Policy EMP1 seeks to safeguard existing employment areas in the Kettering area which provide significant levels of employment to the area, primarily through industrial, storage and distribution jobs. Policy EMP2 provides the same function but on smaller more bespoke sites. Whilst it has not been possible to gather the baseline for the number of units or vacant units in employment use as set out in the table above, the employment monitoring that has been undertaken allows for information on proposals consented in safeguarded employment areas (Policy EMP1) and Local Employment Areas (Policy EMP2).
- 4.6 The applications shown above are those consented in 21/22 for employment uses within the Safeguarded Employment Areas (Policy EMP1), totaling 4983.1m². The latest monitoring year there were no consented applications within the 3 Local Employment Areas. There has therefore been no consented loss of employment within the Safeguarded Employment Areas within the monitoring period.

Policy EMP3 – Non-Employment Uses (non-Business/B2/B8 uses) in Safeguarded Employment Areas

Objective:

- To ensure non Business/B2/B8 uses within the Safeguarded Employment Areas do not have a detrimental impact

Indicator(s):

- Amount of units granted planning permission in non-Business/B2/B8 uses (by type) in these areas

Target(s):

- No detrimental impact on safeguarded employment areas.

4.7 **Comments:** Policy EMP3 seeks to ensure that there is no detrimental impact on safeguarded employment areas, which are identified in Policy EMP1. The consents during the 21/22 monitoring year show that there 7 applications approved across the 9 safeguarded employment areas in the Kettering Area. However, none of these were for Non- Employment Uses (non-Business/B2/B8 uses).

Policy EMP4 – Live Work Units

Objective:

- To encourage the use of Live Work units

Indicator(s):

- Amount of Live Work units granted planning permission

Target(s):

- Net gain in the provision of Live Work units

4.8 **Comments:** The target for Policy EMP4 is to provide a net gain in the provision of Live Work units. However, during the 21/22 monitoring year there were no consents approved for live work unit proposals.

5. Town Centres

- 5.1 The purpose of retail and town centre planning policy in the Kettering area is to maintain the vitality and viability and enhance the town and local centres. This is reflected in policies in the NPPF, JCS and SSP2. More specifically the policies in the SSP2, seek to facilitate the provision of a new medium sized food store to serve Rothwell and Desborough, the enhance of existing markets and identifies opportunity sites in the Market Towns for environmental improvements, for these town centres.
- 5.2 Recently town centres have been affected significantly, particularly retail uses with high vacancy rates. The vacancy rates for Kettering, have fluctuated during the last decade since the adoption of the Kettering Town Centre Area Action Plan (AAP) in 2011. Monitoring updates are provided on this document, annually, separate to this report.

Policy TCE1 – Proposals for a Medium Sized Food store

Objective:

- To ensure the delivery of medium sized food store to serve both Desborough and Rothwell

Indicator(s):

- Amount of additional floorspace delivered for a medium sized food store

Target(s):

- Delivery of a medium sized food store

- 5.3 **Comments:** The target for Policy TCE1 is the delivery of medium sized food store to serve both Desborough and Rothwell, which is supported by Policy 12 of the JCS. An application was approved for a proposal in Desborough at Magnetic Park (land at), Cockerel Rise/Harborough Rise, reference (NK/2021/0967) in March 2022. In the determining of this proposal, it was in accordance with the requirements of Policy TCE1. Although outside of the 21/22 monitoring year, the store opened in February 2023.

Policy TCE2 – Markets – General Principles

Objective:

- To enhance the existing market provision in the Market Towns

Indicator(s):

- Additional provision for markets in the Market Towns

Target(s):

- Net gain in market provision

5.4 **Comments:** Firstly, in relation to Desborough there has not been any additional provision, in fact there has been a decrease in the number of traders, which now stands at 2, for their regular Thursday market. This is disappointing; however, this will need to be monitored in forthcoming years to see if this trend continues. The Burton Latimer and Rothwell markets are not in the Council's ownership, so no information is available at present in terms of changes in provision for these markets. Alternative methods of data collection will need to be explored ahead of the collating of next year's monitoring statement.

Policy TCE3 – Residential Development within the Town Centres

Objective:

- To ensure the vitality of town centres through the provision of residential development within the defined Town Centre boundaries

Indicator(s):

- Amount of additional residential floorspace (net) granted planning permission within the defined Town Centre boundaries

Target(s):

- Net gain of residential floorspace within the defined Town Centre boundaries

5.5 **Comments:** The target of Policy TCE3 is the net gain of residential floorspace within the defined Town Centre boundaries. Of the consents granted for residential use in the 21/22 monitoring, only two were in the market towns, one each in Burton Latimer and Desborough. The first is located on Polwell

Lane, Burton Latimer for 3 dwellings, whilst the other is located on Ise Vale Avenue, Desborough for a single dwelling. However, neither of these are located within the defined Town Centre boundaries. Therefore, there has been no net gain of residential floorspace within the defined Town Centre boundaries, as sought through Policy TCE3.

Policy TCE4 – Application of the Sequential Test

Objective:

- To ensure town centre uses are located within the defined Town Centre boundaries

Indicator(s):

- Amount of additional floorspace (net), granted planning permission for town centre uses outside of the defined Town Centre boundaries

Target(s):

- Net gain of floorspace of town centre uses within the defined Town Centre boundaries

Policy TCE5 – Locally Set Impact Assessment Threshold

Objective:

- To ensure development outside defined town centre areas does not impact on the vitality of town centres

Indicator(s):

- Amount of additional floorspace (net), granted planning permission for town centre uses outside of the defined Town Centre boundaries

Target(s):

- No out of town floorspace permitted

5.6 The tables below show all applications in the 21/22 monitoring year for town centre uses in the Market Towns, the first of which shows those inside the

defined town centre boundaries, the second shows those proposals which are located outside of the town centre.

Reference	Settlement	Proposal	Location	Floorspace (m ²)	Inside Boundary
NK/2021/0024	Kettering	Conversion of 1 no. bowling green to 2 no. full-sized 2 no. mini-sized tarmaccadam painted tennis courts, with surrounding fencing and associated covered seating areas	Kettering Tennis Club, Northampton Road, Kettering	1670	Yes
NK/2021/0088	Kettering	Change of use from A2 to Sui Generis - nail and beauty salon with wellness therapies	19 Market Street, Kettering, NN16 0AH	0	Yes
NK/2021/0295	Kettering	Change of use to mixed flexible uses within Class E including business, leisure, and community workspaces with associated works, including creation of new access to rear and landscaping	Gala Bingo Club, 19 High Street, Kettering, NN16 8ST	0	Yes
NK/2021/0296	Kettering	Change of use of former bingo hall to retail-led mixed flexible use including six ground floor eateries and provision of communal seating area (Class E), mixed use upper floors	Gala Bingo Club, 19 High Street, Kettering, NN16 8ST	0	Yes

		(Class E) and associated works.			
NK/2021/0922	Kettering	Change of use of vacant land adjacent to car wash facility to hot food takeaway and siting of unit	44 Montagu Street (land adj), Kettering, NN16 8RU	12	Yes
NK/2021/0952	Kettering	Change of use of ground floor of the premises from Use Class E (commercial retail) to a Sui Generis community use for training and education purposes	50-52 Gold Street, Kettering, NN16 8JB	0	Yes
NK/2021/0448	Desborough	Extension to workshop	66 Station Road, Desborough, NN14 2RS	28	Yes
NK/2021/0424	Kettering	Change of use from training service to commercial, business and service	11 Montagu Street, Kettering, NN16 8XG	0	Yes
NK/2021/0741	Kettering	Change of use from church community/office accommodation to hot food takeaway and installation of extraction flue to rear	25 Dalkeith Place, Kettering, NN16 0BS	0	Yes
NK/2021/0654	Kettering	Three storey side and two storey rear extensions to create 15 no.	The Former Swan Public House, 44 Montagu Street,	113	Yes

		one and two bedroom apartments and enlarge the existing retail unit	Kettering, NN16 8RU		
--	--	---	---------------------	--	--

