

Ref. GA/AM/01518/L0008am

22<sup>nd</sup> February 2021

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

***By email:*** [Planning.policy@shropshire.gov.uk](mailto:Planning.policy@shropshire.gov.uk)

Dear Sir / Madam,

**Response to Shropshire Local Plan Review: Regulation 19 Consultation  
In respect of Land at Battlefield Farm, Shrewsbury (Site Reference 197VAR)  
On behalf of Manor Oak Homes**

Thank you for the opportunity to comment on the Shropshire Local Plan Review: Regulation 19 Draft Plan. Set out below is our response on behalf of our client, Manor Oak Homes.

Manor Oak Homes have responded at each consultation stage of the emerging Local Plan Review (LPR) and this response follows a substantial level of engagement with the Council, including a series of meetings with officers, which have taken place to coincide with each consultation stage. Those meetings focussed specifically on our client's land at Battlefield Farm, Shrewsbury (Site Reference 197VAR) and lead to the proposed allocation of the site for employment use in the Regulation 18 Plan published for consultation in August 2020. Having engaged in such a positive and collaborative way, our clients are extremely disappointed now to find that the Regulation 19 Plan no longer proposes the allocation of their site. Further to this, and partially as a result of the deallocation of this vital source of employment floorspace, we have renewed concerns regarding the soundness of the proposed employment land strategy and the plan as a whole.

A plan showing the location of Battlefield Farm comprising the extent of the previous draft allocation and the additional land in the ownership of our client can be found at **Enclosure 1**.

**Background**

This submission focuses on the soundness of the employment strategy set out in the current draft of the LPR, one that fails to properly reflect the findings of the evidence base and to make adequate provision for the supply of commercial land required to ensure that the economic objectives of Shropshire, and indeed the neighbouring Black Country, can be fulfilled. The proposed strategy has evolved from what we consider to be an inconsistent

and unjustified approach taken by the Council in arriving at a set of allocations and policies that meant to present a mechanism for meeting both the County's qualitative and quantitative employment needs over the plan period.

Land at Battlefield Farm was identified as a key employment allocation in the Regulation 18 draft of the plan published in September 2020. It was however deleted just prior to the publication of the current Regulation 19 document. What makes this change most perplexing is the fact that this was an allocation invited by officers following an earlier Regulation 18 consultation in November 2018 and the acceptance by the Council that there was a need for more employment land to be allocated. This position corresponded almost exactly with our client's response to the Regulation 18 Plan, which identified that there would be a deficit of at least 9ha of employment land at the town in the absence of further allocations. Nothing has changed since this time – either in respect of the level of need or indeed the recognised merits and constraints of our client's land – that would support the deletion of the allocation now.

We were advised of the Council's decision to remove our client's site as a draft allocation at the end of November 2020 and a meeting was held with officers on 1<sup>st</sup> December 2020 so that they may explain the reasons for the decision. As we understand it, these are twofold: firstly, that the newfound preference of the Council is to deliver additional employment land to respond to the needs of specific end users due to the difficulties caused by the introduction of the new Use Class E; and secondly that the allocation of our client's site would result in a new direction of growth at the town beyond the A49.

The lack of foundation for both reasons, along with the inconsistency in the Council's decision making during the LPR process, is explored in detail in this submission, having regard to:

- Quantitative employment need, both in Shrewsbury and more widely;
- Qualitative employment need, particularly in respect of the short-term requirements of the County;
- Critical issues in respect of the deliverability of the Council's key additional employment allocation at Shrewsbury on land to the West of the A49; and
- The overall suitability of our client's land as a vital strategic employment location with the importance of its reinstatement as an allocation.

During the discussions in December 2020 officers sought to reassure us that as re-drafted the Plan now contains mechanisms to allow sites such as our client's to be delivered other than via an allocation. These, we understand, are contained within the provisions of draft Policies SP12, SP13 and SP14. However, we do not consider that as worded these policies (SP14 in particular) would provide the necessary flexibility to allow the delivery of a multi-premises employment development of any sort of strategic scale if a likely need were to be identified. Instead, they are only fit to secure either large single-user premises or a dispersed network of sporadic, unsustainable and ultimately unreliable piecemeal development of smaller premises due to the requirement to identify end users from the outset. While our client's principal case is for the allocation of their land, we also provide our comments on the soundness of these policies as a mechanism to meet any shortfall in employment land delivery.

### **Quantitative Employment Need**

One of the principal concerns of our client is that the provision of employment land identified in the Regulation 19 draft Plan is inadequate to meet the strategic needs of the town. This was an issue that dogged the plan through the early part of the review process and one we had considered had been largely resolved following the allocation of 9ha of our client's land for employment uses at the Council's request.

The quantitative need for employment land for both Shropshire and Shrewsbury identified in the Regulation 19 plan was first identified at the outset of the LPR consultation. This was based on a starting point of a minimum of 300ha of employment land over the plan period derived from the Oxford Economics Growth Forecast published

in 2016. Drawing on this information the quantitative employment need for both the plan area and Shrewsbury in particular was first confirmed in the Council's 'Preferred Scale and Distribution of Development' document, published in October 2017. Since this time both the spatial strategy for the plan area, the role of Shrewsbury as a focal point for growth and the quantum of development required has remained essentially unchanged.

The document identified Shrewsbury as the main Growth Area in the District. It recognised that, over the plan period between 2016 and 2036, Shrewsbury is expected to deliver a large proportion of Shropshire's residential and economic growth. In total some 8,600 dwellings and a minimum of 90ha of employment floorspace (a figure that has since risen to 100ha in the Regulation 19 draft) is to be delivered at the town between 2016 and 2036. This resulted in the identification of an initial residual requirement of at least 3,600 dwellings and a minimum of 50ha of employment land to be secured by way of additional allocations.

The consultation document referred to the importance of the existing urban extensions to the south and west of Shrewsbury to deliver the growth required by the town. At the same time, it made it clear that further balanced growth must be facilitated through the identification of additional suitable and deliverable sites on the fringes of the urban area.

The Council then published its next Regulation 18 consultation ('Preferred Sites') in November 2018. This identified the favoured growth strategy across the settlement network of Shropshire including updated quanta and locations for development. It included a specific section covering Shrewsbury, entitled the 'Shrewsbury Place Plan Area', which set out the strategy that officers considered would best meet the needs of the town described in the October 2017 consultation document. Specific to employment uses the document confirmed that to meet the minimum 50ha shortfall of employment provision at the town it was intended to allocate approximately 65ha (gross) of new commercial land. This was to be split between two sites – 20ha as part of one of the strategic urban extensions to the west of the town at Mytton Oak and a further standalone site of 45ha on land to the west of the A49.

At this stage in the review process the Manor Oak Homes site was being promoted as a residential-led urban extension, including approximately 7.5ha of employment land. Following the consultation, officers invited an amended submission comprising the employment element of the site only due to concerns in respect of a potential deficit in supply at Shrewsbury. This prompted Manor Oak Homes to investigate the pipeline of employment provision further, research which corroborated the Council's concerns.

What transpired, following a review of the proposed employment allocations described above was that both are subject to site-specific constraints which will impact the pace at which they can be delivered and, in respect of the land west of the A49, the likely net developable area (in that it is constrained by a variety of heritage and environmental constraints including the encroachment of the River Severn floodplain). Specifically, it was identified that even following the inclusion of these allocations there would be a deficiency of approximately 9ha of employment land at Shrewsbury. These findings were made clear in our client's response to the Preferred Sites consultation along with the availability of the employment land for allocation following the removal of the residential element. Our updated findings on these sites are set out later in this submission.

In a clear response to the findings of our client's previous submission the August 2020 Regulation 18 Plan (the 'Pre-Submission Draft') proposed the allocation of a 9ha parcel of our client's land equal to the deficit in supply. This represented a positive response to the deficiencies in the Council's delivery strategy and would have ensured that the plan observed the requirements of paragraph 81 of the NPPF in respect of employment land provision in that it sought to *"set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period"*. Accordingly, our client responded to the Pre-Submission consultation with a substantial package of information demonstrating the availability and deliverability of the land along with its compliance with all other emerging policies.

In this context, the Council's change in strategy as presented in the Regulation 19 draft has come as something of a surprise to our client. Considering the long established quantitative need for at least 90ha of employment land in Shrewsbury, 50ha by way of new allocations, the decision to both delete our client's site as a draft allocation and reduce the employment element of the Mytton Oak development from 20ha to 5ha seems extremely ill-founded. This is particularly so given the level of employment land required in the town from 90ha to 100ha (as stipulated by Policy S16.1) likely due to the need to deliver 30ha of additional employment land to meet the needs of the Black Country.

### **Qualitative Employment Need**

Not only would there be a quantitative deficit in employment land, but it is also clear that the draft Plan does nowhere near enough to exploit the growth of e-commerce, tech, research and food science and production industries related to the local agricultural landscape. There will be a clear need for the provision of smaller, modern and flexible commercial premises in the town that simply will not be satisfied by the current tapestry of draft allocations and existing commitments.

One of the key objectives of the Council is to use the Local Plan to influence the implementation of the Economic Growth Strategy for Shropshire 2017-2021. The identification of deliverable employment sites within the plan will therefore be every bit as vital to the growth of Shrewsbury as the allocation of sites for housing. The Economic Growth Strategy 2017-2021 specifically seeks to ensure that 'balanced' growth is achieved – that Shropshire can deliver a wide range of employment premises alongside its housing commitments. Central to this is the ability to balance the high demand for Class B2 and B8 premises with job creation in higher value knowledge-based and research and development sectors (Class B1b and B1c in particular).

Two of the specific objectives of the Growth Strategy that can be directly assisted by our client's proposals are:

- To direct economic growth towards a number of specified transport corridors and economic hubs in the County, two of which are identified as the Shrewsbury urban area and the A49 corridor; and
- To target growing and under-represented sectors, including research and development and creative and digital technologies.

Reflecting the Growth Strategy, paragraph 3.24 of the 2017 Preferred Scale and Distribution of Development consultation document sought development that would contribute towards the *"potentially more attractive range, choice and location of sites to stimulate the preferred growth and desired changes to the Shropshire economy"*. This mission statement essentially formed the start point for the Council's search for preferred employment sites.

The revised employment strategy for Shrewsbury set out in the Regulation 19 Plan does not however provide an adequate platform for this step change in inward investment. Insufficient sites are now identified to enable the swift delivery of premises capable of meeting the needs of the growing tech and research sector as well as businesses ready to relocate and invest in Shropshire largely through the failure to allocate sites that are available now and offer both a guaranteed site for relocation along with a flexibility of format.

This is despite clear evidence on the ground of recent growth in the research, tech and food sectors, albeit on a largely piecemeal basis across the County. It is noted that the 2016-17 Annual Monitoring Report for Shropshire (dated March 2018 and still the most up-to-date document of its kind published by the Council) identifies a steady decline in the delivery of Class B1(a), B2 and B8, albeit it is acknowledged that there remains a demand for these uses. In parallel there has been an increase in both the delivery of and demand for Class B1(b) and B1(c) uses. Specifically, the growth in the Class B1(b) and (c) sector appears to have taken place away from Shrewsbury and across a network of 'Community Hubs' spanning the more rural areas of Shropshire. Due to the ability of these

hubs to deliver more bespoke units at a lower market rate, the smaller settlements have inevitably drawn a high proportion of start-ups and pioneer uses away from the current employment allocations and SUEs around Shrewsbury. There is therefore a need for sufficient sites at Shrewsbury as the primary centre for economic growth and most sustainable location in Shropshire to balance the delivery of traditionally popular, albeit space intensive, Class B2 and B8 uses with the emerging trend of new Class B1b and B1c uses.

This shortage of sites in Shrewsbury was an issue identified at paragraphs 9.33 and 9.34 of Lichfield's Economic Needs Assessment Interim Report, published in December 2020, which noted that *"the SLAA identifies sites that are considered acceptable for economic development. We note that in the areas that would likely see the highest demand, there are very few sites that are identified as 'Accepted' (i.e. those taken forward as allocations) and therefore able to fulfil demand in the short term. There are a range of sites across the Council area that are identified as having long term potential"*.

The assessment then goes on to warn about the risks associated with this strategy, stating that *"the shortage of sites considered appropriate for development in the short term may mean that Shropshire is unable to maximise on the opportunity that the growth of e-commerce and 'reshoring' or 'on-shoring' provides"*. This statement presents a clear challenge to the Council to do more to secure attractive and marketable smaller flexible premises in the early years of the plan period.

It is evident however that the draft Plan does not allow for such a pipeline – to meet the needs of these or indeed other growing sectors in the Shropshire area. The current employment strategy of the plan does little to encourage immediate investment. Appendix 7 sets out the estimated delivery timetable for all of the draft allocations. Whilst it identifies that the Mytton Oak urban extension will likely deliver from the first year of the plan onwards this does not identify during which phase the 5ha of employment land will come forward. Similar to the delivery of the existing urban extensions at the town, it is certainly not anticipated that this will be first phase land. Otherwise, the delivery of the main employment allocation at the town is not programmed until 2025 at the earliest.

Further to this and following our own review of current live planning applications in Shrewsbury (as of 21<sup>st</sup> January 2021) there is only one single extant detailed application for a standalone Class B1 unit relating to Plot 2B of the Anchorage Business Park (application reference 20/04712/REM, validated on 16<sup>th</sup> November 2020). There will therefore only be a very limited number premises available for research and development uses coming forward as part of the current pipeline of commercial land, and there is a clear and demonstrable need, as justified by the Council's own evidence base, to allocate further sites. In addition, there is limited land available across the town for anything other than traditional business park uses seeking a single-plot format premise.

Having been proposed for allocation in the Regulation 18 Plan, our client's land at Battlefield Farm is perfectly suited to meeting the qualitative needs identified above, and quickly. It would offer flexibility as a location for a single significant investor use all the way through to incubator units for emerging tech,. Drawing on the analysis of the local employment market report prepared by Andrew Dixon and Co and submitted alongside the last representation it was confirmed that *"there would be a good demand for an employment site in this particular location, both in the immediate term and in the future (ie over the next 10 years). The site offers an opportunity to deliver a marketable commercial development devoid of any physical, legal or infrastructure constraints, and is well related to the urban area and the local strategic highways network. It is also well placed to exploit existing pedestrian and transport links to the nearby range of employment, commercial and community uses, as well as Shrewsbury town centre"*. It concludes by stating that the site would *"consequently play a key role in ensuring that the Local Authority can provide a flexible and deliverable supply of employment land in Shrewsbury"*.

In terms of timescales for delivery we would expect our client's site to be developed quickly and likely in a maximum of two phases. This optimism is built on the market attractiveness of the location and the keenness of our client to ensure the site comes forward as quickly as possible. Indeed, our client has already begun the soft

marketing of the land and initial end-user interest has already been secured – this comprises a clear eagerness from a range of businesses seeking accessible business land well connected to Shrewsbury and the highway network. On this basis we would anticipate the quicker delivery of the site in its entirety, likely over the short to medium term of 2020 through to 2030 at the latest. In short, our client’s land is extremely well placed to positively respond to the qualitative deficiencies in employment land in the town that will occur in the very early years of the plan period.