TOTAL = 1823

Reference	Settlement	Proposal	Location	Floorspace (m2)	Inside Boundary
NK/2021/0967	Desborough	Erection of a new foodstore (Use Class E) and associated new access, parking, servicing, drainage, landscaping, and highway works	Magnetic Park (land at), Cockerel Rise / Harborough Road, Desborough, NN14 2WB	1647	No
NK/2021/0290	Kettering	NK/2021/0290 (Two storey medical facility with associated access, car parking and landscaping): alterations to door and window positions	North of Kettering Business Park (land at), Glendon Lodge Farm, Kettering, NN14 1QF	3537	No
NK/2021/0055	Rothwell	Erection of a commercial building to support the existing commercial enterprise	Sandy Hill Farm, Lamport Road, Rothwell, NN14 1LW	668.9	No
NK/2021/0304	Rothwell	Relocation of approved temporary office buildings (B1(A)), associated works & facilities including security fence,	Rothwell Service Station, Kettering Road, Rothwell, NN14 1SS	220	No

		staff car parking to land adjacent existing car and lorry park			
NK/2021/0310	Rushton	Larger workshop and offices to replace existing	Storefield Plant, Station Road, Rushton, NN14 1RN	512	No
NK/2021/0461	Kettering	Erection of a timber supplier building	Glebe Farm, Rothwell Road, Kettering, NN16 8XF	132	No
NK/2021/0605	Barton Seagrave	Conversion of stable building into hotel accommodation and Spa facilities, to include installation of new windows and roof lights and external staircase. Construction of outdoor spa/hot tub and associated hardstanding	Barton Hall, Barton Road, Barton Seagrave, NN15 6SG	158.3	No
NK/2021/0716	Rothwell	Change of use of land (retrospective) and erection of commercial building	Sandy Hill Farm, Lamport Road, Rothwell, NN14 1LW	431.5	No
NK/2021/0883	Burton Latimer	Erection of single storey transport office to replace temporary cabins and refurbish North elevation of gatehouse	WM Morrison Distribution Centre, Altendiez Way, Burton Latimer, NN15 5YT	199.8	No

NK/2021/0915	Burton Latimer	Single storey rear extension to clubhouse	Burton Latimer Cricket Club, Hall Field, Kettering Road, Burton Latimer, NN15 5LW	32	No
NK/2021/0490	Rushton	Extension and alterations to leisure facilities	Rushton Hall, Desborough Road, Rushton, NN14 1RR	444	No
NK/2021/0666	Burton Latimer	Change of use from chiropractors to tearoom, storage bin to rear	9 Newman Street, Burton Latimer, NN15 5SH	0	No

TOTAL = 7982.5

- 5.7 **Comments:** The indicator for these two policies is the amount of additional (net) floorspace granted planning permission for town centre uses outside of the defined Town Centre boundaries. These boundaries are defined by the SSP2, for Burton Latimer, Desborough and Rothwell as shown on the policies maps for these settlements. The Town Centre boundary for Kettering is defined by the Kettering Town Centre Area Action Plan.
- 5.8 The NPPF defines main town centre uses as retail, leisure, recreation, offices and arts culture and tourism development. This definition has been used to collate the data on relevant applications.
- 5.9 With regards to Policy TCE4, the focus here is to ensure that town centre uses are located within the defined town centre boundaries. The data above shows that most of these applications are changes from one town centre use to another (where 0 is displayed in the floorspace column), with only a small gain in new floorspace within the defined town centre boundaries (18.6%), in comparison to that permitted outside of these boundaries (81.4%), when considering the total floorspace permitted for town centre uses for the 21/22 monitoring year. Of those permitted inside the town centre boundaries, 98.5% of these proposals are located within Kettering town centre.
- 5.10 Moving onto Policy TCE5, as set out in the table above, the objective for this policy to ensure development outside the defined town centre areas does not impact on the vitality of town centres, with the target set at 'No out of town floorspace permitted'. In respect of data collected from the 21/22 monitoring

year, more floorspace for town centre uses has been permitted outside of the defined town centre boundaries in comparison to that permitted within these boundaries, as mentioned above. With regards to the location of these proposals, again most of the permitted floorspace (47.9%) is in Kettering, with the remaining floorspace spread across Desborough (20.6%), Rothwell (16.5%), Burton Latimer (2.9%), with 12% in the rural area, which does not have any defined town centre boundaries. However, it is important to emphasise that a majority of these proposals relate to extensions to existing facilities rather than new facilities.

Policy TCE6 – Protection of Local Centres

Objective:

- To protect the loss of local retail centres

Indicator(s):

- Percentage of units within the defined Local Centres occupied and in retail (A1) use

Target(s):

- No loss (net) of retail floorspace with the defined Local Centres

5.11 **Comments:** Data for this indicator has not been able to be collected for the last monitoring year, to enable a base line to be established. Instead, a check has been undertaken with regards to applications granted planning permission for both losses/gains of retail floorspace within the defined local centres. For the last monitoring year there has been no losses or gains or retail floorspace in the designated local centres.

6. Health and Well-being and Community Facilities

- 6.1 Planning policy can play an important role in ensuring good health and well-being in local communities, through the provision of improved health care, community, sport, and recreation facilities. This section of the SSP2 sets out policies to ensure this provision of new facilities is in line with the identified needs of the local areas, as well as the safeguarding of existing facilities. In addition, emphasis is placed on the importance of providing new sport and recreation facilities, particularly because of new developments and growth.

Policy HWC1 – Health and Well-being

Objective:

- To improve health and well-being in the Borough

Indicator(s):

- Additional floorspace for health infrastructure

Target(s):

- Net gain of floorspace for health infrastructure

- 6.2 The table below shows all permitted applications for health infrastructure for the 2021/22 monitoring year.

Reference	Settlement	Proposal	Location	Floorspace (m2)
NK/2021/0290	Kettering	NK/2021/0290 (Two storey medical facility with associated access, car parking and landscaping): alterations to door and window positions	North of Kettering Business Park (land at), Glendon Lodge Farm, Kettering	3537

TOTAL				3537
--------------	--	--	--	-------------

- 6.3 **Comments:** There has been one scheme approved for health-related infrastructure, this is shown in the table above. This is at Glendon Lodge Farm, which forms part of North Kettering Business Park. This facility will provide a variety of medical services across 3537m² of additional floorspace. Although this is encouraging and represents additional provision the monitoring of health floorspace has yet to be undertaken so it is not possible to comment on any losses of this type of floorspace in accordance with the target as set out above.

Policy HWC2 – Protection of Community Facilities and Proposals for New Facilities

Objective:

- To protect and enhance local services and facilities

Indicator(s):

- Amount of additional floorspace (net) granted planning permission for local services and facilities

Target(s):

- Net gain in the floorspace for the provision of local services and facilities.

- 6.4 **Comments:** Most of the applications considered to be local services and facilities are also considered to be town centre uses, as collated for monitoring purposes for policies TCE4 and TCE5 in relation to floorspace permitted both inside and outside of the defined town centre boundaries. Therefore, the data for these policies can be used to monitor the performance on Policy HWC2. From this data it is evident that there has been a range of local services and facilities and that there has been a net gain in provision.

Policy HWC3 – Sport, Recreation and Physical Activity

Objective:

- To increase and improve the provision of sport and physical activity facilities

Indicator(s):

- Amount of additional provision of sport facilities

Target(s):

- Net gain in the provision of sports facilities

- 6.4 **Comments:** The enhancement of existing and delivery of new of sport, leisure and recreational facilities are recognized as increasingly important. It is widely accepted that such provision will lead to an increase in physical activity and improve the health and wellbeing of our North Northamptonshire communities. In addition, investing in these facilities is likely to make a significant impact when it comes to reducing health inequalities, which is particularly relevant following the pandemic.
- 6.5 However, while there are strides on how to develop and deliver an Active Communities Framework for the Council, progress in the development of monitoring mechanisms to measure success is yet to come. Currently mechanisms to monitor are based on how many S106 contributions have been secured to enhance existing and / or deliver new sport and recreation facilities as a result of new development.
- 6.6 During this monitoring period there are no records of S106 money being secured through new planning applications to enhance existing and / or deliver new sport and recreational facilities. Further to this, there have been no schemes delivered from previously committed S106. However, it is important to recognise a number of permissions for leisure facilities that are included in respect of Policy TCE5. The most notable of are at Barton Hall (NK/2021/0605) and Rushton Hall (NK/2021/0490), where 158.3m² and 444m² of additional floorspace was permitted respectively.
- 6.7 In addition to this Covid has impacted on the progression of project development and delivery. Therefore, schemes which would have usually been taken forward in response to trigger points arising from the delivery of a new development are running behind schedule.

7. Natural Environment and Heritage

- 7.1 When planning for growth and redevelopment, flood risk and water management must be considered through new developments. These developments can enhance the water environment and reduce or mitigate the risk of flooding. A Level 1 SFRA (Strategic Flood Risk Assessment) considers the impact of the proposed level of growth in the SSP2 and has informed where relevant requirements in the site allocation policies. In addition, the Surface Water Management Plan (SWMP) sets out the predicted risk from surface water flooding and outlines the preferred surface water management strategy. Policy NEH1 outlines the requirements of developments to consider these documents and other relevant guidance.
- 7.2 Furthermore, this chapter of the SSP2 sets out the planning policy approach to the natural environment including biodiversity, Green Infrastructure, Local Green Space and Open Space, through policies NEH2, NEH3, NEH4.