### **Review of Candidate Employment Sites at Shrewsbury**

Set against the residual baseline requirement of 50ha of new employment land in Shrewsbury only two additional employment allocations are proposed within the Regulation 19 plan. The first of these is merely a constituent parcel of the much larger Mytton Oak development, while the second is a standalone 45ha plot of land to the west of the A49 situated around 1.5km to the south of our client’s land on the eastern edge of Shrewsbury. Not only do these sites combined fall below the net residual requirement for additional employment land in the town (see our analysis below) but there also exist significant issues regarding the delivery of the land to the west of the A49 in its totality.

Our assessment of the deliverability of each site, serving as an update to a similar review undertaken and submitted as part of our client’s response to the Regulation 18 ‘Preferred Sites’ stage, is set out below.

#### ***SLAA Sites SHR158/SHR060/SHR161: Land Between Mytton Oak Road and Hanwood Road***

This site comprises part of a mixed-use urban extension to the south west of the town, which in total will provide for around 1,500 dwellings and 5ha of commercial land. It is notable that since the publication of the Regulation 18 Plan in September 2020 the commercial land element has reduced from an initial 20ha.

Development will be guided by an agreed masterplan reflecting the objectives of the Big Town Plan. The Preferred Sites document state that due to the scale of the allocation it is likely delivery will continue beyond 2036 and into the next plan period. It does not provide any indication of a phasing strategy and at what point the employment land is expected to come forward.

The plan identifies that there are significant opportunities to provide enhancements to the local infrastructure network – primarily highways, green infrastructure and community and leisure uses – as part of the development. Vehicular access will be provided via a circular link road between Mytton Oak Road and Hanwood Road. Improvements to the local and strategic road networks will be funded by the development. Paragraph 5.224 of the LPR indicates that a significant amount of up-front work must take place by the site promoters prior to first delivery. This will include master planning and an understanding of how supporting infrastructure will be secured and delivery phased. Its delivery will inevitably also be reliant on a high level of coordination between a variety of landowners and stakeholders in both the production of the masterplan.

It is therefore uncertain what lead in time will be required prior to the delivery of the employment land. As it is most likely that the first phases of development will comprise the higher value residential land capable of subsidising the up-front infrastructure delivery, it is anticipated that the delivery of the employment uses will only take place later in the plan period.

#### ***SLAA Site SHR166: Land to the West of the A49***

Site SHR166, located between the A49 to the east and a meander of the River Severn to the west, represents the emerging Plan’s main employment allocation for Shrewsbury. The site has a long list of constraints which would severely restrict its net developable area.



The table that accompanied paragraph 19.13 of the Regulation 18 'Preferred Sites' Plan, which showed that whilst the allocation extends to some 45ha it will likely yield only 18ha of developable employment land. This gross to net analysis was not repeated in either the Pre-Submission draft of the plan nor the current Regulation 19 draft. Such a low yield does, however, accord with our own analysis of the constraints of the site discussed below.

Whilst it is acknowledged that the minimum 50ha of employment land to be allocated in the plan is gross it is still realistic to expect that any new sites would have a gross to net ratio of at least 60% to ensure they can effectively meet the employment needs of the town. Site SHR166 presents a gross to net ratio of below 40%. This difference in itself presents a likely net requirement for at least 9ha of additional employment land to be provided elsewhere in the town.

The full range of constraints are identified in a combination of the Council's Sustainability Appraisal and Site Assessment papers. An investigation of each constraint, and the extent of any likely mitigation, is set out below:

- **Flooding:** The site comprises low lying ground immediately adjacent to the River Severn and partially within its flood plain. The strip of the land nearest the river – in Flood Zones 2 and 3 - is undevelopable with portions of the wider site susceptible to surface water flooding. These constraints combined would require a scheme of on-site surface water attenuation that may account for a notable proportion of the developable area;
- **Ecology:** The site abuts a Local Wildlife Site (the River Severn corridor). Any development would have a heightened impact on local biodiversity. It is not clear whether the site has been subject to any ecological surveys and whether it potentially supports foraging, nesting or migration;
- **Loss of Agricultural Land:** The site comprises Grade 2 farmland, defined as 'best and most versatile land' in the National Planning Policy Framework (NPPF). Footnote 53 of the Framework states that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality;
- **Heritage Impact:** The Site Assessment paper identifies that the land may affect the setting of Haughmond Hill and Queen Eleanor's Bower ringwork, both Scheduled Ancient Monuments lying to the east of the site. Whilst the responses to the Pre-Submission draft of the plan have been published alongside a 'Respondent Reference' rather than the name of the party it appears obvious that Historic England (we assume Respondent Reference A0997B11) has objected on this basis, with the comment stating that "*we would refer you to our previous comments in respect of the 2019 Strategic Sites consultation and historic environment elements...(which) include objection to allocation of Site SHR166 in Shrewsbury*".

In parallel with this response, we note that the site promoter (Respondent Reference A2403B12 but self-accredited in their comments as the Sundorne Estate) states that a Heritage Report was submitted to the Pre-Submission consultation covering this matter. From the respondent comments it appears to downplay the importance of the potential archaeological value of the site due to the deleterious effects of the A49 – it does, however, seem hard to conclude that such an impact would not already be known about and taken account of by Historic England when it made its comments. In addition, the response of the Estate downplays the impact the development of the site would have on the setting of Haughmond Hill. This is a matter of scale and degree and ultimately one of professional opinion. The view of Historic England is clearly that it would be harmful to the setting prompting the objection.

Even in the event that it is concluded that *some* development can take place on the site without causing significant harm to heritage assets due to the nature of the archaeological interest in the site and without the benefit of a substantial scheme of upfront archaeological assessment, it remains a possibility that there may be a need to preserve these remains in situ. This would require a bespoke design solution on site which would

limit the net developable area. Irrespective, the conclusions of this Heritage Report are yet to be corroborated by Historic England and as such their objection remains outstanding and unresolved;

- **Landscape Impact:** The visual prominence of the site is identified as a constraint in both the Sustainability Appraisal and Site Assessment papers. Both identify it as having a high landscape sensitivity in respect of employment development. The need to provide landscape buffers on its eastern and western edges would both reduce the net developable area of the site significantly whilst limiting its visual prominence from the A49, thus potentially impacting on its overall market attractiveness; and
- **Sustainable Travel:** The site is entirely detached from the urban area of Shrewsbury by the River Severn and its corridor. This severs it both visually and physically from the town. It therefore fails to benefit from any existing footpath, cycle or road links from the town. In addition, no public transport services pass the site along the A49. The ability to provide it with bus services in future would require either a significant diversion of an existing service or a new dedicated service of its own. Such poor levels of connectivity are at odds with the vision set out in the Big Town Plan that seeks to achieve, amongst other objectives, a walkable town. Indeed, it is realistic to conclude that users of the site will be almost entirely dependent on accessing it by private car.

**Based upon the above, it is evident that, even if the allocated sites were to yield their anticipated levels of development, there would be a deficit in provision in Shrewsbury of at least 5ha gross rising to approximately 12ha (net). Further the earliest either of these sites would be likely to deliver any employment floorspace would be beyond 2025 and certainly not in the short term.**

Therefore, a clear need exists for additional allocations. This would increase flexibility in supply ensuring local plan targets are met and the plan accords with the tests of soundness set out in the NPPF. Currently as drafted the plan fails to effectively deliver the employment needs of either Shropshire or Shrewsbury, is not justified with reference to the evidence base of the plan nor does it adequately reflect the desire of national policy for plans to provide a clear strategy to meet their area's objective needs. We once again reiterate the importance of allocating our client's land as an additional employment site at the town.

#### ***Land at Battlefield Farm (Site 197VAR)***

Against the backdrop of the quantitative and qualitative issues discussed above, the Council's inclusion of our client's land at Battlefield Farm in the recent Regulation 18 Pre-Submission draft was entirely logical and represented a positive response to the issues raised by the Council's own evidence base. Across both our client's response to the previous Regulation 18 'Preferred Sites' consultation and then to the Pre-Submission draft itself a substantial suite of technical and marketing information has been provided to officers demonstrating that our client's site is both entirely devoid of any physical and environmental constraints and is located in a sustainable and commercially desirable location for prospective future investors.

Somewhat perversely, and despite the compelling case put forward in respect of both the merits of our client's land and the issues faced by the additional proposed employment sites in the town, we now encounter a position where the 9ha parcel at Battlefield Farm no longer features in the Regulation 19 LPR. Insufficient clarity is provided in the updated evidence base for the plan to explain or justify the Council's change in stance, particularly considering that the main issue of the location to the east of the A49 was self-evidently juggled at the point of its draft allocation. For comparisons sake, prior to the identification of the site in the Regulation 18 Pre-Submission draft, the assessment in the Council's SLAA stated as follows:



*"Long Term Potential - Subject to Further Detailed Assessment*

*The site is considered available; achievable; and viable (subject to any further necessary viability assessment). The site is located in open countryside, consequently suitable employment development is limited to small scale rural enterprise and diversification schemes. However, the site may have long term potential for other forms of employment development, subject to appropriate changes to policies affecting this location and suitable management of the physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Such constraints include the separation of the site from the built form of the settlement by the A49."*

Notwithstanding the fact that the site was proposed for allocation in September 2020, the updated assessment of the site undertaken for the purposes of the Sustainability Appraisal accompanying the plan (dated December 2020), now concludes that:

*"The site would represent a major new direction of growth for the town to the east of the A49 by-pass, which is considered to cause a significant degree of physical and perceived severance from the main urban area. It is not considered necessary to grow the town for in this major new direction, especially in the light of the availability of more sustainable options to the west of the town."*

No additional technical constraints have been identified and it goes without saying that the location of the site and its relationship with the urban area has remained a constant throughout the plan process – in identifying the site as an allocation in the Pre-Submission draft it was clearly accepted by officers that the site would be able to come forward without any prejudice to the settlement pattern of Shrewsbury. Irrespective, the option is now confusingly branded as a "major new direction of growth", largely due to the breach of the artificial boundaries to the town formed by the strategic road network. This is, of course, an incorrect and ill-founded conclusion. On the contrary, as has been presented consistently throughout our client's promotion of the site the allocation of the 9ha field at the north west corner of the wider site SHR197 would in fact represent a consolidation of an existing direction of commercial and employment growth at Battlefield Roundabout. This is illustrated by the schematic **Plan 1** below showing the existing development extent of north east Shrewsbury (existing development shaded in light blue with Site SHR197VAR shown bold blue).



**Plan 1: The Extent of the Shrewsbury Urban Area**

The allocation of the site would complement the commercial uses and existing allocations that currently exist on three sides of the roundabout between the A5124/Battlefield Road, Battlefield Road/A49 and A53/Shrewsbury Road spurs. Critically the latter of these three areas of development lies to the north of the roundabout and already breaches the boundary presented by the strategic road network. It comprises an area of development of almost directly comparable size to that proposed by our client, a 9ha parcel of land comprising an auction centre, a hotel, a transport yard and a variety of retail and catering uses, which serve as an indicator as to our client's sites suitability for allocation and ultimately its attraction to investors. Indeed, as the marketing report prepared by Andrew Dixon and Co and submitted at Regulation 18 stage stated *"the site would enhance an already established commercial hub to the north of the town and consequently play a key role in ensuring that the Local Authority can provide a flexible and deliverable supply of employment land in Shrewsbury"*.

Otherwise, and as was robustly demonstrated by our client's most recent set of representations, the site is marketable, viable and almost immediately deliverable. A key focus of officers should be on ensuring any future employment allocations are not only sustainable but offer a high level of certainty that they will be delivered. This is the very best way of securing inward investment without risk to the end user. Indeed, the addendum report also prepared by Andrew Dixon and Co, dated 16<sup>th</sup> February 2021 and submitted as part of these representations (**Enclosure 2**), additionally confirms:

*"We feel that the allocation of the Manor Oak Homes land (Site SHR197VAR) makes perfect sense when the issues identified in our review are juggled. It could be delivered fairly rapidly, say within the first 1-3 years of the plan period, with smaller units available for SMEs. We believe there will be a high demand for units at this location from Class B1(c) users. There are no good quality units of this nature available in the Shrewsbury and Atcham area at the moment, and particularly attractive units built to a high specification.*

*Alternatively, and within an appropriately worded allocation policy, it would also represent an ideal location for a large format nationwide operator."*

In respect of delivery the allocation of our client's site is a safe and sensible option. The track record of and thorough approach to promotion taken by our clients should provide Officers with absolute certainty that the site is one which will provide an entirely deliverable and marketable employment opportunity capable of contributing towards the Council's target of delivering at least 50ha of additional employment land at Shrewsbury. More importantly its immediate availability allied with any lack of constraints would allow the site to be delivered during the earliest years of the plan period, helping overcome the concerns of Lichfields in respect of securing current e-commerce and tech investment.

The confidence in delivery afforded to Officers should be reinforced by the level of work already undertaken by our clients to ensure that all potential site constraints are considered and overcome. It should also be bolstered by the level of engagement with Officers to date and our client's willingness to tailor the site to suit the needs of both the Council and indeed the local employment land market.

This level of up-front investigation and pragmatism is the key to the success of the Manor Oak Homes model. The company's approach then involves the submission of a planning application at the earliest stage where Officer support can be assured and the almost immediate sale of their land upon grant of permission to an active developer. This results in the shortest possible period of time between formal planning and first delivery on site.

Otherwise, in terms of the specific merits of the Battlefield Farm site it is clear from this submission that there are no constraints that would hinder the development of the land – physical, commercial or otherwise.

## Issues Relating to Use Class E

During the meeting with Officers on 1<sup>st</sup> December 2020 an additional matter unrelated to the site itself was identified as partial justification for the deallocation of SHR197VAR, that is the advent of Use Class E on 1<sup>st</sup> September 2020 and the resultant reduced ability of the Council to ensure that any allocations deliver what were formerly Class B uses. The risks presented by the creation of the new Use Class E are described by the Lichfields report as follows:

*"9.54 (The changes to the Use Class Order) essentially means that shops, financial and professional services (not medical), cafés or restaurants, offices (other than a use within Class A2), research and development of products or processes and for any industrial purposes (which can be carried out in any residential area without causing detriment to the amenity of the area) fall under the new 'E' Use Class. This will allow premises that fall under the 'E' Use Class to change use without needing planning permission.*

*9.55 There is also a risk of impacting prime frontages in town centres. Should a large retail unit be repurposed for office use, then there is likely to be a break in the prime frontage, potentially having a negative impact on the attractiveness and coherence of town centres. There is also a risk of retailers being drawn out of the town centres to occupy vacant premises on business parks or industrial areas, thus competing with the town centre."*

In short, the Council is concerned that it is no longer possible to allocate a site purely for 'employment' uses due to the grouping of the former Use Class B1 with element of the former Use Class A (retail and services). Alternatively, it is the apparent preference of the Council to secure additional employment uses through the development management process in accordance with draft Policies SP12, SP13 and SP14 where it is considered that additional mechanisms exist to control the nature of the end user. Resultantly, Officers do not feel confident that any allocation of Site SHR197VAR would yield the employment floorspace required at the town.

The first point to be raised in response to this reasoning behind the deletion of our client's site as an allocation is an obvious one – why do the same concerns not exist in respect of the Council's retained employment allocation on land to the west of the A49? Then, upon controlling the uses on allocations, it is questioned why Officers have not sought to apply the simple approach of citing various sub-categories of Class E (it is split a through to g encompassing retail through to industrial processes).

Regardless, this is an issue that has already been grappled with by Planning Officers and Inspectors in relation to other emerging Local Plans across the country and one that should not restrict the allocation of new employment land where it is needed and where it is best placed to promote sustainable patterns of development. Two recent examples pertinent to the situation here are the Kettering and Brentwood Local Plans.

The Kettering Local Plan is close to adoption. The Inspector's post hearing letter (included as **Enclosure 3** of this submission) provides advice on how policies may be modified to cater for the change (paragraph 29), advocating that in drafting policies and allocations reference should be made to types of uses sought rather than express reference to use classes order, i.e the simple use of the term 'employment uses' where such uses are sought and likewise on respect of retail. This would then allow the Council's development management team to grapple with issue of controlling nature of uses identified as being acceptable at each site. In response, the modifications proposed by the Council (MM1, MM2, MM3 and AM48 included as **Enclosure 4**) propose a very simple change indeed – any reference to Class B1 has been removed and replaced by the phrase "business uses".

Brentwood Council has similarly been asked to consider this issue by its Local Plan Inspector and how it may impact on the delivery of the plan's key employment sites. As illustrated by the Council's response to the Inspector's Questions (**Enclosure 5**) a similarly neat adaptation of the relevant policies has been identified,

allowing employment allocations to come forward with "*class B2, B8 uses, supporting class E uses and any associated employment generating sui generis uses*". Once again, this amendment then leaves the interpretation of the policy entirely within the gift of the Council's development management function.

There is now also clear evidence that this matter is being controlled appropriately at development management stage once the employment potential for a site has been established. In respect of an application for Class B1 uses submitted prior to the amendments to the Order Gloucester County Council, in its capacity as Highways Authority, are seeking to refer specifically to the individual elements of Class E when drafting restrictive conditions that would limit HGV traffic.

In short, there are mechanisms available to the Council that would ensure that the allocation of a site for employment purposes would not simply be an open ticket for the introduction of unsuitable uses such as retail. Such allocations would aid the production of a sound and implementable plan that could provide a high level of security that traditional Class B1 (i.e. business) uses can still be secured and protected. Indeed, it is noted that draft Policy SP13 does in fact set out a definition of what is considered to be an 'employment generating use'. We recommend that a review of this policy forms the starting point to provide officers with comfort that acceptable uses can be secured on employment sites. It should then simply be a case of any further allocation policy cross-referring these provisions.

### **Review of General Employment Policies**

The alternative position put forward by the Council during our recent meeting was that any shortfall or change in demand in respect of employment land can be secured across a variety of yet to be identified windfall sites, enabled by a combination of draft **Policies SP12, SP13 and SP14**. The reality, as we explore now, is somewhat different.

As a start point **Policy SP12** 'Shropshire Economic Growth Strategy' (formerly Policy SP10 of the Regulation 18 draft) establishes the expected spatial distribution of employment uses across the plan area. Unsurprisingly it places Shrewsbury at the top of the hierarchy whilst also identifying the importance of the 'Strategic Corridors' identified in the plan (a list which includes the A49 corridor between Whitchurch and Church Stretton). In which case Policy SP12 serves as a high-level descriptive policy only and does not provide any mechanism facilitating the actual delivery of employment uses.

**Policy SP13** 'Delivering Sustainable Economic Growth and Enterprise' (formerly Policy SP11 of the Regulation 18 draft) then complements Policy SP12, essentially setting out the more detailed development management framework. It describes the type of uses sought on development sites (the definition of 'employment generating uses' referenced above) and provides a list of the environmental effects of commercial development that will be taken into consideration at application stage.

The policy then goes on to explain instances where windfall employment development may come forward (that is land in addition to the currently insufficient allocations identified by the plan). Other than for small-scale proposals, such as the extension of existing business premises, the allowances are unduly restrictive. For major employment development – that of the scale both proposed by our client and required by the Council to supplement the short-term shortfall in supply – it both requires compliance with Policy SP14 (it must be located in a Strategic Corridor) and must also serve a named end user.

**Policy SP14** 'Strategic Corridors' is, to our mind, the key policy in respect of the delivery of additional strategic scale employment development. A new policy to this draft of the plan, it explains the approach set out in by Policy SP13 towards the delivery of 'major' development in greater detail. In respect of the location of major development on windfall sites it must sensibly be located in close proximity to Shrewsbury or a principal or key centre. However, first preference is then stated as "*brownfield sites with direct access to the rail and road routes*

*in the corridor*". Such ideal sites will be rare – indeed, one would suggest that if such sites existed, they should be identified as allocations.

Beyond this, windfall employment development will only be allowed on greenfield sites *"in exceptional circumstances"*, where a sequential test is passed and the following extremely restrictive criteria are met:

- The proposal is delivered as a fully serviced and developed employment area (essentially as a full planning application);
- The proposal meets the needs of an identified 'end user'; and
- It delivers off-site infrastructure investment within the strategic corridor.

The first two criteria are unduly restrictive and will not allow the Council to deliver the shortfall in employment land identified in the earlier sections of this submission. Our experience in the commercial market suggests that the vast majority of enquiries are speculative – businesses will only express an interest in locating to an area if there is either a vacant or consented premises that may be ready for occupancy within the financial year. In respect of larger end users, they will usually require at least outline consent or an allocation before they begin to specify the design and layout of what are usually highly bespoke premises.

This view is corroborated by the updated report prepared by Andrew Dixon and Co states:

*"In terms of the operation of the plan itself, and in particular the windfall strategy designed to overcome the shortfall in allocations, we are clear that most companies seeking to re-locate are likely to be discouraged by the requirements of Policy SP14, which states a need to identify, design and then build a new premises when a need is identified. This would be a very lengthy process with no guarantee of success in the mind of the occupier.*

*We would also point out that most requirements for pre-lets tend to come from established companies and there is a limited number of Hi-Tec companies in the Shrewsbury area and it is generally a very small industrial market. To the best of our knowledge, there are virtually zero cases in Shropshire where a tenant has taken a unit on a pure Greenfield site with no guarantee of development."*

The advice of a prominent local agent is therefore clear – the strategy as set out in the plan is one that limits the prospects of successfully attracting the commercial partners sought by the council. The process required by the allowances of this policy, of a developer or land promoter identifying a committed end user, working together to secure a bespoke consent and then delivering a fully serviced premises along with associated highways upgrades, will take years rather than months. This does not represent the responsive strategy required of the plan to secure compelling investment opportunities in emerging markets over the shorter term. The process will be cumbersome and entirely unattractive to developers, investors and end users.

The reality of the delivery of the type of smaller hi-tech serviced premises identified as a requirement by the Lichfields study is similarly entirely different to that envisaged by Policy SP14. Very often such premises will be sought by start-ups or smaller research and development firms working on longer term projects with limited up-front cashflow. Neither type of business can afford to partner a developer through the planning process and part fund funding to secure a bespoke premise of their own. Such companies more often seek existing consented units on enterprise parks that ideally can be secured for a below market rate rental level. Indeed, the lack of such premises is identified as a risk by Lichfields at paragraph 9.48 is the *"lack of 'oven ready' land for employment development coming to the market, particularly for B1(c), B2 and B8 uses, despite there being demand in the market. As a result, there is a risk that those seeking employment premises within the Shropshire Council boundary may locate elsewhere"*.



This model, however, generally requires the initial delivery of more orthodox commercial units which will provide the up-front investment required by the developer to proceed with the further less profitable phases capable of meeting the needs of smaller businesses. A scheme of such commercial variety and complexity simply cannot be secured under the terms of Policy SP14.

In short, businesses seeking to locate to an area require choice and certainty that their commercial needs can be met swiftly. This will only come from the provision of a greater number of allocations or flexibility within Policy SP14 that will allow larger sites to come forward on a more speculative basis within the burden of either a secured end user or the need for the scheme to be built out immediately. Indeed, the ideal would be that the plan includes both.

As drafted, the strategy proposed by the LPR will fail to secure the step-change in the local jobs market required by Shropshire's Economic Growth Strategy or secure the minimum gross employment land requirement of 100ha at Shrewsbury over the plan period.

### **Assessment of Soundness**

We consider there are clear deficiencies in the economic development strategy of the LPR to the extent that it will fail to deliver on the objectives of Shropshire's Economic Growth Strategy and will fail to secure the minimum employment land requirement at Shrewsbury.

Paragraph 81 of the NPPF requires local plans to achieve the following:

*"Planning policies should:*

*b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.*

*d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances."*

In terms of b) the plan in its current form would not achieve this objective. The inclusion of our client's land as part of the Regulation 18 Pre-Submission draft of the plan represented a positive response to our earlier comments that there was a deficit of at least 9ha of employment land at Shrewsbury – the site was initially promoted as a 7.2ha opportunity but precisely 9ha were allocated. We now know this deficit to be even greater. The site has, however, since been removed with no additional allocations identified at the town.

Following a meeting with Officers on 1<sup>st</sup> December 2020 we were provided assurances that, whilst the allocation has been removed from the plan, the combination of Policies SP12, SP13 and SP14 would provide an opportunity for it to come forward as a potential windfall site. Our analysis of these policies suggests that such a claim is unrealistic. Indeed, it will be difficult to secure any windfall opportunity other than for the delivery of a bespoke premises for a single end user and even then this will likely be difficult due to the commercial realities and aversion to any risk other than absolute certainty of many larger investors described in our review of the policies above. In which case the flexibility required by paragraph 81 point d) of the NPPF is also absent from the plan.

Accordingly the strategy as drafted fails to meet the economic needs for Shropshire and Shrewsbury identified in the Lichfields study. On this basis, and in respect of the tests of soundness set out at paragraph 35 of the NPPF, it is clear that such an approach is unsound for the following reasons:



- **Not positively prepared:** The plan fails to provide a strategy which, as a minimum, seeks to meet the area's objectively assessed needs in respect of employment land and jobs growth. It also fails to seize a clear opportunity to allocate a deliverable and entirely suitable commercial site at one of its key employment hubs;
- **Not justified:** In providing a strategy which fails to meet both the quantitative and qualitative needs of the local commercial market, and in avoiding the allocation of sites such as that of our client that would significantly overcome this deficit, the strategy cannot be concluded as appropriate or one which has fully taken into account reasonable alternatives. Most importantly the strategy fails to respond to the challenges identified by the Lichfields report in particular in respect of both quantitative and qualitative need;
- **Not effective:** The employment strategy of the plan does not effectively meet the identified needs of the local commercial market on either a qualitative or quantitative basis; and
- **Not consistent with national policy:** As demonstrated above the plan fails to provide the certainty or flexibility required by the NPPF that would ensure that both the immediate and long term needs of the local commercial market can be met over the lifetime of the plan.

### Suggested Changes

In order to make the Plan sound, we strongly recommend the following amendments to the current draft of the LPR to allow these issues to begin to be rectified:

- **The reinstatement of our client's Site SHR197VAR Land at Battlefield Farm, Shrewsbury, as part of Schedule S16.1(i) for at least 9ha of flexible land suitable for employment generating uses as defined by Policy SP13 of the plan; and**
- **Amendments to paragraph 3 of Policy SP14 to more easily allow windfall employment development to come forward on greenfield sites either: in the instance that it is demonstrated that it clearly responds to the needs of the wider market rather than specifically a named end user; or in the instance that a major investment opportunity is identified that would otherwise be frustrated by adherence to the sequential approach.**

Our Part B form along with the proposed text covering the reinstatement of the site as an allocation, including amendments from the previous Regulation 18 wording to allow for additional flexibility, can be found at **Enclosures 6 and 7**. Then, the Part B form in respect of Policy SP14 along with what we consider to be appropriate and constructive amendments to its wording are included as **Enclosures 8 and 9**. Together we consider that these changes to the plan would be sufficient to overcome the issues we have identified in our response and allow the employment strategy of the LPR to be found sound.

### Conclusions

The removal of Land at Battlefield Farm as an employment allocation – an allocation invited by the Council at Regulation 18 stage no less - means the plan fails to seize the opportunity to secure an immediately available and deliverable site for a high-quality employment development on an accessible, prominent and highly marketable site adjacent to Shropshire's main growth point, Shrewsbury. In doing so it fails to secure a flexible supply of employment land sufficient to meet identified needs over the plan period and provide future investors with the confidence to invest in the County. No demonstrable reasons have been given as to why a site which was previously identified for allocation should now be unallocated, indeed, there has been no corresponding change in the evidence base to justify it.

The proposed employment strategy is flawed being based upon unrealistic assumptions regarding the delivery of sites, which will inevitably result in a deficit of delivery over the plan period and insufficient choice for future occupiers and investors. The result is a plan that is not sound. It is neither justified against the clear recommendations of the evidence base (the Lichfields study in particular) nor effective in delivering the opportunities required to meet employment needs.

As identified in our analysis the lack of choice and of 'oven-ready' site are two factors that will inevitably perturb businesses seeking to relocate to the county. The identification of suitable commercial allocations presents the clearest indicator that Shropshire is 'open for business', that the council is seeking to take a proactive stance towards identifying oven ready sites ripe for investment. As supported by the views of local agent Andrew Dixon and Co and further backed up by the location of our client's land in one of the plan's 'Strategic Corridors' our client's land represents an ideal opportunity to do so.

The decision to reduce allocations means that the plan now relies on a new windfall policy – SP14 – to enable the delivery of sufficient employment land in these Strategic Corridors. However, this unduly restrictive policy does not represent an effective tool for delivering the range and scale of employers sought by the council in the short to medium term. Further, the reliance of the plan on windfall sites presents a conflict with national policy, and in particular paragraph 81 of the NPPF, in that the plan does not clearly identify a pipeline of guaranteed supply sufficient to meet Shropshire's objectively assessed employment needs.

Somewhat perversely, in an attempt to reassure our client regarding the changes to the plan, they have been advised by officers that their land would likely satisfy Policy SP14 if brought forward as a planning application. If this is the case and the site represents a suitable and deliverable source of employment land, then why not allocate it now securing a flexible supply of land and providing future investors with certainty? The failure to do so means the plan also fails the final test of soundness; that is that it does not present a strategy that is positively prepared when assessed against its evidence base.

We strongly urge the council not to overlook an important opportunity to secure suitable and deliverable commercial land and to reinstate our client's land as an allocation prior to the submission of the plan to the Inspector. Otherwise, we urge the Inspector to undertake a fresh consideration of the merits of the land and agree with our conclusions that its allocation is appropriate and justified. Likewise, we urge the Inspector to agree that such a move is required to ensure the plan can be found sound and compliant with all four of the tests set by paragraph 35 of the NPPF.

We trust that the comments set out above will be considered in full prior to the submission of the plan for examination. To further the case for our client we would be keen to participate in the relevant hearing sessions at the forthcoming Examination in Public. We urge the Council to acknowledge our clear concerns in respect of the ability of the plan to meet Shropshire's employment needs and make the recommended changes set out above.