Policy NEH1 – Local Flood Risk Management

Objective:

- To ensure development mitigates against flood risk

Indicator(s):

- Progress made on projects identified within the SFRA, SWMP and GIDP
- Amount of development granted planning permission within the Critical Drainage Catchments
- Provision of SuDS within existing developments

Target(s):

- Delivery of projects identified in the SFRA, SWMP and GIDP
- Development in the Critical Drainage Catchment
- Areas mitigated through a FRA
- Net gain in the provision of SuDS within existing developments

- 7.3 **Comments:** The projects identified in the Strategic Flood Risk Assessment (SFRA), Surface Water Management Plan (SWMP) and Green Infrastructure Delivery Plan (GIDP) seek to combat flood risk, and add to the quality of green infrastructure, recreational areas, and wildlife habitats, helping to provide biodiversity gain. As set out in the SSP2, where appropriate, development should contribute towards or deliver projects identified in these

studies, either through delivery on-site or development contributions. From Section 106 information gathered for the 21/22 monitoring year it is evident that no contributions have been made with regards to any projects detailed in either the SFRA, SWMP or the GIDP.

- 7.4 For the 21/22 monitoring year data for development in the Critical Drainage Catchments is not available. This will be addressed ahead of the publication of next year's report.
- 7.5 With regards to SuDS, previous AMRs have sought to report on developments that were approved or completed with SuDS on site, although it is recognised that this is a difficult indicator to obtain data for. Like the JCS the SSP2 does not specify a numerical target for the provision of SuDS only a net gain.
- 7.6 It is expected that developments of a certain size do provide SuDS on site, which would represent a net gain of SuDS within, however this would only be the case for new developments, not existing development where retrofitting could take place as set out as an indicator for Policy NEH1. However, as set out above the monitoring of SuDS generally is considered challenging. Further consideration as to how to monitor this indicator is required.

Policy NEH2 – Borough Level Green Infrastructure Network

Objective:

- To protect and enhance existing and future Local Infrastructure Corridors

Indicator(s):

- Net loss/gain in Green Infrastructure across the borough
- New open space provided within or connected to GI corridors
- New projects to enhance open space in GI corridors

Target(s):

- Net gain in Green Infrastructure across the borough

- 7.7 **Comments:** The enhancement of existing and delivery of new of green infrastructure (GI) is becoming increasingly important as the contribution it makes to mitigate climate change and enable a more resilient natural environment becomes widely accepted and recognized. Mechanisms to promote the development and delivery of GI are being looked at in more detail following the launch of Natural England's new Green Infrastructure

Framework which aims to increase the amount of green cover to 40% in urban residential areas.

- 7.8 Progress continues to be made with respect to establishing GI project opportunities within the Kettering area and beyond; building on the approach of Kettering's Green Infrastructure Development Plan (GIDP) the Council has worked with the River Ise Partnership (RIP) to develop the River Ise Strategic Plan (RISP). Both Plans set out principles, initiatives and projects around the development and delivery of GI, indeed the most viable projects set out in the GIDP were updated and carried forward into the IVSP to improve delivery potential. In addition to this the Council established the North Northamptonshire Greenway Board which seeks to develop a North Northants Greenway to build on the success of the East Northants Greenway. An Ise Valley Greenway is identified as a project opportunity in the RISP, and this will integrate with the broader North Northants Greenway network. RIP have already initiated project delivery by commissioning consultants to prepare an Engineering Design Report which identifies the IVG in more detail as a first step towards developing detailed designs.
- 7.9 However, while project opportunities to enhance existing and create new GI are being created there has been slow progress in the development of efficient monitoring mechanisms to measure success. Currently mechanisms to monitor rely on how many S106 contributions have been secured to enhance existing and / or deliver new GI because of new development. During this monitoring period there are no records of S106 money being specifically secured to enhance existing and / or deliver new GI.
- 7.10 Finally, Covid had a huge impact during the monitoring period on the progression of project development and delivery. Therefore, schemes which would have usually been taken forward in response to trigger points arising from the delivery of a new development are running behind schedule.
- 7.11 Further consideration is needed on how best to measure the net gain in GI across the borough. This is because for this monitoring period no audit or baseline which to monitor enhancements or losses. Neither is there a formula or guidance to help decision makers determine the quantity of GI to be delivered. Therefore, the Council will need to develop mechanisms to support both decision making and effective monitoring with regards to Policy NEH2.

Policy NEH3 – Historically and Visually Important Local Green Space and Policy NEH4 – Open Spaces

Objective:

- To protect and enhance existing and future Historically and Visually Important Local Green Space (LGS) or Open Space

Indicator(s):

- Losses in Historically and Visually Important Local Green Space (LGS) or Open Space

Target(s):

- No loss of LGS or Open Space

7.13 The table below shows the areas of Historically and Visually Important Local Green Space (LGS) designated through Policy NEH4 and their status with regards to any loss of LGS on these sites.

LGS Reference	Location	Loss of LGS?
The Damms	Desborough	No
HVI069	Desborough	No
HVI001	Ashley	No
HVI085	Wilbarston	No

7.14 **Comments:** The objective of policies NEH3 and NEH4 is to protect Historically and Visually Important Local Green Space (LGS) and Open Space. Policy NEH3 identifies 4 areas of LGS, two in Desborough (The Damms) and HVI069, one in Ashley HVI001 and one in Wilbarston HVI085, these are shown on the policies map and in the table above.

7.15 In the last monitoring year, no new applications were consented on any of the four LGS areas, neither were there any developments completed on these sites. In respect of The Damms, there is an application for Approval of Reserved Matters (NK/2021/0372), which is currently under consideration following a previous approval of Outline permission (KET/2016/0044) for up to 304 dwellings.

- 7.16 With regards to Open Spaces, as there is a larger number of these in comparison to LGS, it is not possible at present to monitor these individually, however a more general, contextual update on development of these areas is provided below.

Policy NEH4 – Open Spaces

- 7.17 As with green infrastructure above, the enhancement of existing and delivery of new open spaces are becoming increasingly important as the contribution these make to mitigate climate change and enable a more resilient natural environment becomes widely accepted and recognized. Mechanisms to promote the development and delivery of open spaces in the wider context of a local green infrastructure framework are being looked at in more detail following the launch of Natural England's new Green Infrastructure Framework. The aim is to increase the amount of green cover to 40% in urban residential areas.
- 7.18 While the development and delivery of open space projects are advanced, there has been slow progress in the development of monitoring mechanisms to measure success. Currently mechanisms to monitor are based on how many S106 contributions have been secured to enhance existing and / or deliver new open space as a result of new development.
- 7.19 This shortcoming will need to be investigated and resolved in time for the production of the next monitoring report.
- 7.20 During this monitoring period there are two records of S106 money being secured to enhance existing and / or deliver new open spaces. Both schemes include the provision of open space on the respective sites. These sites are Harborough Road, Stoke Albany (KET/2020/0907) and Cowper Street, Kettering (KET/2020/0101) which will deliver 18 and 49 dwellings respectively.
- 7.21 In addition to this Covid has impacted on the progression of project development and delivery. Therefore, schemes which would have usually been taken forward in response to trigger points arising from the delivery of a new development are running behind schedule.

8. Kettering and Barton Seagrave

8.1 As one of the four growth towns in North Northamptonshire, Kettering is the focus for regeneration and growth. Much of this growth is expected to be provided through the Hanwood Park Sustainable Urban Extension (SUE) and sites allocated in the Kettering Town Centre Area Action Plan (AAP). The remaining requirement will be met through the allocation of 9 sites in the SSP2, as detailed below. The indicator for all these allocations, is the delivery of dwellings on these sites, with the target setting an estimated time for delivery, which was informed by the site promoters and developers, prior to the adoption of the SSP2. More up to date trajectories for these sites are provided as part of the Authorities Monitoring Report and accompanying Five Year Housing Land Supply Report for North Northamptonshire. The development status of each site is informed by the annual monitoring of housing sites at the end of each monitoring year, however, where available, more recent updates have been provided.

Policy	Site Name	Target	Development Status at 31 st March 2022
KET1	Scott Road Garages	By 2022 deliver 22 dwellings	Application for 22 dwellings approved March 2019 (KET/2018/0799) Site under construction, no completions at March 2022.
KET2	Former Kettering Town Football Club, Rockingham Road	By 2024 deliver 49 dwellings	Full application for 49 dwellings approved March 2021 (KET/2020/0101) Site commenced, no completions at March 2022.
KET3	Kettering Fire Station, Headlands	By 2027 deliver 13 dwellings	No application at March 2022.
KET4	Land west of Kettering, Gipsy Lane	By 2027 deliver 350 dwellings	Reserved matters application for 340 dwellings approved March 2021 (KET/2020/0101) Site not commenced at March 2022.
KET5	Glendon Ironworks, Sackville Street	By 2024 deliver 33 dwellings	Full application for 19 dwellings approved February 2023 (NK/2021/0762)

KET6	Ise Garden Centre, Warkton Lane	By 2028 deliver 15 dwellings	No application received at March 2022.
KET7	Factory adjacent to 52 Lawson Street	By 2027 deliver 25 dwellings	No application received at March 2022.
KET8	Land to the rear of Cranford Road	By 2024 deliver 60 dwellings	Reserved matters application for 62 dwellings approved November 2011 (NK/2021/0108). A further outline application for 50 dwellings was received in August 2022, this application was withdrawn.
KET9	Land at Wicksteed Park, east of Sussex Road and Kent Place	By 2027 deliver 35 dwellings	No application received at March 2022.

8.2 **Comments:** There are several allocations in Kettering and Barton Seagrave which have seen applications approved, which has now led to development on site, although no completions have been recorded to date on these sites. With regards to the targets on such sites as Scott Road Garages (Policy KET1) and Former Kettering Town Football Club, Rockingham Road (Policy KET2), it is unlikely that the respective targets for these sites will be met, however it is expected that development of these sites will be completed within the plan period. The same could also be said for Glendon Ironworks, Sackville Street (KET5), however it is possible for this site to deliver the yield of 19 dwellings prior the end of the 23/24 monitoring year, as set out in the table above.

8.3 The site at Land to the rear of Cranford Road (Policy KET8) is also unlikely to the sites yield of 60 dwelling by 2024, with an outline application withdrawn in November 2022. The remaining sites, currently do not have any active applications on them, however given the relatively small nature of these sites, and longer-term targets, it is entirely possible that these sites could meet their delivery targets. Future SSP2 Monitoring statements will provide subsequent updates on these sites, to reflect any applications and development on these sites.

9. Market Towns – Burton Latimer, Desborough and Rothwell

Policies BLA1, DES1 and ROT1 – Town Centre Development Principles

9.1 These three policies for the Market Towns set out development principles to shape development in the town centres of these settlement to assist in delivering the vision for these individual towns.

Burton Latimer

Objective:

- To deliver the vision for Burton Latimer

Indicator(s):

- No. of additional comparison retail units
- No. of proposals for small scale retail units and employment uses consented and delivered
- Number and percentage of units vacant
- No. of units with residential or employment units above ground floor level
- No. of proposals which retain and convert historic buildings

Target(s):

- N/A

9.2 **Comments:** In Burton Latimer, in line with the indicators for Policy BLA1, there was no additional retail floorspace consented or completed in Burton Latimer in 21/22, based on planning application data. With regards to the retention and conversion historic buildings there were no applications granted in Burton Latimer which included these.

9.3 Data for the remaining indicators, the percentage of vacant units and no. of units with residential or employment units above ground floor level is not available for the latest monitoring year.

Desborough

Objective:

- To deliver the vision for Desborough

Indicator(s):

- No. of retail units
- Footfall in the town centre (to be measured when the town centre health checks are updated)
- Proposals in the town centre which use traditional materials
- Vacancy and use of units in the town centre
- Enhancements to connectivity
- No. of proposals for residential use above ground floor level
- No. of proposals which retain and convert historic buildings
- No. of units in business use

Target(s):

- N/A

- 9.4 **Comments:** In Desborough, there were two applications permitted during the 21/22 monitoring, both of which provide extensions to Desborough Library (NK/2021/0374) and a workshop at 66 Station Road (NK/2021/0448). Both of which are proposed to use materials which match the host buildings are traditional in nature with regards to materials.
- 9.5 Other than this there have been no enhancements to connectivity, proposals for residential use above ground floor level or proposals which retain and convert historic buildings permitted within the defined town centre boundary for Desborough.
- 9.6 Data for the remaining indicators which includes the no. of retail and business units, footfall, vacancy and use of units is not available for the latest monitoring year.

Rothwell

Objective:

- To deliver the vision for Rothwell

Indicator(s):

- The use of Market Hill car park for the Rowell Fair
- Proposals in the towncentre that use traditional materials
- No. of proposals which front onto and but the main streets or public areas
- Amount of additional parking spaces provided
- No. of parking spaces removed on Bridge Street
- No. of additional retail units, or other uses which would increase footfall in the town centre
- No. of proposals for residential use above ground floor level
- No. of proposals which retain and convert historic buildings
- No. of units in business use

Target(s):

- N/A

- 9.7 **Comments:** Market Hill Car Park will again be the location for Rowell Fair in 2023, as has been the case since 1154. The 2023 will run between 3rd and 7th June.
- 9.8 During the 21/22 monitoring year there were no applications permitted within the defined town centre boundary for Desborough.
- 9.9 Data for the remaining indicators which relates to car parking and the number of units in business use is not available for the latest monitoring year.

Policies BLA2, DES2 – Redevelopment Sites

- 9.10 These two policies in the SSP2 identify a number of sites in Burton Latimer and Desborough as opportunity sites to deliver the vision for the town centres in these two settlements. The target for all these sites is to redevelop them in line with the improvements identified for these individual sites by 2031. The progress of these sites is shown in the table below.

Ref	Location	Redevelopment Opportunity	Progress to date (31st March 2022)
BL1	Paddock Court/ Council car park	Re-configuration of the existing Council car park to deliver public realm, play facility and car parking facility enhancements	Plans for the site are under review.
BL2	Churchill Way Retail Parade	Refurbishment of retail units	No progress
BL3	Churchill Way/High Street backland areas	Active town centre uses at ground floor with residential or business uses above and some small scale parking to support the additional uses.	No progress
BL4	151 High Street	Active town centre uses at ground floor level with residential or businesses above and some small scale parking to support additional use	No progress
DE1	High Street/Station Road	Creation of new market square, redevelopment of shop units, car parking and a landmark community building	No progress
DE2	Lawrence's Factory	Mixed use or residential development	Council site. No formal decision on the future has been made to date.
DE3	The Station Yard	Small scale retail and employment development, with residential or employment above ground floor level	No progress
DE4	Vacant Co-op Dairy site	Small scale retail and employment development, with residential or employment above ground floor level	No progress
DE5	Corner of Havelock Street/Station Road	High-quality mixed-use scheme	No progress

Polices BLA3, DES3 and ROT2 – Environmental Improvement Sites

9.11 These three policies in the SSP2 identify a number of sites in Burton Latimer, Desborough and Rothwell as opportunities for environmental improvements to create more attractive town centres in these three settlements. The target for all these sites is to redevelop them in line with the improvement identified for these individual sites by 2031. The progress of these sites is shown in the table below.

Ref	Location	Redevelopment Opportunity	Progress to date (31 st March 2022)
BL5	Kettering Road	Creation of strong gateway into the town	No progress
BL6	High Street	Improvements to make the street more pedestrian friendly, provision of on-street parking and improve the quality of the public realm and street furniture	No progress
BL7	Southern gateway	Stronger gateway to the town centre	No progress
BL8	Town Square	Creation of higher quality open space	No progress
DE6	High Street/Station Road	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	No progress
DE7	Lower Street/Rothwell Road	Enhancement of the gateway into the town centre	No progress
DE8	Gold Street/B576 junction	Enhancement of the gateway into the town centre	No progress
DE9	B576	Road narrowing and planting	No progress
DE10	Burghley Close/Mansefield Close car park	Enhancements to public realm in conjunction with conservation activities	No progress

		and upgrade/improve car park	
RO3	High Street/Desborough Road	Provision of on street parking, widening pavements and enhancement to provide a strong gateway	Improvements outlined in S.106 agreement for Rothwell North SUE, not yet delivered.

9.12 **Comments:** There has been little progress in delivering both the Redevelopment and Environmental Improvement Sites in the Market Towns. Although given the short time since the adoption of the Plan, this is the likely reason for this. These improvements and development opportunities are targeted to be delivered before 2031. Further monitoring statements will report the progress made on these sites.

Housing Allocations

9.13 The Joint Core Strategy identifies Burton Latimer, Desborough and Rothwell as Market Towns, which provide a secondary focus for growth beyond Kettering. The housing requirements for these three settlements for the plan period, 2011 to 2031 are set out below:

- Burton Latimer – 1,180 dwellings
- Desborough – 1,360 dwellings
- Rothwell – 1,190 dwellings

9.14 The SSP2 allocates 6 housing allocations across these three settlements, as set out below. These sites will fulfil the housing requirement, along with completion and existing commitments, including Rothwell North SUE, as allocated through Policy 38 of the JCS.