Yours faithfully

Geoff Armstrong ([geoff.armstrong@arplanning.co.uk](mailto:geoff.armstrong@arplanning.co.uk))

**Director**

**Armstrong Rigg Planning**

Direct Line: 01234 867 130

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**Enclosure 1:** Site Location Plan

**Enclosure 2:** Andrew Dixon and Co letter dated 16<sup>th</sup> February 2021

**Enclosure 3:** Kettering Local Plan Post Hearing Letter

**Enclosure 4:** Kettering Local Plan Proposed Main Modifications

**Enclosure 5:** Brentwood Local Plan Inspectors Questions and Council Response

**Enclosure 6:** Part B Form re Site 197VAR

**Enclosure 7:** Proposed Wording for Reinstated Site 197VAR

**Enclosure 8:** Part B Form re Policy SP14

**Enclosure 9:** Suggested Amended Wording Policy SP14

**Enclosure 10:** Part A Form

**Enclosure 1 Site Location Plan of Site 197VAR**



Proposed Site Allocation shown in red

Other land under the control of Manor Oak Homes shown in blue

Our ref: JAGD/SLW/3628

Direct line: 01952 521005

Your ref:

Date: 16 February 2021

By email only: [William.Main@manoroakhomes.co.uk](mailto:William.Main@manoroakhomes.co.uk)

Mr William Main  
Manor Oak Homes  
White Lodge Farm  
Walgrave  
Northampton NN6 9PY

Dear Will

**Re: Land at Battlefield Farm, Shrewsbury**

Further to our report on the Viability of Employment Land at the above site dated 15 September 2020, we are similarly disappointed to learn that your land at Battlefield Roundabout is no longer proposed for allocation in the emerging Local Plan. Like you, we find this similarly perplexing considering the accessibility, marketability and all round suitability of the land for employment uses.

In any event, further to our previous report, we understand that you require additional detail in respect of a number of points that will allow you to strengthen what we consider to be an already excellent case for the site to come forward. We therefore report to you by way of an addendum to our original report.

In order to clarify the comments in our original report, we confirm that in our opinion there would be a very good demand for an employment site in this particular location, bearing in mind the site's access to the A5/M54 link and the routes travelling north, specifically for a development of smaller units to meet Class B1(c) uses, together with B2 and B8 uses.

We believe there is an extremely limited pipeline of commitments suitable to meet Class B1(c) tech, R&D and e-commerce needs in the next 5 years. These are generally dealt with in the first instance by existing, high quality units with a basis B1(c) and/or B2 use and the potential to expand. Upon review of the draft Local Plan, however, we also note that few additional sites have been made available for large format single uses, particularly along the 'Strategic Corridors'. We find this curious considering the focus of these locations for logistical growth, for example, and the need for Shropshire to meet a level of the Black Country's employment needs, which will inevitably seek highly accessible locations to stay connected with West Midlands centre such as Wolverhampton and Dudley.

The problem in respect of the needs of SME businesses specifically is there are very few pre-lets for smaller scale units and, realistically, the majority of pre-lets are probably in a market in excess of 20,000 square feet. Furthermore, the key feature of any pre-let/pre-sale deal is that deliverability is in the eye of the occupier, who needs to be convinced that the site is deliverable. It is, therefore, essential to have some form of commitment from the developer. This would normally be facilitated by at least some form of a road system/infrastructure and the availability of services to the site, and ideally the developer would have constructed at least one or more buildings on site, giving potential end users a feeling of certainty.



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In terms of the operation of the plan itself, and in particular the windfall strategy designed to overcome the shortfall in allocations, we are clear that most companies seeking to re-locate are likely to be discouraged by the requirements of Policy SP14, which states a need to identify, design and then build a new premises when a need is identified. This would be a very lengthy process with no guarantee of success in the mind of the occupier.

We would also point out that most requirements for pre-lets tend to come from established companies and there is a limited number of Hi-Tec companies in the Shrewsbury area and it is generally a very small industrial market. To the best of our knowledge, there are virtually zero cases in Shropshire where a tenant has taken a unit on a pure Greenfield site with no guarantee of development.

The employment strategy of the plan may bite even harder when it comes to large format single users seeking to relocate to Shropshire. These users will want guaranteed development sites, often of significant acreage, and will look towards allocations in development plan documents. Due to the scale of these companies their area search is wide. In the event that there are no suitable allocations in Shropshire they may look far further afield – very often to deliver a premises that satisfies a UK wide function. The lack of allocations in the plan related to the strategic highway network should be a further concern to officers on this basis.

We feel that the allocation of the Manor Oak Homes land (Site SHR197VAR) makes perfect sense when the issues identified in our review are juggled. It could be delivered fairly rapidly, say within the first 1-3 years of the plan period, with smaller units available for SMEs. We believe there will be a high demand for units at this location from Class B1 (c) users. There are no good quality units of this nature available in the Shrewsbury and Atcham area at the moment, and particularly attractive units built to a high specification.

Alternatively, and within an appropriately worded allocation policy, it would also represent an ideal location for a large format nationwide operator.

Importantly, we understand from our discussions with Manor Oak Homes, together with analysis of our own enquiries locally, that there is already mounting interest in the site following its draft allocation in the previous iteration of the plan. This comes from a range of businesses of varying size, many of whom we advise would be looking to invest in Shropshire for the first time.

We trust this report is sufficient for your immediate purposes, but should you require any further assistance please do not hesitate to contact us.

Kind regards.

Yours sincerely

J A G Dixon MRICS  
**Andrew Dixon & Company**



cc Geoff Armstrong: [Geoff.Armstrong@arplanning.co.uk](mailto:Geoff.Armstrong@arplanning.co.uk)



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6<sup>th</sup> November 2020

Dear Ms. Baisch,

**Kettering Site Specific Part 2 Local Plan**

List of areas of work following the hearing sessions

1. I write further to the conclusion of the hearing sessions for the examination of the Kettering Site Specific Part 2 Local Plan. Thank you for the list of work areas arising from the hearings that you have produced and intend to undertake (letter dated 2 November 2020). Please can this be published on the website for information only.
2. I will consider the provisional detailed wording changes to the policies that are proposed in outline in the list when it comes to drafting any suggested Main Modifications (MMs) which would be subject to consultation at that time (see the Next Steps section at the end of this letter for more on this). I am generally content that the areas of work identified in the list reflect our discussions at the hearings but would add the following points of clarification in relation to some of them.
3. **Matter 2 Policy RS4** – there is a need to consider more widely the approach to re-development and previously developed land in the countryside. This includes the re-development of non-historic buildings in the countryside as raised by representors. As things stand Policy RS4 only allows the re-use of buildings in the countryside and is silent in relation to previously developed land. The practical purposes of RS3 and RS4 alongside each other may also need to be re-visited in light of the outcome of this consideration (since the main difference between the two is that RS3 allows the re-development of rural buildings, whereas RS4 only allows their re-use).
4. **Matter 8 Policy HOU5** – there is a need to consider what the policy intends to deal with (whether it is self- build or single site exceptions). If it is the later, it needs to be clear what the policy adds over and above JCS Policy 13.
5. **Matter 10 Town Centres** – there is a more general need to consider the SUEs and the role of both the district centres and the emerging local centres in the retail hierarchy in the Plan. The approach to them in terms of both the sequential and the impact tests in light of JCS Policy 12 also needs to be considered in the relevant policies (in terms of whether exemption from these tests is intended or not).
6. **Matter 11 Health and Wellbeing – Policy HWC1** - whilst it has been clarified that the Policy applies to applications for new health facilities, the criteria need to be re-assessed in light of this. They read as a list of objectives or statements of intent and it is not clear how a planning

application for a new health facility would be judged against them. Additionally, the second criterion relating to protecting existing facilities is covered by HWC2.

7. **Policy HWC3** – requires a comprehensive re-consideration as discussed in the hearings (based on proposed MM5 and MM95). As suggested, it needs to be clear that the first part of the policy is intended to apply to applications for new sports and recreation facilities. The use of the phrase ‘build on’ in the first sentence should be avoided. The requirements for new sports and recreational facilities set out in the first two paragraphs and in new criteria i to iii and the subsequent paragraph of the Policy need to be significantly refined to avoid repetition, and to be clear about what is expected of proposals for new sports and recreation facilities. It also needs to be made explicit that the second part of the Policy applies to all development proposals. As suggested in the list of work, much more detail as to what will be expected of proposals, how contributions will be calculated and spent must be provided to justify this approach. The final two paragraphs of the policy explain how the policy would be implemented and should go in the supporting text.
8. **Matter 13 Rural Areas** – an overall review of the purpose and overlap of Policies RS1 – 5 is needed to look again at the numerous tiers of policy (JCS place shaping principles, general principles in rural areas, the requirements for each category of village (or the countryside), the principles in each settlement, and (if applicable) the development requirements on a particular site). Applicants need to be aware that all these policies would potentially apply and understand what specific purpose each has. In terms of Policy RS5, criterion h needs to be justified. The requirement to include where possible an appropriate element of employment in the redevelopment of historic farm buildings is not consistent with the Framework’s approach to the re-use of buildings in the countryside at paragraph 79c.

#### Policy NEH3 Historically and Visually Important Local Green Spaces

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

as to whether it is justified and consistent with national policy).

13. I appreciate that the identification of historically and visually important open spaces in Kettering has been undertaken over a long period of time and been subject to a number of rounds of consultation and specialist assessment. However, it is clear that the context in which the work has been undertaken has altered over this period. Notably, what were originally conceived as Historically and Visually Important Open Spaces (HVI) are now being designated as Local Green Spaces (LGS). The purpose of the 2012 Background Paper was to specify additional local provision of HVIs where they make a significant positive contribution to any settlement, Conservation Area or Listed Building. Since this work pre-dated the 2012 Framework, I appreciate that there was no need for sites to be demonstrably special to a local community at that time.
14. However, the 4 September 2014 Planning Policy Committee report 'Site Specific Proposals Local Development Document – Options Consultation' advises that the proposed HVI allocations would be reviewed in light of paragraph 77 of the 2012 Framework regarding LGS. This is documented in the 2015 Background Paper which finds on page 2 that the principle of designating HVIs conforms with the Framework (then para 76). However, this finding does not consider the 'demonstrably special' test. The summary assessment table on page 3 is intended to show how the sites have been considered in light of the Framework criteria. It includes in column 3 the question 'is the site demonstrably special to the local community'. However, this question is not explicitly covered or answered for any of the sites in the table. The focus remains on the second part of the question which reads 'and does it hold a particular local significance'.
15. RNRP carried out an assessment of visually important open space in Feb 2014 and reassessed some sites in light of consultation responses in June 2016. These studies made no assessment of 'demonstrably special'. Sites were only assessed as to whether they were visually important open spaces. I accept that Page 1 of the RNRP updated assessment June 2016 states that new sites were assessed using the same methodology as the original assessment alongside the Framework's criteria for local green space (including where the green area is demonstrably special to a local community). However, none of the subsequent assessments cover the 'demonstrably special' point.
16. The June 2016 Background Paper refers to the sites as LGS rather than open space in order to comply with the Framework. Even so, page 3 states that the sites which are included in the report have been identified because of their beauty (visual) and/or historic significance. No mention is made as to whether they are demonstrably special to a local community. In response to general comments referring to the need for sites to be demonstrably special to the local community, officers respond at page 5 to say that 'At this stage sites have been assessed to determine whether or not they hold a particular local significance in terms of their visual (beauty) or historic impact. Some of these sites have been promoted through consultations or supported by communities through previous consultation responses. However, the consultation on the draft Site Specific Part 2 Local Plan will be a further opportunity for comments to be received from the local community in relation to their local significance'.
17. Overall the focus for identifying the sites has been overwhelmingly based on their visual or historic significance, and not on whether they are demonstrably special to a local community. This approach is not in line with the requirements of the Framework. The intention of paragraph 99 of the Framework is to allow communities to identify and protect local green areas. That the sites have come from the local community is the starting point, and in my view is the necessary precursor to the spaces being demonstrably special to a local community. In this instance, it seems that the Council has sought for the most part to promote previously identified HVI sites as LGS sites. Whilst I accept that some of these sites have been supported through the process, as things stand, I have seen no compelling evidence to suggest that they are demonstrably special to a local community.
18. On this point, I have been unable to locate copies of the representations supporting any of the local green space sites through the process (with the exception of the Regulation 19 consultations on

the Plan itself). Whilst I note the Council's intention to provide more information regarding the community comments on HV1028, this needs to be provided for all the sites.

19. Additionally, the 2016 Background Paper refers to some sites that were put forward by local communities but ruled out. Page 10 recognises a large number of comments received from residents seeking HVI055 in Desborough as a LGS. The commentary states that many of the comments highlight issues which are beyond the scope of this assessment such as recreational uses of the land and wildlife. This is so even though these are possible factors of significance highlighted in criterion b of paragraph 100 of the Framework. Page 16 considers four sites put forward by Dingley Parish Council. These were assessed by RNRP for visual importance, but not as to whether they were demonstrably special. Moreover, in the case of HVI086, RNRP concluded that although the site does not meet the criteria as visually important open space, evidence should be sought in regard to the sites amenity value to the local community and also to the tourism/economy of Dingley. Despite this recommendation, as far as I can see the site was not taken further.
20. Whilst it may be that these sites do not meet the requirements of paragraph 100 of the Framework overall, these examples of spaces being ruled out without consideration as to whether they are demonstrably special to a local community add to my concerns in relation to the NEH3 designation process.
21. On a further point, I would also question whether all the spaces meet the other criteria in Paragraph 100 of the Framework. In particular criterion c of Paragraph 100 states that the designation should only be used where the green space is local in character and not an extensive tract of land. The Planning Practice Guidance (the Guidance) states that local green space designation is a way to provide special protection against development for green areas of particular importance to local communities (ID: 37-005-20140306). The Guidance also states that there are no hard and fast rules about how big a LGS can be because places are different and a degree of judgement will inevitably be needed. However, it is clear that blanket designation of open land adjacent to settlements will not be appropriate. In particular designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.
22. Whilst no details have been provided as to the site areas of the proposed sites for designation, it is clear from the Proposals Maps that a number of the sites are large and could be deemed to be 'extensive tracts of land'. The following spaces are particularly significant in extent:
23. **HVI070 Rushton** is considered in the 2016 Background Paper which recognises that the site is relatively large. It arises from a number of previously individual sites combined and in practice takes in a number of field parcels and different distinct elements of grassland, woodland and parkland. Although parts of the site (36, 37, 38) were assessed individually by RNRP in 2014 it was not considered as a whole. I have concerns that this large consolidated area represents an extensive tract of land adjacent to the built up area.
24. **HVI022, 23, 24, 25, and 26 Little Oakley** are considered in the 2015 Background Paper which acknowledges that sites 23 and 26 to the south of the village are relatively large. Together they take in several field parcels outside the settlement boundary and, alongside with the other proposed spaces, they are far-reaching and considerable areas of land compared to the size of Little Oakley itself.
25. **HVI021 Harrington** is considered in the 2016 Background Paper which recognises it is a relatively large area. This considerable parcel of land projects well beyond the linear form of the built up part of the village to the north and is extensive in relation to the modest size of Harrington.
26. **HVI013 and 80 Cranford** incorporate all the land between Cranford St Andrew and Cranford St John. In combination they constitute a very considerable swathe of land between the two linear settlements which takes in a number of field parcels and distinct areas of land that extend well

beyond the built-up areas of both settlements.

27. Due to their size and coverage I am concerned that these spaces would result in the blanket designation of open countryside adjacent to the built-up areas of these settlements and would not meet the criteria in the Framework or the advice in the Guidance in relation to LGS.
28. These are my immediate thoughts on this matter, which I raise now in order to give the Council chance to respond as part of its work arising from the hearings. However, notwithstanding these points, I will need to consider whether the proposed Local Green Spaces meet all the terms of paragraphs 99 and 100 of the Framework. In addition to being identified by communities, 'demonstrably special' and not an extensive tract of land (as considered above), I will also need to be satisfied that the proposed spaces are in reasonably close proximity to the community they serve, and hold a particular local significance.