9.15 The indicators for all these allocations, is the delivery of dwellings on these sites, with the target setting an estimated time for delivery. An updated trajectory for these sites is provided as part of the Authorities Monitoring Report. The development status of each of the site is informed by the annual monitoring of housing sites at the end of each monitoring year, however where available more recent updates have been provided, beyond this period.

Policy	Site Name	Target	Development Status at 31 st March 2022
BLA4	Land to the West of Kettering Road	By 2027 deliver 22 dwellings	No application at March 2022.

BLA5	Land adjacent to The Bungalow, Higham Road	By 2026 deliver 7 dwellings	Previous application for 7 dwellings (KET/2014/0791) not implemented. No further application at March 2022.
BLA6	Bosworth Nurseries and Garden Centre, Finedon Road	By 2024 deliver 69 dwellings	Reserved matters application approved for 69 dwellings (KET/2016/0883). Site commenced, one dwelling under construction.
DES4	Land off Buxton Drive and Eyam Close	By 2025 deliver 135 dwellings	Reserved matters application approved for 135 dwellings (NK/2021/0237) in April 2022. Site yet to commence at March 2022.
DES5	Land to the south of Desborough	By 2027 deliver 304 dwellings	Outline application approved, with reserved matters pending (NK/2021/0372) for 255 dwellings.
ROT3	Land to the West of Rothwell	By 2029 deliver 300 dwellings	Outline application received June 2022 (NK/2022/0372). Application still pending decision.

- 9.16 **Comments:** Of the 6 housing allocations in the Market Towns, except for two sites in Burton Latimer, Land to the West of Kettering Road (Policy BLA4) and Land adjacent to The Bungalow (Policy BLA5), all sites are subject to active planning applications. These two sites in Burton Latimer have targets to deliver by 2027 and 2026, respectively, both of which remain achievable.
- 9.17 The remaining four sites are at various stages of the planning application process, with the most advanced site, under construction at Bosworth's Garden Centre, Finedon Road (Policy BLA6), where it is possible for the site to meet its delivery target of 2024. The three housing allocations in Desborough, however are yet to start on site, two of which are awaiting reserved matters approval. The delivery target for site at Land off Buxton Drive and Eyam Close (Policy DES4), which is yet to commence, seeks delivery, in 2025, earlier than the other two sites at Land to the south of Desborough (DES4) and Land to the West of Rothwell (ROT3), by 2027 and 2029, respectively. It is considered that the delivery targets for these are achievable.
- 9.18 Future SSP2 monitoring statements will provide updates on the development status for these sites, providing updates on the sites and their ability to meet the targets for delivery.

Burton Latimer, Desborough, and Rothwell – Employment Allocations

- 9.19 Of the two employment allocations in the SSP2, one is located at Desborough and one in the rural area. The allocated site at Land adjacent to Magnetic Park, Harborough Road, Desborough (Policy DES6) is located adjacent to an existing industrial estate, accessed off Harborough Road, providing an extension to this existing site which is currently in B2 (General Industrial) and B8 (Storage and Distribution) uses.

Policy	Site Name (Site Ref)	Target	Development Status
DES6	Land adjacent to Magnetic Park, Harborough Road	By 2031 to deliver 8.1ha of employment land for B2/B8 uses	Outline application approved (NK/2021/0715). Reserved matters application, received September 2022 (NK/2022/0613), yet to be determined.

- 9.20 **Comments:** The only employment allocation in the Market Towns, located at Land adjacent to Magnetic Harborough Road in Desborough. This site is subject to a reserved matters application (NK/2022/0613) following outline approval in July 2022. Given that the site is progressing through the planning application process, delivery of the site is expected by the end of the plan period, in line with the target for Policy DES6.

10. Rural Area

- 10.1 The JCS allows Part 2 Local Plans to identify villages that have a particularly sensitive character or conservation interest as well as dispersed settlements to be defined as open countryside. As a result, the SSP2 categorises the rural settlements in the Kettering area, into three categories, Category A, B and C, this reflects the scale and nature of development allowed in these settlements. Category C villages have no settlement boundary and because of their dispersed nature are in open countryside. These categories form the basis for respective policies RS1, RS2 and RS3. In addition, Policy RS4 provides further policy guidance for development in the open countryside, beyond that already provided for through policies 11, 13, 25 and 26 of the JCS.
- 10.2 The objectives for the category policies are to protect the character and development in the defined categorised settlements, in accordance with the respective policies. The indicators for these policies are based on data relating to the no. of proposals granted planning permission within the set criteria of these four policies. The related targets are based on the amount of growth in the different categories of rural settlements. This is set out in the table below.

Policy	Objective	Indicator	Target
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	No. of proposals granted planning permission within the set criteria within policy RS4, in the open countryside	No growth in these settlements

	villages		
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

Policy RS1 – Category A villages and Policy RS2 – Category B villages

Category	Settlement	Residential Applications Permitted	Dwellings Permitted
A	Ashley	1	1
A	Braybrooke	0	0
A	Cranford	2	6
A	Geddington	1	1
A	Great Cransley	1	1
A	Harrington	0	0
A	Loddington	0	0
A	Mawsley	2	30
A	Pytchley	1	1
A	Rushton	0	0
A	Stoke Albany	1	18
A	Sutton Bassett	0	0
A	Thorpe Malsor	0	0

A	Weston by Welland	0	0
A	Wilbarston	1	1
Category A totals		10	59

Category	Settlement	Residential Applications Permitted	Dwellings Permitted
B	Grafton Underwood	0	0
B	Little Oakley	1	1
B	Newton	0	0
B	Warkton	0	0
B	Weekley	0	0
Category B totals		1	1

- 10.3 **Comments:** During the 21/22 monitoring year a total of 10 applications for residential use were permitted, accounting for 59 dwellings in the Category A villages. Most of these were small scale schemes on infill sites in line with the target of Policy RS1. However, there were two larger schemes permitted in Mawsley and Stoke Albany. With regards to the former, this scheme was for over 55s accommodation on Hawthorn Avenue (KET/2020/0231), comprising of 29 no. apartments, which was originally refused but subsequently allowed on appeal. The latter was for a site allocation in the SSP2 for Stoke Albany for 18 dwellings on Harborough Road in this settlement.
- 10.4 With regards to the Category B settlements there was only one application for residential use permitted, this was in Little Oakley (KET/2020/0876), which consisted of the conversion and extension of an existing barns to 1 no. dwelling. In line with the target for Policy RS2, this proposal is considered to be minimal small-scale growth and does not impact on the character or vitality of the settlement of Little Oakley.

Policy RS3 – Category C villages and Policy RS4 – Development in the Open Countryside

Category	Settlement	Applications Permitted
C	Brampton Ash	1 (Residential)
C	Dingley	2 (Residential)
C	Glendon	1 (Non-residential)
C	Orton	0
C	Pipewell	0
C	Thorpe Underwood	0
Category C totals		4

- 10.5 **Comments:** In comparison to the Category B villages there were more residential permissions granted in the Category C villages, with a single non-residential application permitted. Whilst the target for Policy RS4 is no growth in these settlements, one permission for example in Brampton Ash involved the conversion of an existing agricultural building and one of the two applications permitted in Dingley was allowed on appeal, all three of which were determined prior to the adoption of the SSP2. Now the Plan is adopted the policy, if applied correctly, is likely to limit approvals of this nature during the plan period.
- 10.6 The non-residential permission was a change of use of land, which proposed to use the land for a dog walking/training field rather than any physical construction that could be defined as ‘growth’ as stated in the target for Policy RS4.