#### Changes to the Use Classes Order

29. It was agreed at the hearings that the Council would consider any necessary changes to the Plan arising from the recent changes to the Use Classes Order, and I note that this is reflected in the list of areas of work. In order to aid the Council in considering any such changes, I thought it worth setting out at this point my current thinking on this matter. The Government considers that the Use Classes Order requires a complete overhaul to better reflect the diversity of uses found on high streets and in town centres and to provide the flexibility for businesses to adapt and diversify to meet changing demands. These are the clear intentions behind the change. As such, rather than seeking to sub-divide the new Use Class E and introduce restrictive policies in this regard, where possible an approach which seeks to describe uses more simply without reference to the Use Classes would be more appropriate (for example shops, offices, restaurants or town centre uses).

#### Next Steps

30. I am content for you to start work on the areas of work in the list. As discussed at the final hearing session, a period of 2 weeks from the agreement of the list was considered an appropriate timescale. However, I would appreciate it if you would consider the important matters raised in this letter in relation to NEH3 and provide a response on these points to the same timetable. If you are unable to meet this timescale, given the additional points set out above, please let the Programme Officer know when the work will be likely to be completed by. Once all of the agreed work has been provided, I will write to you again setting out the next steps in the process.
31. In terms of the detailed proposed wording changes arising from our discussions at the hearings and included in the list of work areas, it would be sensible for these to be included in the table of proposed MMs as they are worked up in detail. I am conscious that EXAM 8 already includes a considerable number of MMs and that there are two sets of MMs within it, as well as a number of originally proposed MMs now in strikethrough. This would benefit from being consolidated and simplified into an interim table of MMs that can be added to as necessary.
32. For each MM the schedule should show the text of the submitted plan amended with struck through text for deletions and bold underlined text for insertions as in EXAM8. However, the use of coloured text should be avoided. The MMs should be set out, as far as possible, in Plan order and each MM should be given a reference number. To keep the numbers manageable, it would be helpful for all the necessary changes to any individual policy (and/or section of the reasoned justification) to be combined into a single MM for that policy (or section). MMs that are consequential on a principal MM (such as those relating to reference to the Policies Maps in this instance) may be combined into a single MM that sweeps together all the policy or reasoned justification references that need to be changed to accord with the principal MM. The final column in the schedule explaining briefly the reasons for each MM should be retained to help representors understand why the MM is being proposed. The MMs currently in the table but are intended for deletion should not be included. The Map changes and Additional Modifications list should also be updated where necessary.
33. However, so as to avoid any unnecessary work, I suggest that any detailed wording changes relating to the policies which I indicated at the hearings that I would need to consider further

should not be prioritised for now. I must also stress that there is a possibility that further MMs may be necessary for soundness once I have considered these matters and in light of the Council's response to the points in this letter. After that I will need to see a revised draft schedule and may have comments on the detailed wording of the potential MMs (including those already suggested). I will also need to agree a final version of the schedule before it is made available for public consultation.

34. You should note that these comments do not represent my full findings on these matters, which will be set out in my final report (taking in to account any representations made). They are made now without prejudice to any subsequent comments I may have to make, or my final conclusions on the Plan. Should you have any queries, or require further clarification, please contact me through the Programme Officer. Please can you also make arrangements for this correspondence to be made available on the website for information only.

Yours sincerely,

Elaine Worthington

Inspector  
6 November 2020



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NEW Ref No. <i>(Previous reference numbers)</i>	Para/ Policy/ Figure/ Table/ Map ref	Publication Plan Page	Proposed Change	Reason for Change
<i>(AM1, AM2, AM4)</i>	Front Page/footer	Page all	<i>Amend title, document footer and table 1.1 to reflect current stage in preparation.</i>	To reflect the current plan stage.
Introduction				
<i>(AM3)</i>	Paragraph 1.4	Page 4	<p><i>Amend paragraph 1.4 as follow:</i></p> <p>The SSP2 will cover the period 2011-2031. The SSP2 covers the whole of Kettering Borough, however it will not address issues covered in the JCS, the Kettering Town Centre Area Action Plan, or the Broughton Neighbourhood Plan. The allocation of gypsy and traveller accommodation which will be progressed through a standalone Development Plan Document (DPD). In addition to this standalone DPD, Policy 31 of the JCS sets out criteria to be applied to planning applications for gypsy and traveller accommodation. <b><u>The Council is able to demonstrate a five year land supply for Gypsy and Traveller Accommodation, contributing towards this are two available, but as yet undelivered sites the Council is actively involved in bringing forward. The Council is also undertaking work on a series of themes to identify additional pitches as a follow-up to the GTAA, this to be fed into support the preparation of the Gypsy and Traveller Site Allocation Policy DPD. In addition, discussions are taking place across North Northamptonshire in relation to provision of gypsy and traveller accommodation ahead of the creation of the North Northamptonshire Unitary Council in April 2021.</u></b></p> <p>The diagram below shows the documents that will form part of the development plan for the area.</p>	<p>To improve readability.</p> <p>To set out the five year land supply position and to provide certainty on the preparation of the Gypsy and Traveller Site Allocation Policy.</p> <p>To reflect current stage in plan making.</p>

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			<p><i>Delete paragraphs 1.7 and 1.8 as follows:</i></p> <p><del>1.7 Regulation 19 of the Local Plan Regulations 2012 (as amended) requires that before submitting a plan to the Secretary of State, the local planning authority must make a copy of the proposed submission documents available for inspection. Any person may make representations to the local planning authority about the local plan which the local authority propose to submit to the Secretary of State. Representations received will be sent to the Secretary of State when the plan is submitted.</del></p> <p><del>1.8 The Site Specific Part 2 Local Plan - Publication Plan is the plan that the local planning authority intends to submit to the Secretary of State.</del></p> <p><i>Amend paragraph 1.9 as follows:</i></p> <p>The SSP2 must be consistent with national policy and should be prepared with the objective of contributing to sustainable development. <b><u>National Planning Policy is set out in the National Planning Policy Framework (see glossary).</u></b> When the SSP2 is examined the examination will consider whether the plan has been prepared in accordance with legal and procedural requirements, and whether the plan is sound. To be considered sound a plan must be:</p>	To provide clarification.
Spatial Portrait, Vision and Outcomes				
	Paragraph 2.4	Page 9	<p><i>Amend paragraph 2.4 as follows:</i></p> <p>A significant proportion of the growth in Kettering Borough will take place through the East Kettering Sustainable Urban Extension, which is planned to deliver 5,500 dwellings and associated development. Two smaller sustainable urban extensions, which will deliver 700 dwellings each, are also planned at Rothwell and Desborough. <b><u>The three Sustainable Urban Extensions are shown on the policies map for information, these are strategic sites considered through the North Northamptonshire Joint Core Strategy not this Part 2 Local Plan.</u></b> In addition to this the Kettering Town Centre Area Action Plan makes provision for significant levels of retail, employment and residential development.</p>	To provide clarification following discussions at the hearing sessions.

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Location of Development				
(MM90)	Policy LOC1 and supporting text	Page 23 & 24	<p><i>Delete paragraph 3.8:</i></p> <p>The Settlement boundaries have been identified on the policies maps, shown in appendix 3. The Settlement Boundaries Background Papers (2012, 2018 and 2019) explain how the settlement boundaries have been drawn.</p>	To avoid repeating the policy.
Housing				
	Housing Requirements and Allocations Section	Page 27	<p><i>After paragraph 4.7 add:</i></p> <p><b><u>Paragraph 68 of the NPPF requires that land to accommodate at least 10% of the housing requirement is on sites no larger than 1 hectare. The Council can demonstrate it meets this requirement, evidence is contained within the Housing Land Supply Background Paper (October 2019).</u></b></p>	To clarify that the requirement has been met.
(MM52)	Policy HOU1 and supporting text	Page 28	<p><i>Amend and divide paragraph 4.16 as follows:</i></p> <p>Within Kettering Town there are a number of areas recognised for their particular <b><u>distinctive</u></b> residential character. <b><u>Gipsy Lane / Northampton Road, Warkton Lane / Poplars Farm Road and Headlands (south of Glebe Avenue) are particularly noteworthy as they</u></b> feature large dwellings in generous grounds and <b><u>these areas</u></b> are often well-populated by mature trees.</p> <p><b><u>Under the 1995 Local Plan for the Borough these three areas were afforded policy protection from residential development.</u></b> Allowing infilling through the division of a curtilage or garden development <b><u>was considered</u></b> is likely to have a negative impact on the neighbourhood character. Furthermore, it <del>will</del><b><u>would</u></b> diminish a range of housing in the town which <del>that</del> <b><u>that</u></b> would be challenging to replace <del>and while</del> adding pressure on local residential amenity. Areas of particular note are:</p> <ul style="list-style-type: none"> <li>● <del>Gipsy Lane / Northampton Road</del></li> </ul>	<p>To provide clarification following discussions at the hearing sessions.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p>

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			<ul style="list-style-type: none"> <li>• <del>Warkton Lane / Poplars Farm Road</del></li> <li>• <del>Headlands South of Glebe Avenue</del></li> </ul> <p><i>Add new paragraph below paragraph 4.16 as follows:</i></p> <p><b><u>During the development of the SSP2 a background paper on defined and protected housing was prepared to determine whether these areas should retain policy protection. The paper was informed by a policy analysis, desktop study, consultation and site visits. It concluded, based on the evidence set out, that these three areas should continue to be protected by a more refined and strengthened policy approach.</u></b></p> <p><i>Amend Policy HOU1, criterion (c) as follows:</i></p> <p>Infilling through the division of a curtilage or garden development in the following areas <b><u>named below and as shown on the policies map</u></b> will be resisted to protect the distinctive townscape character, retain the range of family dwellings in a town centre location and avoid a negative impact on local residential amenity; <del>in the following locations,</del> <b><u>as shown on the policies map:</u></b></p>	
(AM42)	Supporting text to Policy HOU2	Page 30	<p><i>Amend paragraph 4.25 as follows:</i></p> <p>The NCC Report, <b><u>Study of Housing and Support Needs of Older People Across Northamptonshire</u></b>, published March 2017 provides a clear definition of different types of retirement housing, and sets an annual target for the provision of the different housing types.</p> <p><i>Amend paragraph 4.29 as follows:</i></p> <p>To meet this need, the Council will expect sites of 50 dwellings or more (or 1.6ha or more) to incorporate <del>supported</del> accommodation to meet the needs of older people and people with support needs, for example sheltered and extra care housing that falls</p>	<p>Factual correction.</p> <p>To clarify the range of uses required by the policy.</p>

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			<p>within Use Class C3 (Residential), <b><u>properties designed to Category 3 accessibility standards, bungalows</u></b> or residential care/nursing care which falls within Use Class C2 (Institutional Uses). The precise amount of older persons housing which will be required will be determined following negotiation with the applicant as part of the planning application process. This will take into account the need for this type of housing within the locality, the financial viability of individual housing developments and accessibility to good public sector links and local facilities. <b><u>The requirement will be flexible and proportionate to the size of the site.</u></b></p>	
	Policy HOU5	Page 33	<p><i>Amend paragraph 4.38 as follows:</i></p> <p>Affordable self-build housing schemes will be supported as they provide an additional option for those whose needs are not being met by the market to build their own affordable home in the rural area. <del>These will typically Support</del> <b><u>will be given to schemes which are</u></b> be delivered through registered providers, self-build groups or community trusts <b><u>as well as individuals seeking to build their own affordable home.</u></b> Policy 13 of the JCS allows for the provision of housing which meets locally identified need, located adjacent to settlement boundaries in the rural area, <b><u>this could include self-build or custom build schemes. Through</u></b> Policy HOU5, <b><u>the Council seeks to enable the provision of self-build homes, expanding on existing Policy 13, to provide for self and custom build housing</u></b> <del>would allow the expansion of the policy to allow self-build or custom build schemes</del> <b><u>on single plot rural exception sites. This would allow local people to build their own affordable home to own. However, given that this is an exception to existing planning policies, these need to be managed strictly. Therefore,</u></b> to ensure that Policy HOU5 meets local need as set out in Policy 13 of the JCS, applicants need to have a strong local connection and the property will needs to remain affordable in perpetuity. Permitted development rights <del>may</del><b><u>will</u></b> be removed to ensure that any future proposals to extend the property are regulated through the planning application process. Beyond this, the future sale of these properties will be restricted by a planning</p>	<p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To provide further clarity on what this policy seeks to achieve over and</p>

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			<p>obligation to restrict the resale to only those with a local connection. The future resale value of the property will be capped at a percentage of the open market value.</p> <p>Amend Policy HOU5 as follows:</p> <p>Single plot affordable exception sites will be supported for self-build housing in the rural area, where the proposal is in accordance with Policy 13 of the Joint Core Strategy and:</p> <ul style="list-style-type: none"> <li>• The applicant is the prospective owner of the proposed affordable dwelling</li> <li>• The applicant can demonstrate a strong local connection to the village</li> <li>• The applicant has a need that is not met by the market</li> <li>• <del>The property is built to the minimum nationally described space standards</del></li> </ul> <p><del>A planning obligation will be used to ensure that the property remains affordable for the local community in perpetuity. Permitted development rights <b>may</b> will also be removed <b>where exceptional circumstances are considered to exist.</b></del></p>	above Policy of the JCS.
<b>Employment</b>				
(AM44, AM45)	Employment Chapter supporting text	Page 34 and 35	<p><i>Amend paragraph 5.10 as follows:</i></p> <p>No specific targets have been identified for specific employment types, however the <b><u>North Northamptonshire Joint Core Strategy - Employment Background Paper</u></b> prepared for the Joint Core Strategy indicates that the likely quantity of B-class jobs will equate to approximately 65% of new jobs, 5,265 for the borough.</p> <p><i>Amend the first sentence of paragraph 5.12 as follows:</i></p> <p>A Employment Land Review <u>Property Market Review and Assessment of Employment Sites (2018)</u> has been prepared.</p>	Clarification
(MM1, AM48)	Policy EMP1	Page 36	<p><i>After paragraph 5.14 add as follows:</i></p> <p><b><u>It is also important to recognise existing and committed strategic employment sites in the Borough which will provide jobs throughout the plan period and will</u></b></p>	To address comments received from Weetabix



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		<p><b><u>be supplemented through allocations in this Plan. These strategic sites are as follows:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Land at Kettering South (Policy 37 of the JCS)</u></b></li> <li>• <b><u>Land at Kettering North (Policy 38 of the JCS)</u></b></li> <li>• <b><u>Roxhill/Segro Park</u></b></li> <li>• <b><u>Cransley Park</u></b></li> </ul> <p><b><u>The Hanwood Park (East Kettering) SUE and Rothwell North SUE will also provide a significant contribution to employment provision.</u></b></p> <p><i>Amend paragraph 5.16 as follows:</i></p> <p>Policy EMP1 safeguards a number of existing employment areas. These areas have been assessed as part of the Employment Land Review, the findings of which have informed this policy. <del>Within these areas the modernisation of existing buildings will be supported.</del></p> <p><b><u>It is recognised that there may be circumstances where parts of employment sites need to be redeveloped or expanded to enable existing businesses to grow and/or modernise. Where an extension is proposed to an existing employment area to enable an existing business to expand or modernise, and the proposed expansion area is located immediately adjacent to a safeguarded employment area but outside the settlement boundary, consideration will be given to the degree of conflict the proposal has with policies which seek to protect the open countryside, and the potential benefits of the proposal in terms of retention and enhancement of employment provision and impact on the local area.</u></b></p> <p><i>Amend Policy EMP1 as follows:</i></p> <p>Safeguarding Employment Land</p>	<p>(Rep 154) and Buccleuch Property (Rep 194).</p> <p>To provide clarity as to the purpose and content of MM1.</p> <p>To provide a stronger emphasis on the importance of existing and committed employment sites.</p> <p>To ensure that this policy is in conformity with relevant policies in the JCS, as discussed at the hearing sessions.</p>
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		<p>The following employment areas, identified on the proposals- <u>policies</u> map, will be safeguarded for B1 (Business <b><u>(including offices, research, and light industry)</u></b>), B2 (General Industry) and B8 (Storage or Distribution) <u>uses</u>:</p> <ul style="list-style-type: none"> <li>• North Kettering Business Park</li> <li>• Telford Way Industrial Estate, Kettering</li> <li>• Pytchley Lodge and Orion Way Industrial Estate, Kettering</li> <li>• Kettering Parkway</li> <li>• Northfield Avenue, Kettering</li> <li>• Desborough Industry (including Magnetic Park)</li> <li>• Latimer Business Park, Burton Latimer</li> <li>• Station Road, Industrial Estate, Burton Latimer</li> <li>• Eckland Lodge, Desborough</li> </ul> <p><b><u>In accordance with criterion c) of Policy 22 of the JCS these sites will be safeguarded for employment use unless it can be demonstrated by an applicant that there is no reasonable prospect of the site being used for that purpose and that an alternative use would:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Not be detrimental to the mix of uses within a Sustainable Urban Extension; and/or</u></b></li> <li>• <b><u>Resolve existing conflicts between land uses</u></b></li> </ul> <p><b><u>In accordance with Policy EMP3 (Non-Employment Uses (non-B use class) in Safeguarded Employment Areas), non-B-class uses, which are ancillary to the employment uses, will be supported.</u></b></p> <p>Within safeguarded employment sites the modernisation of buildings will be supported.</p> <p><b><u>Extensions to existing employment areas to enable an existing business to expand or modernise which are immediately adjacent to safeguarded employment areas will be assessed taking into account the degree of conflict</u></b></p>	<p>To reflect the changes to the Use Classes Order as discussed at the hearing sessions.</p> <p>Accuracy and consistency.</p>
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			<b><u>with Policy RS4 where appropriate. Where such proposals are in principle acceptable, Masterplans/Development Briefs, where appropriate, will be encouraged.</u></b>	
(MM2, MM3)	Policy EMP3 & Supporting text	Page 38	<p><i>Amend heading and supporting text at paragraph 5.18 as follows:</i></p> <p>Non-Employment Uses (non-<del>Business/B2/B8 uses</del>-B use class) in Safeguarded Employment Areas</p> <p>It is recognised that in addition to those uses safeguarded in Policy EMP1, a number of non-B class <b>Business/B2/B8</b> uses are present within a number of the areas identified in this policy. These uses complement the B class <b>Business/B2/B8</b> uses in these areas and do not undermine their primary function. Therefore, it is considered prudent to set out criteria which allow for non-employment uses, particularly where there is no reasonable prospect of sites within these areas being used for employment use, in accordance with Policy 22 of the JCS and preventing units remaining vacant for a prolonged period of time.</p> <p>Proposals for non-<del>Business/B2/B8 use</del>-B class employment will need to demonstrate that the proposed use does not have a detrimental impact on existing employment uses and the character of the area and that they do not result in an over concentration of non-<del>Business/B2/B8</del>-B use class uses within a Safeguarded Employment Area. Evidence will need to be provided that the site has been marketed at a reasonable price and that there is no realistic prospect of the site being used for B-use class employment and that employment use would no longer be viable on the site. <b><u>Proposals which seek to deliver non-Business/B2/B8 uses within Safeguarded Employment Areas will be supported where they comply with Policy EMP3 and other policies in the Development Plan.</u></b></p> <p><i>Amend Policy EMP3 as follows:</i></p> <p>Non-Employment Uses (non-<del>Business/B2/B8 uses</del>-B use class) in Safeguarded Employment Areas</p>	<p>To address comments from Eskmuir Securities. (Rep 13) and Buccleuch Property (Rep 194).</p> <p>To reflect the changes in the Use Classes Order as discussed at the hearing sessions.</p>

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			<p><b><u>Within the Safeguarded Employment Areas as defined in Policy EMP1, proposals which include non-Business/B2/B8 uses, which are ancillary to the employment uses, will be supported.</u></b></p> <p>Proposals which include non-employment uses within the Safeguarded Employment Areas as defined in Policy EMP01, which are not ancillary to existing employment uses, <b><u>should will:</u></b></p> <p>a. Provide evidence to show the site has been marketed at a reasonable price <b><u>and period, for a continuous period of at least twelve months</u></b> as well demonstrating that there is no realistic prospect of the <del>proposal</del> site being <b><u>viably</u></b> used for an employment use.;</p> <p><del>b. Provide evidence to demonstrate that employment use on the site would no longer be viable</del></p> <p><b><u>b.</u></b> Be suitable in the location in which it is proposed and ensure that it does not impact current and future operations of adjoining businesses.;</p> <p><b><u>c.</u></b> Not undermine the existing employment uses and adversely affect the character of the area; <b><u>and</u></b></p> <p><del><b><u>d.</u></b> Not result in an over-concentration of non-B class uses within a Safeguarded Employment Area; and</del></p> <p><b><u>d.</u></b> Not adversely affect the supply of employment opportunities within a Safeguarded Employment Area.</p>	To provide clarification and readability.
(AM46, AM47)	Employment Allocations supporting text	Page 38	<p><i>Amend paragraph 5.21 as follows:</i></p> <p>Policy 23 of the JCS identifies an overall job target of 8,100 within the plan period to 2031, with approximately 65% of these in B-class uses, equating to 5,265 jobs, as set out in the North Northamptonshire Joint Core Strategy - Employment Background Paper (January 2015). The Employment Land Review and Allocations Background</p>	To reflect the changes to the Use Classes Order as discussed at

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			<p>Paper <b>(2019)</b> sets out the completed floorspace and corresponding job provision between 2011 and 2018.</p> <p><i>Amend paragraph 5.22 as follows:</i></p> <p>Full details on meeting the job growth target are set out in the Employment Land Review and Allocations Background Paper <b>(2019)</b>.</p> <p><i>Add paragraph after 5.23 as follows:</i></p> <p><b><u>The changes to the Town and Country Planning (Use Classes) Order 1987 (as amended) in September 2020 mean that a number of use classes which were previously considered B-class uses, now fall within the new Class E. The Employment Allocations Background Paper and Employment Land Review considered B-class uses, which included B1 uses that now fall into the Class E Use Class. The uses identified in the Employment Allocation policies in Kettering, Desborough and Geddington reflect the September 2020 changes to the Use Classes Order.</u></b></p>	<p>the hearing sessions.</p> <p>Clarification.</p>
(MM89)	Policy EMP4	Page 39	<p><i>Add new paragraph under paragraph 5.24 as follows:</i></p> <p><b><u>When considering the Local Air Quality for areas in which new proposals are located, proposals will need to demonstrate that the ‘Annual Status’ reports published by the Council are taken into account as well as other relevant local guidance available at the time.</u></b></p> <p><i>Amend Policy EMP4 as follows:</i></p> <p>New developments will be encouraged to make provision for live/work units which offer flexible living and working space for small businesses. Such units should:</p> <p>a. Be limited to <b><u>business uses (including offices, research and light industrial) and professional and financial services</u></b>—A2 and B1 uses;</p>	<p>To reflect the changes to the Use Classes Order as discussed at the hearing sessions.</p> <p>To provide clarity in relation to the policy criteria and that</p>

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			<p>b. Not result in a loss of residential amenity, significantly increase on-street parking or result in a significant increase in traffic or congestion; <b>and</b></p> <p>c. Be specifically designed to ensure that the commercial use of the property remains ancillary to the residential use.</p> <p>Live/work units will not normally be permitted in close proximity to B2 and B8 class uses and other uses where:</p> <p>d <b>i.</b> Operations are likely to cause a significant amount of noise;</p> <p>e <b>ii.</b> Local Air Quality is inappropriate for a residential environment;</p> <p>f <b>iii.</b> There are businesses operating 24 hours a day, in close proximity; <b>or</b></p> <p>g <b>iv.</b> It is not possible to ensure adequate lighting and ventilation of living areas.</p> <p>The provision of live/ work units will be supported in the following locations:</p> <p>h <b>1.</b> Town centres and Local centres, <del>excluding the primary, secondary and core shopping areas</del> <b>as shown on the policies map;</b></p> <p>i <b>2.</b> Mixed-use and residential areas outside of designated town and local centres;</p> <p>j <b>3.</b> Vacant employment sites outside of safeguarded employment areas; <b>and</b></p> <p>k <b>4.</b> Rural locations where provision would support the rural economy.</p> <p>Live/work units will not normally be permitted in Safeguarded Employment Areas</p>	<p>these are separated to ensure it is clear when certain criteria apply.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p>
<b>Town Centres</b>				
	Paragraph 6.2	Page 41	<p><i>Add additional wording after paragraph 6.2 as follows:</i></p> <p>The JCS sets out the network and hierarchy of towns over the North Northamptonshire area, with Kettering being defined as the growth town within Kettering Borough; Burton Latimer, Desborough and Rothwell are defined as market towns and provide a focus for secondary growth. Kettering is also identified as the largest centre within the North Northamptonshire area in terms of comparison shopping floor space and expenditure.</p> <p><b><u>In addition to the town centres there are also a number of Local Centres which provide a smaller range of facilities and meet the day to day shopping needs of</u></b></p>	<p>To set out the role of Local Centres and District Centres in the retail hierarchy.</p>

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			<p><b><u>communities. Local Centres will be provided in the Sustainable Urban Extensions. The East Kettering (Hanwood Park) SUE will include three Local Centres and a District Centre. The District Centre will provide another tier in the retail hierarchy between the Local Centres and the town centres. The District Centre will provide a mix of convenience, comparison and specialist retail facilities (e.g. post office, dry cleaners etc) alongside other facilities such as restaurants, public houses, offices, leisure and residential to meet local, day to day needs of residents of the SUE.</u></b></p>	
(AM49, AM50)	Policy TCE1 and supporting text	Page 41 and 42	<p><i>Amend paragraph 6.6 as follows:</i></p> <p>The town centre boundaries <b>and Primary Shopping Areas</b> for Burton Latimer, Desborough and Rothwell are shown on the <del>proposals</del> <b><u>policies</u></b> maps. <b><u>The town centre boundaries and Primary Shopping Areas are defined using a single line because the market towns do not have areas of predominantly leisure, business and town centre uses adjacent to the primary shopping area and therefore the town centre boundaries do not extend beyond the primary shopping area.</u></b> The background paper '<i>Town Centres and Town Centre Uses (update) (April 2018)</i>' sets out the approach to defining these boundaries.</p> <p><i>Amend Policy TCE1 as follows:</i></p> <p>Town Centre Boundaries</p> <p>The extent of the town centre boundaries <b>and Primary Shopping Areas</b> for Burton Latimer, Desborough and Rothwell are defined on the <del>proposals</del> <b><u>policies</u></b> map.</p>	<p>To clarify that the town centre boundaries and Primary Shopping Areas are drawn using a single line.</p> <p>Missing weblink added.</p> <p>Accuracy and consistency.</p>
(MM91)	Policy TCE2 and supporting text	Page 42	<p><i>Amend the supporting text at paragraph 6.7 as follows:</i></p> <p>Policy 12 of the JCS supports the provision of a medium sized food store to serve the Rothwell/ Desborough area. No potentially suitable sites have yet been identified. Potential sites would need to be assessed using a sequential test set out in</p>	<p>To remove repetition with the JCS.</p> <p>To remove unnecessary</p>



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			<p>the NPPF. The supermarket should be located in an accessible location that is well connected to the town centre of either Rothwell or Desborough.</p> <p><b><u>Proposals should protect and enhance the Jurassic Way Sub-Regional Green Infrastructure Corridor and the Sywell Reservoir to Broughton Local Green Infrastructure Corridor, including land adjoining the River Ise, and identified Local Wildlife Sites, County Wildlife Sites, Nature Reserves and Sites of Special Scientific Interest.</u></b></p> <p>Any proposals for a medium-sized food store which come forwards will need to be considered against the following Policy:</p> <p><i>Amend Policy TCE2 as follows:</i></p> <p>Proposals for a Medium Sized Foodstore</p> <p><del>A d</del>Development proposals for a medium sized food store serving the Rothwell and Desborough catchment <u>area</u> will be considered positively where:</p> <ol style="list-style-type: none"> <li><del>They</del><u>It does</u> not exceed a floorspace area of 2000m<sup>2</sup> of convenience retail;</li> <li>A sequential approach to their location demonstrates that priority is given to the town centre first, in accordance with Policy TCE5;</li> <li>It will not result in the displacement of an existing community use or viable business use; <b>and</b></li> <li><del>The use would be compatible with existing neighbouring uses within the immediate area.</del></li> <li><del>They</del><u>It</u> <del>protects</del> <u>and enhances</u> the Green Infrastructure <b><u>corridors.</u></b> <del>status of the Jurassic Way Sub-Regional Green Infrastructure Corridor and Sywell Reservoir to Broughton Local Green Infrastructure Corridor, including land adjoining the River Ise and the River Ise itself, and identified Local Wildlife Sites, County Wildlife Sites, Nature Reserves and Sites of Special Scientific Interest.</del></li> </ol>	<p>detail from the Policy.</p>
(MM92 & AM51)	Policy TCE3 and	Page 42 and 43	<i>Amend supporting text as follows:</i>	To remove unnecessary.