Policy RS5 – General Development Principles in the Rural Area

Objective:

- To ensure that development in the Rural Area is of a suitable scale and character

Indicator(s):

- Net additional dwellings granted planning permission as a proportion of the size, based on the number of dwellings, of each rural settlement
- Connectivity of development proposals adjacent to the defined settlement boundaries

Target(s):

- Proportionate growth of each rural settlement
- Improved connectivity of rural development adjacent to defined settlement boundaries
- Achieve a suitable density

Settlement	Net additional dwellings permitted	Approx. dwellings in settlement (within boundary)	Percentage growth (%)
Ashley	1	145	0.69
Braybrooke	0	192	0
Cranford	6	205	2.93
Geddington	1	755	0.13
Grafton Underwood	0	67	0
Great Cransley	1	122	0.82
Harrington	0	49	0
Little Oakley	1	39	2.56
Loddington	0	235	0
Mawsley	30	964	3.11
Newton	0	21	0
Pytchley	1	255	0.39
Rushton	0	204	0
Stoke Albany	18	164	10.98
Sutton Bassett	0	44	0
Thorpe Malsor	0	65	0
Warkton	0	77	0
Weekley	0	77	0

Weston by Welland	0	101	0
Wilbarston	1	327	0.31
TOTAL	60	4108	1.46

- 10.7 **Comments:** The data shown in the table above shows that, of the dwellings that were permitted, in most cases these represented less than 5% of the overall size of the particular rural settlements in which they are located. The only exception here, is Stoke Albany which saw the granting of 18 dwellings which represents 10.98% growth in the number of properties in this settlement. Whilst this is significant, as this site is an allocation in the SSP2, the impact of this level of growth in Stoke Albany was considered through the site assessment process and therefore is considered proportionate. This is also the case, as mentioned above in relation to the other rural settlements that have seen smaller amounts of growth. This is represented when taking into the overall rural growth figure of 1.46% in the 21/22 monitoring year.

Rural Area – Housing Allocations

- 10.8 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, as set out in Policy 11 of the JCS. Through Policy 11 of the JCS, the SSP2, alongside Neighbourhood Plans, are required to identify sites within or adjoining villages to meet locally identified needs or to meet the housing requirement for the Rural Area. There is recognition that small scale growth in the rural area can provide benefits, providing dwellings which meet local needs and provide much needed support for local facilities.
- 10.9 The SSP2 allocates 11 housing allocations within the rural area, focused in settlements which are larger in size, providing greater services and are more sustainable. These sites seek to accommodate the annual housing requirement of the Rural Area of 480 dwellings as set out in Table 5 of the JCS, whilst also considering previous completions, commitments, and a windfall allowance.
- 10.10 The indicator for all these allocations, is the delivery of dwellings on these sites, with the target setting an estimated time for delivery. An updated trajectory for these sites is provided as part of the Authorities Monitoring Report. The development status of each of the site is informed by the annual monitoring of housing sites at the end of each monitoring year, however where available more recent updates have been provided, beyond this period.

Policy	Site Name (Site Ref)	Target	Development Status at 31st March 2022
BRA2	Top Orchard (RA/128)	By 2026 deliver 3 dwellings	No application to date.
CRA2	South of New Stone House, Duck End (RA/170)	By 2026 deliver 6 dwellings	No application to date.
CRA3	Land east of the corner of Duck End and Thrapston Road (RA/173)	By 2026 deliver 10 dwellings	No application to date.
GED2	Geddington Sawmill (RA/107)	By 2027 deliver 10 dwellings	No application to date.
GED3	Geddington South East (RA/109)	By 2027 deliver 11 dwellings	No application to date.
GED4	Old Nursery Site, Grafton Road (RA/110)	By 2027 deliver 10 dwellings	Application received for up to 10 dwellings (NK/2021/0482) but was subsequently withdrawn. No further application received.
GRC2	Land to the north of Loddington Road (RA/146)	By 2028 deliver between 10 and 15 dwellings	Application received for 9 dwellings (KET/2020/0278) but was subsequently withdrawn. No further application received.
MAW2	Land to the west of Mawsley (RA/174)	By 2028 deliver 50 dwellings	No application to date.
PYT2	Two fields on the outskirts of Pytchley (RA/117)	By 2027 deliver 8 dwellings	No application to date.
STA2	Land to the south of Harborough Road (RA/221)	By 2027 deliver 18 dwellings	Application approved for 18 dwellings (KET/2020/0907). Construction yet to commence at March 2022.
WES2	Home Farm (RA/136)	By 2023 deliver 10 dwellings	Application approved for 10 dwellings (KET/2020/0509). Site complete.

10.11 Comments: The completion of Home Farm (Policy WES2) in Weston by Welland for the allocated yield is encouraging, especially before the anticipated target of 2023. However, it is evident that the remaining housing allocations in the rural area are yet to be subject to planning applications. However, the targets for all these sites allow time for applications to be received, determined, and delivered, between 2026 and 2028, within the plan

period. This also applies to sites in Geddington (Policy GED4) and Great Cransley (GRC2) which have been subject to applications, both of which have been withdrawn.

Rural Area – Employment Allocations

10.12 Of the two employment allocations in the SSP2, one is located in the Rural Area. The allocated site at Geddington South West (Policy GED5) is located adjacent to an existing industrial estate, accessed off Grange Road, providing an extension to this existing site which is currently in light industrial use.

Policy	Site Name (Site Ref)	Target	Development Status at 31 st March 2022
GED5	Geddington South West	By 2031 deliver 0.28ha of employment land	No application to date.

10.13 **Comments:** The only employment allocation in the rural area, located at Geddington South West (GED5), Geddington, is yet to be the subject of a planning application. The target for this site to deliver by the end of the plan period, 2031, remains achievable.

Rural Settlement Specific Policies

10.14 The Rural Area section of the SSP2 includes individual chapters for each rural settlement, these include settlement specific policies to shape development with consideration for individual village characteristics, including form, setting and materials as well as areas for improvement which can be facilitated through development in these settlements, providing further detail to that already set out in Policies RS1, RS2, RS3 and RS4.

10.15 The indicators for these policies are largely based on the location and type of development in each rural settlement, with some more specific indicators in relation to types and particular features of development. The targets for these policies relate to the delivery of any specific infrastructure identified that for each village that are likely to be of benefit to the local communities in these settlements.

10.16 Subsequently, a monitoring update for all the rural settlements, in respect of these policies and related targets and indicators is set out below. It should be noted that the application included here do not include householder applications but only residential and other types of development.

Ashley – Policy ASH1 – Ashley Development Principles

Objective:

- To ensure that development in Ashley is of a suitable scale and character

Indicator(s):

- Location and type of development
- Types of boundary treatments used
- Development involving stone walls
- Extent of development between Green Lane and Main Street
- Provision of outdoor sports, open space and allotment

Target(s):

- Delivery of outdoor sports, open space and allotments

Reference	Proposal	Location	Use
NK/2021/0581	Replacement dwelling and garage/outbuilding	7 Main Street Ashley	Residential

10.17 **Comments:** In the 21/22 monitoring year only one application was permitted in Ashley, this was a replacement dwelling and garage/outbuilding (NK/2021/0581). This proposal is considered to be of a suitable scale and character in line with the objective of this policy.

10.18 Due to the nature of the development, there is no change to current boundary treatment on the site, nor does development of the site involve stone walls or is located between Green Lane and Main Street. A development of this is also not of the type or scale which is expected to contribute to the provision of outdoor sports, open and allotments as set out, where applicable in Policy ASH1 and therefore no progress has been made in relation to the provision of these facilities.

Braybrooke – Policy BRA1 – Braybrooke Development Principles

Objective:

- To ensure that development in Braybrooke is of a suitable scale and character

Indicator(s):

- Location and type of development
- Types of boundary treatments used
- Progress towards the delivery of a footpath along Griffin Road
- The provision of off road parking

Target(s):

- Net increase in the provision of off-road parking

Reference	Proposal	Location	Use
KET/2020/0297	Realignment of access road to substation	Lower Lodge Bungalow (fields adj), Harborough Road, Braybrooke	Other
NK/2021/0607	Agricultural storage shed	Wantage Farm Buildings, Harborough Road, Braybrooke	Other
NK/2021/0085	Erection of a grain store with additional hardstanding	Commons Farm, Kettering Road, (A6), Braybrooke	Other

10.19 **Comments:** In the past year 3 applications have been approved in Braybrooke, these are all for non-residential uses, two of which involve the development and redevelopment of agricultural buildings as well as the realignment of an access road to a substation within the parish of Braybrooke. The only application permitted inside the defined settlement boundary is the new agricultural storage shed.

10.20 Given the nature of the permitted applications the types of boundary treatments cannot be considered, nor can the provision of off-road parking. In addition, there has been no progress associated with the delivery of a footpath along Griffin Road.

Cranford – Policy CRA1 – Cranford Development Principles

Objective:

- To ensure that development in Cranford is of a suitable scale and character

Indicator(s):

- The provision of affordable housing in addition to the allocated sites
- The provision of a children's play area Highway improvements and tree planting on High Street
- Provision of street furniture
- Progress towards the delivery of a footpath along the River Ise
- Traffic calming and public realm improvements along the A43

Target(s):

- Net gain in the delivery of affordable dwellings
- Delivery of a children's play area
- Delivery of highway improvement and tree planting on High Street

Reference	Proposal	Location	Use
NK/2021/0302	3 no. single storey dwellings with parking and access	Leeks Farm, 8 - 10 Orchard Field (land to rear), Cranford	Residential
NK/2021/0578	Conversion of barn to 3 no. dwellings	Clarkes Barn, Cranford Road, Cranford	Residential

10.21 **Comments:** In the last monitoring year there have been 2 application permitted in Cranford, both of which were for 3 dwellings (totaling 6). Neither of these proposals include any provision for affordable housing in accordance with Policy CRA1 or will contribute to the delivery of a children's play area, highway improvements and tree planting on high street. However, this is because of their small scale. Despite this it is considered that the development permitted in Cranford in the last monitoring year is to be of a suitable scale and character.

Geddington - Policy GED1 – Geddington Development Principles

Objective:

- To ensure that development in Geddington is of a suitable scale and character

Indicator(s):

- Amount of open space lost
- No. of proposals granted planning permission which result in the subdivision of gardens or development of open land
- Types of boundary treatments used

Target(s):

- Net gain in the delivery of affordable dwellings

Reference	Proposal	Location	Use
KET/2020/0199	Change of use of part of recreation ground to car park with boundary treatment and erection of temporary ball-stop netting	Geddington Recreation Ground, Queen Street, Geddington	Other
NK/2021/0458	Demolition of house and outbuildings and erection of 1 no. house and garage, to include photovoltaic panels and ground source heat pump	Boughton Wood Lodge, Boughton Wood Lodge Road, Geddington	Residential

10.22 Comments: In the last monitoring year there were 2 applications permitted in Geddington one for residential use, involving the demolition of a house and its redevelopment and one non-residential, a change of use of the recreation ground to a car park. In relation to the former, does not include any provision for affordable housing. In relation to residential completions there were none in Geddington in the 21/22 monitoring year.

10.23 The residential application is located outside the settlement boundary for Geddington, while the non-residential application is on the edge of settlement with some of the site inside the boundary, with the remaining part outside, in open countryside. With regards to boundary treatments both the hedging and fencing proposed for these two respective applications were considered appropriate at the determination stage.

Grafton Underwood – Policy GRA1 – Grafton Underwood Development Principles

Objective:

- To ensure that development in Grafton Underwood is of a suitable scale and character

Indicator(s):

- Amount of open space lost
- No. of proposals granted planning permission which result in the subdivision of gardens or development of open land

Target(s):

- No net loss of open space
- No proposals which result in the subdivision of gardens or development of open land

10.24 **Comments:** No applications were permitted in Grafton Underwood during the 21/22 monitoring year. Therefore, there is no data on which to measure the indicators against. This will be monitored again next year and if any development is permitted this will be analysed with consideration for the objective, indicator, and target for this policy.

Great Cransley – Policy GRC1 – Great Cransley Development Principles

Objective:

- To ensure that development in Great Cransley is of a suitable scale and character

Indicator(s):

- Progress towards the provision of traffic calming along Loddington Road

Target(s):

- Delivery of traffic calming along Loddington Road

Reference	Proposal	Location	Use
NK/2021/0562	1no. Dwelling and double garage with associated access Variation of condition 2 of KET/2019/0790 in respect of amended plans	2 Loddington Road, Cransley	Residential
NK/2021/0093	Change of use of part of pub garden to domestic garden for 1A Loddington Road with provision of pedestrian access from Church Lane	The Three Cranes, Loddington Road, Cransley	Other
NK/2021/0140	Retaining wall to driveway and revised parking area	9 Bridle Way, Cransley	Other
NK/2021/0713	Change of use from an agricultural building to equestrian use	New Lodge Farm, Church Lane, Cransley	Other

10.25 **Comments:** In the last monitoring year there were 4 applications permitted in Great Cransley, both for non-residential uses. The first being the change of use of a pub garden to domestic garden and the other also a change of use, from an agricultural building to equestrian use. Neither of these applications are likely to contribute to the delivery of traffic calming along Loddington Road, as advised by GRC1, however it is recognised that such improvements are only likely to be facilitated through residential development of a different nature and scale.

Harrington – Policy HAR1 – Harrington Development Principles

Objective:

- To ensure that development in Harrington is of a suitable scale and character

Indicator(s):

- Location and type of development
- No of proposals granted planning permission which involve the subdivision of gardens

Target(s):

- No proposals which result in the subdivision of gardens or development of open land

10.26 **Comments:** No applications were permitted in Grafton Underwood during the 21/22 monitoring year. Therefore, there is no data on which to measure the indicators against. This will be monitored again next year and if any development is permitted this will be analysed with consideration for the objective, indicator, and target for this policy.

Little Oakley – Policy LOA1 – Little Oakley Development Principles

Objective:

- To ensure that development in Little Oakley is of a suitable scale and character

Indicator(s):

- Location and type of development
- Progress towards the provision of traffic calming along the main streets

Target(s):

- Delivery of traffic calming measures along the main streets

Reference	Proposal	Location	Use
KET/2020/0876	Conversion and extension of existing barns to 1 no. dwelling including demolition of an agricultural barn, with new shared vehicular access	Moat Farm (barns adj), Corby Road, Little Oakley	Residential
NK/2021/0512	Single storey side extension to nursery	Cobley Lodge Farm, Stamford Road, Little Oakley	Other
NK/2021/0601	Change of use from agricultural to mixed use of agricultural and equestrian. Erection of agricultural building	1 Corby Road (land to North of), Little Oakley	Other

10.27 **Comments:** 3 applications were permitted in Little Oakley during the last monitoring year, 2 of which were for non-residential uses, with the remaining proposal for the conversion of a barn to a single dwelling. 2 of these applications are located within the defined settlement boundary for Little

Oakley, with one of the non-residential proposals, an extension to an existing nursery outside of the boundary. Although development of this nature or scale is not expected to contribute to traffic calming in the village in accordance with Policy LOA1, no progress has been made in relation to this during the last monitoring year. However, the development that was consented is considered to be of a suitable and character and scale for the village.

Loddington – Policy LOD1 – Loddington Development Principles

Objective:

- To ensure that development in Loddington is of a suitable scale and character

Indicator(s):

- Location and type of development
- Provision of gateway enhancements at either end of Harrington Road

Target(s):

- Delivery of gateway enhancements at either end of Harrington Road
- Provision of footpath improvements links towards Thorpe Malsor and a direct off-road link to Kettering

Reference	Proposal	Location	Use
KET/2020/0295	Formalisation of existing access track comprising the laying of a gravel filled eco-grid system edged with a flush level kerb stones	Mawsley Lodge, Mawsley Lane, Loddington	Other
NK/2021/0034	Retention of mail order business from home workshop, including use of the workshop for light engineering operations associated with the sale of bird related equipment. (KET/2018/0937)	4 Richardsons Lane, Loddington	Other

10.28 **Comments:** In the last monitoring year there were no residential applications permitted in Loddington, although two non-residential applications, including the formalization of an access track and the retention of a mail order business from a home workshop, were. The former, is located outside the defined settlement boundary for Loddington, whilst the latter, is located within the boundary.

10.29 Neither of these applications, would be expected to contribute to the facilitation of gateway enhancements and footpath improvements in the village, as set out in Policy LOD1. Also, given the relatively scale and nature of these proposals, these proposals are considered to of a suitable and character for Loddington.

Mawsley – Policy MAW1 – Mawsley Development Principles

Objective:

- To ensure that development in Mawsley is of a suitable scale and character

Indicator(s):

- Location and type of development
- Provision towards the provision of allotments

Target(s):

- Provision of allotments

Reference	Proposal	Location	Use
KET/2020/0610	Redevelopment of farmyard to horse rehabilitation centre with ancillary dwelling, and livery	Loddington Coppice Old Road Mawsley	Residential
KET/2019/0663	Development of over 55s accommodation comprised of 29 no. apartments, access, parking, communal facilities, and associated works	Hawthorn Avenue. Mawsley	Residential

10.30 Comments: There were two residential applications permitted in Mawsley during the last monitoring year, totaling 30 dwellings, with the majority of this being for a complex of 29 apartments for over 55s with the defined boundary. The other application is for an ancillary dwelling associated with a horse rehabilitation centre, located outside of the defined settlement boundary for Mawsley. It is not anticipated that either of these developments will assist or contribute to the facilitation of the provision of allotments in the settlement.