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	supporting text	<p>In addition to traditional retail provision, it is recognised that retail markets have the potential to make an important contribution to the vitality and viability of town centres. Specifically, the NPPF requires local planning authorities to retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive. Desborough and Rothwell already operate a weekly market, whilst Burton Latimer offers a monthly market; there is local ambition to enhance this further to offer a market on a weekly basis. Policy TCE3 sets out general principles for market proposals within the towns. More detailed policies for each of the individual market towns are included within their respective chapters.</p> <p><b><u>New or enhanced markets should accord with Market Standards Guidance where this has been prepared.</u></b> <del>which could be prepared to provide a framework across all markets within the Borough to provide a consistent standard.</del></p> <p><i>Amend Policy TCE3 as follows:</i></p> <p><b>Markets - General Principles</b></p> <p>Proposals for new or enhanced markets will be supported where:</p> <ol style="list-style-type: none"> <li>a. They are located within the defined town centre boundary, as shown on the <b>proposals policies</b> map, <del>and within close walking distance to existing retail uses;</del></li> <li>b. Market proposals/sites do not displace existing main town centres uses or <b>existing</b> markets, unless these uses/markets are relocated elsewhere within the defined town centre boundary which is not to their detriment, and the proposal enhances the existing available retail offer;</li> <li>c. Existing main town centres uses are not obscured or obstructed by the positioning of a new market or alteration to an existing market, ensuring that any proposal makes a positive contribution to existing retail and service offers within the town; <b>and</b></li> </ol>	<p>wording from the Policy.</p> <p>Accuracy and consistency.</p> <p>Clarification.</p>
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			<p>d. The trading area of market sites occupy a level surface to facilitate pedestrian access, layout, and appearance of markets;</p> <p><del>New or enhanced markets accord with Market Standards Guidance which could be prepared to provide a framework across all markets within the borough to provide a consistent standard.</del></p>	
(MM93)	TCE4 and supporting text	Pages 43 and 44	<p><i>Amend paragraph 6.16 as follows:</i></p> <p>Within the town centres there are many historic buildings and buildings of local significance, where proposals involve the re-use of these buildings consideration will need to be given to the suitability of these buildings for conversion to residential development. <del>Conversion should not result in significant alteration to these buildings or loss of historic features or character.</del></p> <p><i>Amend Policy TCE4 as follows:</i></p> <p>Residential Development within the Town Centres</p> <p>Development proposals for residential development within town centre boundaries of Burton Latimer, Desborough and Rothwell, as defined on the policies maps, (including material changes of use), will be supported where they:</p> <ol style="list-style-type: none"> <li>a. Are compatible with existing neighbouring and nearby uses;</li> <li>b. Do not result in the loss of viable main town centre uses;</li> <li>c. <del>Comply with the ‘design out crime’ standards;</del></li> <li>d. Provide for sufficient space and access for private amenity and servicing; and</li> <li>e. Preserve an active main town centre use in ground floor level frontages.</li> </ol> <p><del>Further</del> <b>S</b>upport will also be given to proposals involving the conversion and re-use of historic buildings and buildings of local significance for residential use, where they:</p>	<p>For clarification and to avoid repetition.</p> <p>To remove repetition of JCS policies.</p>

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			f. Are suitable for conversion without significant alteration or loss of historic features or character.	
(MM53, AM7)	TCE5 and supporting text	Page 45	<p><i>Amend paragraphs 6.19 and 6.20:</i></p> <p>The sequential test will not be applied to proposals for small scale retail, leisure, entertainment or recreational use which are of a purely neighbourhood <u>local</u> significance. <b><u>A small scale proposal is one which is of a limited size, the precise size will be dependent of the location and type of use, however, proposals should be of a scale that meets day to day needs of local residents, and not the type of facility which people would travel to access.</u></b> Applications for this type of use should demonstrate that the proposal is of a purely neighbourhood <u>local</u> significance. If this cannot be demonstrated then a sequential test would be required.</p> <p>The growth strategy for the borough involves the development of Sustainable Urban Extensions (SUE's). Within SUE's provision will be made for the creation of local centres to meet the day to day needs of residents living within the SUE's. <b><u>Policy 12(g) of the JCS provides an exception to the requirement for sequential tests for the creation of local centres to meet the day to day needs of residents in the SUE's. Therefore, w</u></b>Where local centres are located within SUE's to meet the day to day needs of resident's living within the SUE's a sequential assessment will not be required. <b><u>This exception does not apply to District Centres which are located in the SUE's.</u></b></p> <p><i>Amend Policy TCE5 as follows:</i></p> <p>Application of the Sequential Test</p> <p>Development proposals for main town centres uses not located within a defined town centre, <b><u>as shown on the policies map,</u></b> or in accordance with an up-to-date Local Plan shall be accompanied by a sequential assessment in accordance with Section <b><u>72</u></b> of the National Planning Policy Framework, unless the proposal relates to:</p>	<p>To provide clarification for the term 'small-scale'.</p> <p>To clarify the approach to district centres within SUE's.</p> <p>Factual corrections and clarification.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p>

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			<p>a. a small scale rural office use or small scale rural development; <del>or</del></p> <p>b. the creation of local centres to meet the day to day needs of residents in Sustainable Urban Extensions; or</p> <p>c. a small scale retail, leisure, entertainment or recreation use located to serve its immediate <del>neighbourhood</del> <b>local area</b> neighbourhood of a limited scale and type limited to <del>neighbourhood</del> <b>local</b> significance only.</p>	
(MM54, MM94)	Policy TCE6 and supporting text	Page 46	<p><i>Amend paragraph 6.21 as follows:</i></p> <p>The NPPF requires an impact assessment to assess the impact of a development on town centre vitality and viability where a retail, leisure or office use with a floor space area of over 2500m<sup>2</sup> is proposed outside of the town centre, and the proposal is not in accordance with an up-to-date Local Plan. The NPPF makes provision for local authorities to set a local floorspace threshold lower than the default nationally set threshold, where it would be appropriate to do so. Local floorspace thresholds have been set for Kettering, Burton Latimer, Desborough and Rothwell. Proposals which exceed these thresholds will be required to provide an Impact Assessment. Where a proposal falls below the threshold an Impact Assessment will not normally be required. However there may be some instances where proposals would still require an impact assessment, this could include whether there may be cumulative impacts of proposals which could result in harm to the vitality and viability of the town centre. <b><u>Where an assessment is required the assessment should be proportionate to the scale of the proposal.</u></b></p> <p><b><u>Policy 12(g) of the JCS provides an exception to the requirement for Impact Assessments for small scale rural development and the creation of local centres to meet the day to day needs of residents in the SUE's, this exception does not apply to District Centres located in the SUE's.</u></b></p> <p><i>Amend policy TCE6 as follows:</i></p> <p><b>Locally Set Impact Assessment Threshold</b></p>	<p>To clarify the approach to local and district centres within SUE's.</p> <p>For clarification and consistency.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p>

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			<p>Proposals for retail, leisure and office development located outside of the defined town centre, <b><u>as shown on the policies map</u></b>, and not in accordance with an up-to-date Local Plan, will require an Impact Assessment in accordance with the National Planning Policy Framework where the resulting floorspace of the proposed use (including enlargements) exceeds the following locally set thresholds:</p> <ul style="list-style-type: none"> <li>• Kettering - 750m<sup>2</sup></li> <li>• Burton Latimer - 400m<sup>2</sup></li> <li>• Desborough - 300m<sup>2</sup></li> <li>• Rothwell - 500m<sup>2</sup></li> </ul> <p>Where the resulting floorspace of a proposed use/development falls below the above threshold in the respective town, then an impact assessment will not normally be required. In some instances, proposals will still require an impact assessment, where it is evident that cumulative impacts are likely to give rise to significant harm <b><u>to the vitality and viability of a town centre</u></b>.</p>	
(AM52)	Policy TCE7	Page 47	<p><i>Amend Policy TCE7 as follows:</i></p> <p>Protection of Local Centres</p> <p>The Council will resist the loss of local shopping facilities within Local Centres, as set out below and identified on the <del>proposals</del> <b><u>policies</u></b> map, in order to meet local needs.</p> <ul style="list-style-type: none"> <li>• Belvoir Drive, Barton Seagrave;</li> <li>• Bignal Court, Lake Avenue, Kettering;</li> <li>• Brambleside, Kettering;</li> <li>• Cedar Road, Kettering</li> <li>• Grange Place, Kettering;</li> <li>• Hampden Crescent, Kettering;</li> <li>• Hawthorn Road, Kettering;</li> <li>• St. Johns Road, Kettering;</li> <li>• St. Stephens Road, Kettering</li> </ul> <p><del>Emerging local centres:</del></p> <ul style="list-style-type: none"> <li>• Hanwood Park, Kettering (East Kettering <b>SUE</b>)</li> </ul>	<p>Accuracy and consistency.</p> <p>To include all SUE's.</p>

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			<ul style="list-style-type: none"> <li>• <u>Rothwell North SUE</u></li> <li>• <u>Desborough North SUE</u></li> </ul>	
Health and Well-being and Community Facilities				
(MM4)	Policy HWC1	Pages 49 - 50	<p><i>Amend Policy HWC1 as follows:</i></p> <p>The Council will seek to <b><u>maintain and</u></b> improve <b>the</b> health and well-being <b>of local communities</b> in the Borough. <del>The Council will</del> by <b><u>working</u></b> with its partners <b><u>and developers</u></b> to <b>identify appropriate sites for new healthcare facilities based on the health service delivery plan.</b></p> <ol style="list-style-type: none"> <li>1. <b><u>Applications for healthcare facilities that offer an age friendly, healthy and equitable setting and which accommodate primary and / or secondary healthcare needs will be supported where they are provided in a sustainable and well connected location to enable safe pedestrian, cycle and public transport access;</u></b></li> <li>2. <b><u>The Council will support proposals seeking an extension and / or co-location and / or integration of primary and / or secondary healthcare facilities with existing community facilities providing they meet (1) above and:</u></b> <ol style="list-style-type: none"> <li>i. <b>it can be demonstrated that the proposals are informed through discussion with health care partners to ensure the facilities meet an identified health need of the community / communities they are intended to serve; and</b></li> <li>ii. <b>they are designed to accommodate a range of health related services.</b></li> </ol> </li> </ol>	<p>To address comments received from North Northampton shire Joint Planning Unit – Health and Planning (Rep 252).</p> <p>To provide clarification following discussions at the hearing sessions.</p>



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			<p><b>To promote health and wellbeing and active and healthier lifestyles for all the Council will work with partners to prioritise interventions and resources to areas in the Borough where health inequalities are greatest.</b></p> <ul style="list-style-type: none"> <li>• Identify appropriate sites for new health infrastructure based on a health service delivery plan;</li> <li>• Protect existing facilities and support the provision of new or improved health facilities;</li> <li>• Prioritise interventions and resources to those areas of the borough where health inequalities are greatest;</li> <li>• Support the integration of community facilities and services, i.e. health, education, cultural and leisure in multi-purpose buildings; and</li> <li>• <u><b>Create environments that support and encourage healthy and active lives</b></u></li> </ul>	
	Policy HWC2 and supporting text	Pages 50 - 52	<p><i>Amend paragraph 7.14 as follows:</i></p> <p>The existing number and concentration of other similar community facilities within the area will be taken into account. However, where new provision <b><u>like those proposed in east Kettering on the Hanwood Park SUE</u></b> adds to the variety of activities that could benefit the local population <b><u>community</u></b>, then the existing number of facilities in an area will not necessarily work against a new proposal.</p> <p><i>Amend Policy HWC2 as follows:</i></p> <p>Development should protect and enhance local services and facilities which meet a local need, and guard against their loss, unless it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>a. the loss of the service or facility <del>would</del><b>will</b> not have a negative impact on the vitality and viability of a settlement or neighbourhood <b><u>local</u></b> area; and</li> <li><del>b. the property has been marketed for its current use as a for a period of 12 months and that there is no interest in the property and its existing use is no longer viable.</del></li> </ol>	To provide clarification following discussions at the hearing sessions.

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			<p>b. <u>The site is no longer attractive or considered viable to the market for its existing permitted use as demonstrated by evidence that it has been actively marketed as a community facility for a period of 12 months.</u></p> <p><u>Proposals for the enhancement of existing and / or provision of new community facilities will be supported where these lead to community benefit in the local area e.g. a greater variety of facilities, increased multi-functionality and / or qualitative improvements of such facilities.</u></p> <p>The Council will support proposals for new facilities and extensions to existing facilities provided they are not detrimental to the local character of amenity of the immediate area.</p>	
(MM5; MM95)	Policy HWC3 and supporting text	Pages 53 - 54	<p><i>Amend paragraph 7.21 as follows:</i></p> <p>At a local level the Council's <b><u>has a robust, local evidence base with which to inform plan making and decision taking.</u></b> <del>has commissioned the auditing and assessment of the Borough's playing pitches and indoor and outdoor sports provision. Playing Pitch Strategy (2019) and Sports Facility Strategy (2019) provide a robust local evidence base with which to inform plan making and decision taking.</del> <b><u>The Playing Pitch Strategy (PPS) (2020) and Sports Facilities Strategy (SFS) (2020) read together with the Playing Pitch and Sports Facilities Audits and Needs Assessments (2019 / 2020)</u></b> <del>They highlight The findings have enabled the Council to identify deficiencies in the quality, quantity and accessibility of indoor and outdoor sports facilities including those for associated ancillary facilities, of sports provision.; The studies have provided a robust local evidence base to inform the development of Policy HWC3. determine current and future needs; identify facilities exceeding their carrying capacity; describe changes in provision reserves and the spatial distribution of unmet need.</del></p> <p><i>Delete paragraph 7.22 as follows:</i></p>	<p>To address comments from Kettering Amateur Swimming Club (Rep 8), Rothwell FC (Rep 20), Sport England (Reps 27 and 28), Local Resident (Rep 36).</p> <p>Amendments arising from the Matters</p>