Newton – Policy NEW1 – Newton Development Principles

Objective:

- To ensure that development in Newton is of a suitable scale and character

Indicator(s):

- Location and type of development
- Enhancements to paving within the village
- Improvements to the access to the farm shop

Target(s):

- The delivery of enhancements of paving within the village
- The provision of improved access to the farm shop

Reference	Proposal	Location	Use
KET/2020/0871	Erection of cereal processing plant, conveyors, silos and ancillary structures and car park with associated landscaping and infrastructure	Northants APC, Newton Road (North of), Newton	Other

10.31 Comments: During the 21/22 monitoring year there was only one application approved in Newton. This was for cereal processing plant outside the defined settlement boundary for Newton. Given the nature of this proposal it is not expected that this development will facilitate the delivery of paving within the village or improved access to the farm shop. Although this proposal is a relatively large scale, in relation to the settlement of Newton, which is small in nature, as an agricultural related industry, it is considered to be of benefit to the rural economy.

Pytchley – Policy PYT1 – Pytchley Development Principles

Objective:

- To ensure that development in Pytchley is of a suitable scale and character

Indicator(s):

- Location and type of development
- Progress towards the provision of improvements to the recreation ground
- Progress towards the provision of a safe pedestrian/cycle route to Kettering
- Progress towards the provision of traffic calming measures

Target(s):

- Delivery of improvements to the recreation ground
- Delivery of a safe pedestrian/cycle route to Kettering
- Delivery of traffic calming measures

Reference	Proposal	Location	Use
NK/2021/0609	1 no. dwelling. Insertion of window to front and patio doors to rear of existing dwelling	31 Orlingbury Road, Pytchley	Residential

10.32 **Comments:** There was only 1 application permitted in Pytchley during the last monitoring year, this was for 1 dwelling within the defined settlement boundary for Pytchley. Given the small-scale nature of this proposal, it is unlikely to contribute to the delivery of improvements to the recreation ground, a new pedestrian/cycle route to Kettering or traffic calming measures. Also because of the scale and nature of development permitted being relatively small and minor it is of a suitable scale and character for the settlement.

Rushton – Policy RUS1 - Rushton Development Principles

Objective:

- To ensure that development in Rushton is of a suitable scale and character

Indicator(s):

- Location and type of development
- Progress towards the provision of a footpath along the Ise Valley to Triangular and through to Desborough

Target(s):

- Delivery of a footpath along the Ise Valley to Triangular and through to Desborough

Reference	Proposal	Location	Use
NK/2021/0310	Larger workshop and offices to replace existing	Storefield Plant, Station Road, Rushton	Other
NK/2021/0490	Extension and alterations to leisure facilities	Rushton Hall, Desborough Road, Rushton	Other
NK/2021/0680	Creation of temporary access	Glendon Road (land off), Rushton	Other
NK/2021/0925	Machinery and equipment storage building	Homefield Grange, Manor Road, Rushton	Other

10.33 **Comments:** During the last monitoring year there were 4 applications permitted in Rushton, all of which were non-residential. These applications were for retail, leisure, and agricultural uses, all of which are located outside the defined settlement boundary for the settlement.

10.34 Given the type of these proposals, these are unlikely to assist the delivery of a footpath along the Ise Valley to Triangular Lodge and through to Desborough. At present no other progress has been made in this regard.

Stoke Albany – Policy STA1 – Stoke Albany Development Principles

Objective:

- To ensure that development in Stoke Albany is of a suitable scale and character

Indicator(s):

- Location and type of development
- Progress towards the provision of a highway and public realm improvements
- Progress of traffic calming measures
- Progress towards the provision of a safe, paved footpath connection with Wilbarston

Target(s):

- Delivery of highway and public realm improvements
- Delivery of traffic calming measures
- Delivery of a safe, paved footpath connection with Wilbarston

Reference	Proposal	Location	Use
KET/2020/0907	18 no. dwellings to include gardens, parking, access, infiltration basin and open space to include semi-natural woodland planting and associated works	Harborough Road (land South of), Stoke Albany	Residential

10.35 Comments: Only 1 application was permitted in Stoke Albany during the last monitoring year, this was for 18 dwellings on Harborough Road, inside the defined settlement boundary for the settlement. This site is also an allocated site in the rural area. With regards to the delivery of highway and public realm improvements, the development does not contribute to wider improvements in the village beyond that required as part of the development in isolation. This is also the case for traffic calming measures and the footpath connection to Wilbarston, also referenced in Policy STA1. However, the development will provide benefits to the community, with the provision of affordable housing, open space, as well as education and library contributions.

Sutton Bassett – Policy SUT1 – Sutton Bassett Development Principles

Objective:

- To ensure that development in Sutton Bassett is of a suitable scale and character

Indicator(s):

- Location and type of development
- Progress towards the delivery of a new footpath link to Dingley Lane

Target(s):

- Delivery of a footpath link to Dingley Lane

Reference	Proposal	Location	Use
NK/2021/0930	Change of use of amenity land to property curtilage	Queens Head Inn, Main Street, Sutton Bassett	Other

10.36 **Comments:** During the last monitoring year only 1 application was permitted in Sutton Bassett, this was a change of use from amenity land to property curtilage, located with the defined settlement boundary for the village. Given the nature and scale of this proposal it is unlikely to assist in any progress towards the delivery of a new footpath link to Dingley Lane. No other progress has been made in relation to meeting this target.

Thorpe Malsor – Policy THM1 – Thorpe Malsor Development Principles

Objective:

- To ensure that development in Thorpe Malsor is of a suitable scale and character

Indicator(s):

- Location and type of development
- Progress towards the provision of a small extension to the public footpath to include the north-east edge of the village along Short Lane
- Provision of improvements to the gateways into the village

Target(s):

- Delivery of a small extension to the public footpath to include the north-edge of the village, along Short Lane

Reference	Proposal	Location	Use
NK/2021/0043	Demolition of existing agricultural building and erection of new grain store building	Agricultural Yard, Kettering Road (land off), Thorpe Malsor	Other

10.37 **Comments:** During the last monitoring year only 1 application was permitted in Thorpe Malsor. This was for the demolition of an existing agricultural building and erection of a new grain store, outside of the defined settlement boundary for the village. Given the scale and nature of this application, it is unlikely to assist in the delivery in the provision of any enhancements to footpaths or the gateways into the village as set out in Policy THM1.

Warkton – Policy WAR1 – Warkton Development Principles

Objective:

- To ensure that development in Warkton is of a suitable scale and character

Indicator(s):

- Location and type of development, particularly involving the infill or loss of open fields, paddocks, and gardens
- Progress towards the provision of new paving and street furniture

Target(s):

- Delivery of new paving and street furniture

10.38 **Comments:** No applications were permitted in Warkton during the 21/22 monitoring year. Therefore, there is no data on which measure the indicators against. This will be monitored again next year and if any development is permitted this will be analysed with consideration for the objective, indicator, and target for this policy.

Weekley – Policy WEK1 -Weekley Development Principles

Objective:

- To ensure that development in Weekley is of a suitable scale and character

Indicator(s):

- Location and type of development, particularly involving the infill or loss of open fields, paddocks, and gardens
- Progress towards the provision of new paving and street furniture

Target(s):

- Delivery of new paving and street furniture

10.39 **Comments:** No applications were permitted in Weekley during the 21/22 monitoring year. Therefore, there is no data on which measure the indicators against. This will be monitored again next year and if any development is permitted this will be analysed with consideration for the objective, indicator, and target for this policy

Weston by Welland – Policy WES1 – Weston by Welland Development Principles

Objective:

- To ensure that development in Weston by Welland is of a suitable scale and character

Indicator(s):

- Location and type of development, particularly involving the subdivision of gardens and the replacement of traditional farm buildings
- Progress towards the provision of traffic calming measures
- Progress towards the provision of improvements to the gateways into the village
- Progress towards the provision of improvements to the footpath connections to wider footpath network

Target(s):

- Delivery of new paving and street furniture

10.40 **Comments:** No applications were permitted in Weston by Welland during the 21/22 monitoring year. Therefore, there is no data on which measure the indicators against. This will be monitored again next year and if any development is permitted this will be analysed with consideration for the objective, indicator, and target for this policy.

Wilbarston – Policy WIL1 – Wilbarston Development Principles

Objective:

- To ensure that development in Wilbarston is of a suitable scale and character

Indicator(s):

- Location and type of development
- 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

Target(s):

- Delivery of public realm, gateway and traffic calming improvements along Carlton Road and School Lane as well as Main Street and Carlton Road

Reference	Proposal	Location	Use
NK/2021/0744	Change of Use from butchers shop/associated buildings to a residential dwelling	2 Main Street, Wilbarston	Residential

10.41 **Comments:** During the last monitoring year only 1 application was permitted in Wilbarston. This was for a change of use from a butcher's shop to a residential dwelling, inside the settlement boundary for the village. Given the scale and nature of this application, it is unlikely to assist in the delivery in the provision of any enhancements to public realm, gateways into the village or traffic improvements as set out in Policy WIL1.