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		<p><del>Having established the base line the strategies provide prioritised action plans that include recommendations to address issues such as which facilities should be protected and enhanced; possible locations for new provision and what opportunities exist for change or potential rationalisation. The strategies provide the Council with a justified approach toward the enhancement of existing and creation of new facilities; they have been used to inform Policy HWC3 below.</del></p> <p><i>Delete paragraph 7.23 as follows:</i></p> <p><del>The findings are being used to inform the development of a Playing Pitch Strategy and Sports Facility Strategy for the Borough. The three central planning objectives underpinning these studies are 'protection, enhancement and provision'. Protection of sites seeks to safeguard them from loss as a result of development; enhancement is carried out by improving site quality, accessibility and management; and provision of new sites ensures future needs are met</del></p> <p><i>Delete Figure 7.1 Sport and Physical Activity</i></p> <p><i>Amend and split paragraph 7.24 as follows:</i></p> <p><del>When published <del>t</del>The strategies will provide prioritised action plans that include recommendations <u>on, <i>inter alia</i></u>, to address issues such as which facilities should be protected and enhanced; possible <u>potential</u> locations for new provision and what opportunities exist for change or potential rationalisation. <u>In summary, the PPS and SFS identify what provision is needed and where. All major development will be required to</u> The strategies will provide a justified approach toward the enhancement of existing and <u>/ or</u> creation of new facilities: <u>to meet the community need arising from the development.</u></del></p> <p><u>The process for determining what will be required in terms of new provision and / or developer contributions will be set out in</u> In addition, the Council intends to produce a Supplementary Planning Document (SPD) for Sports and Physical Activity</p>	<p>Statements (Matter 11 – Paragraph 8.5).</p> <p>To provide clarification to policy and supporting text following discussions at the hearing sessions.</p>
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		<p>Provision in Kettering Borough. This will provide a <b><u>step by step guide using the Sport England planning tools (Active Places Power, Playing Pitch Calculator and Sports Facilities Calculator) to inform decision making. It will provide a justified and proportionate approach to identifying need. In advance of the SPD's Adoption the PPS and SFS will be the material consideration in the determination of planning applications.</u></b> <del>further guidance to inform development management practices. Together, the strategies and the SPD, will support the delivery of Policy HWC3, including how to determine appropriate developer contributions.</del></p> <p><i>Amend paragraph 7.25 as follows:</i></p> <p><del>Playing pitches, including associated ancillary facilities, and outdoor and indoor sport and physical activity facilities will be enhanced and developed to meet the needs of the present and future population for Kettering Borough. The focus of for investment will be in accordance with, but not limited to, the recommendations set out in the emerging <b>PPS and SFS</b> and Sports Facilities Strategies for Kettering Borough (or any subsequent updates) and, where appropriate, with provisions set out in the County led sports and active lifestyles strategies, Neighbourhood Plans and/or Plans or Strategies prepared by the National Governing Bodies for sport and physical activity. Decision making will be informed by the planned Supplementary Planning Document for Sport and Physical Activity Provision in Kettering Borough</del></p> <p><i>Amend paragraph 7.26 as follows:</i></p> <p>The combination <b><u>provisions set out in</u></b> the NPPF and <b><u>Policy 7 of the</u></b> JCS policy is are considered to provide <b><u>afford</u></b> sufficient assurance <b><u>policy protection</u></b> to <b><u>an unwarranted loss</u></b> <del>afford</del> of the Borough's existing sports and recreational buildings and land, including playing fields <del>the protection from loss where warranted. A Supplementary Planning Document on Sports Provision and Developer Contributions will be produced following the adoption of this Plan to provide further guidance in relation to delivering Policy HWC3</del></p>	
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		<p><i>Amend Policy HWC3 as follows:</i></p> <p><b><u>All major development proposals are required to enhance existing and / or create new facilities to meet community needs arising from the development. This</u></b> <del>Proposals that will</del> <b><u>ensure</u></b> <del>build on the</del> <b><u>delivery</u></b> <del>provision of an inclusive, high quality, easily accessible, multi-functional and well-maintained network of sport, and recreational and physical activity facilities will be supported to ensure</del> <b><u>so</u></b> <del>taking part in physical activity is safe and easy, making</del> <b><u>and</u></b> <del>active lifestyles</del> <b><u>are facilitated</u></b> <del>effortless.</del></p> <p><b><u>Decision making to determine the proportionate requirement of sport and recreational facilities and / or developer contributions will be in accordance with the most up-to-date evidence base and the Supplementary Planning Document for Sports and Physical Activity Provision in Kettering Borough. Sport and recreational facilities will be delivered on-site or through off-site contributions, as appropriate, and in association with other funding mechanisms where applicable.</u></b></p> <p><b><u>The enhancement of existing and / or delivery of new sport and recreation facilities should include the provision of associated ancillary facilities (where appropriate) and a long-term management and maintenance programme. Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new or enhanced sport / recreational facility.</u></b></p> <p><b><u>Development proposals for sport and recreational facilities will be informed by Sport England’s Active Design Principles and will be delivered in accordance with facility design guidelines as set out by Sport England and the National Governing Bodies for sport and physical activity. In addition:</u></b></p>	
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		<p><del>To ensure playing pitches, including associated ancillary facilities, and outdoor and indoor sport and physical activity facilities are enhanced and developed to meet the needs of the present and future population for Kettering Borough:</del></p> <p><del>The focus of investment will be in accordance with, but not limited to, the Recommendations set out in the Playing Pitch Strategy (2019), the Sports Facilities Strategy (2019) and the Local Football Facilities Plan (2020) for Kettering Borough (or any subsequent updates) and, where appropriate, with provisions set out in the County led sports and active lifestyle strategies, Neighbourhood Plans and / or Plans or Strategies prepared by the National Governing Bodies for sport and physical activity;</del></p> <p>i. Sport and physical activity facilities will be well connected with their locality. Existing connections will be, wherever achievable, preserved and improved. New provision will be located to ensure accessibility by a choice of sustainable and active travel options. Routes that create connected, safe walking and / or cycle ways to encourage freedom of movement for pedestrians and cyclists will be supported. Routes providing traffic free connectivity will be favoured.</p> <p>ii. Community use of existing and new sport and physical activity facilities on school sites will be <b>supported and</b> encouraged. The provision of a separate reception and changing facilities from the school allowing independent access from the school will be supported where appropriate.</p> <p>iii. <del>iv.</del> Sport and physical activity facilities will be managed and maintained to respect their primary use and functionality with opportunities being sought to increase their multi-functionality</p> <p><del>To achieve the goals above the following requirements Proposals will be informed by the Supplementary Planning Document for Sport and Physical Activity Provision in Kettering Borough, the Sport England Active Design Principles and will be delivered in accordance with facility design guidelines as set out by Sport England and the</del></p>	
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			<p><del>National Governing Bodies for sport and physical activity. To achieve the goals above and 1. All major development will be required to contribute to meet the needs of the population arising from development the enhancement of existing and / or the provision of new sport and physical activity facilities to meet the needs of the population arising from the development in accordance with the following: will be delivered through developer contributions and other funding mechanisms in accordance with the most up to date evidence base. Provision will include:</del></p> <p><del>Contributions will be calculated on the basis of the Supplementary Planning Document for Sport and Physical Activity Provision in Kettering Borough to cover the cost of: enhancing existing and / or the provision of new sport and physical activity facilities and / or;</del></p> <p><del>a. associated ancillary facilities where appropriate and a;</del></p> <p><del>b. a long term management and maintenance programme.</del></p> <p><del>1. Where practicable the provision of new sport and physical activity facilities shall be made with a view to remedy deficiencies in existing sport and physical activity facilities and / or associated ancillary facilities.</del></p> <p><del>2. Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new or enhancements to existing sport and physical activity facilities</del></p>	
<b>Natural Environment and Heritage</b>				
(MM7, AM8)	Policy NEH1 and supporting text	Page 56 and 57	<p><i>Amend paragraph 8.8 as follows:</i></p> <p>The Surface Water Management Plan (2018) (SWMP) outlines the predicted risk from surface water in the Borough and sets out the preferred surface water management strategy. It identifies Critical Drainage Catchments (CDC) where stricter management for surface water runoff will be applied <b><u>because of higher risks of occurrence and resultant affect for people, property or infrastructure.</u></b> <del>as these areas have the greatest impact on fluvial and surface water flooding</del> <b><u>Critical Drainage Catchments are those areas identified to be at greatest risk of flooding, defined as “a discrete geographical area (usually a hydrological catchment) where multiple or</u></b></p>	<p>To address comments received from Anglian Water</p> <p>To provide clarification following discussions</p>



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		<p><b><u>interlinked sources of flood risk cause flooding during a severe rainfall event thereby affecting people, property or local infrastructure.” Those CDC’s with the highest rankings and so where stricter management is necessary, were identified as Kettering Town (associated with the Slade Brook), Desborough South (associated with the River Ise), and Eastbrook Culvert, as defined on maps contained within the SWMP. These were subject to further investigation through hydraulic modelling. The SWMP identifies a variety of measures to address flood risk: including maintenance of drainage systems; use of SUDS; improved land management and farming practices; attenuation storage; and education and emergency resistance.</u></b> The SFRA identified the significant potential for cumulative impact of development on flood risk, particularly from unconstrained surface water drainage from minor developments. Considering the sites identified for potential future developments, the cumulative impacts are most likely to be seen in Kettering town centre, Burton Latimer, Broughton, Rothwell, Geddington and Desborough.</p> <p><i>Amend paragraph 8.9 as follows:</i></p> <p><b><u>All Mmajor new developments must address surface water drainage requirements as set out in the Northamptonshire Flood Toolkit and local guidance. Development proposals should also address Anglian Water’s surface water policy and guidance relating to the adoption of SUDs where SUDs features are proposed to be adopted by Anglian Water.</u></b> The Council will continue to explore alternative sources of funding to undertake feasibility studies in order to improve our understanding of local flooding issues and identify viable solutions that would alleviate future flooding or minimize the impact. It is acknowledged that the guidance only applies to major schemes however, in light of the findings of the Kettering SWMP, stricter requirements on surface water drainage proposals for sites located in areas draining into the CDCs will be required for all development schemes. The particular measures used to reduce flood risk off-site will depend on site specific circumstances and be proportionate to the scale of development. Sites should look to discharge their surface water to as sustainable location as possible. Planning applications involving</p>	<p>at the hearing sessions</p> <p>To clarify the requirements in policy rather than supporting text</p>
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		<p>discharging surface water to foul sewers are unlikely to be supported <b><u>as a surface water connection will only be accepted by Anglian Water in exceptional circumstances where it can be demonstrated that there are no alternatives.</u></b></p> <p><i>Amend paragraph 8.10 to add the following text to the end:</i></p> <p><b><u>Schemes for the retrofitting of SUDS to existing properties and urban areas will be encouraged. The Strategic Flood Risk Assessment, Surface Water Management Plan and Green Infrastructure Delivery Plan all contain projects that will help combat flood risk, and add to the quality of green infrastructure, recreational areas and wildlife habitats, helping to provide biodiversity gain. Where appropriate, development should contribute towards or deliver projects identified in these studies, either through delivery on-site or development contributions.</u></b></p> <p><i>Amendments to Policy NEH1 as follows:</i></p> <p>Change policy title to Local Flood Risk Management Policy</p> <p>Development <b><u>is to contribute towards reducing the risk of flooding where possible, it</u></b> should:</p> <ul style="list-style-type: none"> <li>• <b><u>Where appropriate</u></b> have regard to the findings and actions of the Strategic Flood Risk Assessment and Surface Water Management Plan, and any updates to these documents-;</li> <li>• Where appropriate, contribute towards the flood risk management projects identified within <b><u>the</u></b> Strategic Flood Risk Assessment, Surface Water Management Plan and Green Infrastructure Delivery Plan-; <b><u>and</u></b></li> <li>• Have regard to the Flood Toolkit and Local Standards and Guidance for Surface Water Drainage in Northamptonshire, <b><u>or successor documents, and relevant guidance produced by Anglian Water and</u></b></li> </ul>	
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			<p><b><u>the water sector where possible</u></b>, and where appropriate, demonstrate how the proposal has had regard to these documents.</p> <p>All development proposals within the Critical Drainage Catchments identified in the Surface Water Management Plan<sup>2</sup> will be subject to stricter requirements for surface water drainage schemes and must be supported by a site-specific Flood Risk Assessment (FRA) and Drainage Strategy.</p> <p>Schemes for the retrofitting of SUDS to existing properties and townscapes will be encouraged.</p> <p><b><u>A flood risk assessment will be required in the following circumstances:</u></b></p> <ul style="list-style-type: none"> <li>i. <b><u>For development proposals of 1 hectare or greater in areas identified with Flood Zone 1; and</u></b></li> <li>ii. <b><u>For all proposals for new development located in Flood Zones 2 and 3.</u></b></li> </ul>	
(MM55, MM96)	Policy NEH2 and supporting text	Pages 63 - 66	<p><i>Amend and split paragraph 8.22 as follows:</i></p> <p>The JCS emphasises that the local GI corridor positionings are indicative. It goes on to note that the alignment and extent could be defined further through, <i>inter alia</i>, Part 2 Local Plans. In response to this the Council commissioned a <u>Green Infrastructure Delivery Plan (2018) (GIDP)</u> for Kettering. <del>It</del> <b><u>The GIDP</u></b> builds on the work undertaken at a strategic level by <del>focusing on enhancing and expanding the green infrastructure network for Kettering Borough.</del> <b><u>identifying seven new borough level GI corridors which These interconnect with the sub-regional and local corridors that pass through the Borough, This interconnected network of borough, local and sub-regional corridors within the Borough boundary to create the Borough Level Green Infrastructure Network (BLGIN).</u></b></p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Amendments arising from the Matters Statements</p>

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		<p><b><u>The corridor positioning remains indicative; they are identified as corridors, and not intended to have an identified, fixed boundary line. They do not preclude or restrict development proposals but they do indicate the need for development to respond positively to the GI network. They are an important aid for decision-making to ensure the integrity of the BLGIN is not compromised by inappropriate development and land management.</u></b> <del>In addition it outlines the Best Practice Principles to help stakeholders create a climate change-resilient GI for wildlife and people.</del></p> <p><i>Amend paragraph 8.23 as follows</i></p> <p>The <b><u>aim of the</u></b> GDP identifies seven new Borough Level GI Corridors that will support and enhance the strategic network. <del>is To</del> <b><u>guide the delivery of the BLGIN and to enrich the overall quality and function of the corridors. It sets out best practice principles to cultivate a climate-change resilient GI for people and wildlife. It builds on these by identifying general principles and initiatives specific to the BLGIN. It concludes by</u></b> <del>reinforce and expand these corridors GDP identifying</del> projects <b><u>within the BLGIN which are supported with</u></b> and includes associated project plans. <b><u>These provide indicative costings and</u></b> which provide the means for implementation. The plans identify the multi-functional opportunities of within each project for the enhancement, restoration and protection of existing and /or creation of new green infrastructure assets.</p> <p><i>Delete paragraph 8.24 as follows</i></p> <p><del>Refining the GI corridors at a Borough scale makes it possible to understand how Kettering's GI functions at the local level. The Borough corridors, in tandem with the sub-regional and local corridors, provides a focus for investment to ensure the overall function and quality of the green infrastructure network for Kettering Borough is a justified outlay.</del></p> <p><i>Amend paragraph 8.25 as follows</i></p>	<p>(Matter 12 – Paragraph 16.2).</p> <p>To provide clarification to policy and supporting text following discussions at the hearing sessions.</p>
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		<p>The pragmatic, project led approach set out in the GDP makes it easier to identify what needs to be done in the first instance <u>over time</u> to enhance <u>the BLGIN green infrastructure</u> at the local level. As these projects are delivered, new projects will be identified to pursue a continued development and investment program that will secure a net gain in GI for Kettering Borough.</p> <p><i>Add new paragraph as follows:</i></p> <p><b><u>The focus for investment in green infrastructure to meet the needs arising from new development will be the BLGIN. To ensure a proportionate approach on-site provision and / or off site contributions will be determined through the decision making process and will take account of requirements arising from the application of Policy NEH4 – Open Space. Opportunities to integrate green infrastructure and open space requirements should be sought to optimise design and keep contributions (in terms of open space and finance) proportionate</u></b></p> <p><i>Add new paragraph as follows:</i></p> <p><b><u>The provision of new and or enhancement to existing GI will be in accordance with, but not limited to, the general principles, initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (2018), the Open Space Standards Paper (2020), the North Northamptonshire Green Infrastructure Delivery Plan (2014) and Neighbourhood Plans where appropriate (or subsequent updated documents where applicable).</u></b></p> <p><i>Amend policy NEH2 title as follows:</i></p> <p><b><u>Borough Level Green Infrastructure Network</u></b></p> <p><i>Amend Policy NEH2 as follows:</i></p>	
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		<p><del>The integrity of t</del><u>The Borough Level Green Infrastructure Network (BLGIN) as set out <b>shown</b> in Figure 8.1 of this Plan will not be compromised by new development, <b>and shown illustrated on the policies map,</b> will not be compromised by new development. It will be recognised for its important contribution to the built, historic and natural environment, to people and wildlife and to ecosystem services. <b><u>Applications which fundamentally undermine the integrity of the Network will be resisted.</u></b></u></p> <p><del>To ensure the protection and enhancement of existing and creation of new green infrastructure (GI):</del></p> <p><del>i The focus for investment will be on, but not limited to, the delivery of the general initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (or subsequent updated documents) <b>and</b>;</del></p> <p><del>ii The BLGIN will be managed and maintained with a view to increasing the multi-functionality and provision of ecosystem services through GI assets <b>and</b>;</del></p> <p><del>iii Where achievable new GI assets will be well-connected to the Borough Level and Strategic Green Infrastructure Corridors; whenever possible connectivity between the GI Corridors and the wider transport network will be improved to create routes that enable freedom of movement for pedestrians and cyclists</del></p> <p><del><b>All M</b>major development <b>proposals</b> will <b>are required to</b> deliver on-site and / or make off-site contributions to achieve a net gain of GI <b>through on-site provision and / or off-site contributions.</b> in accordance with the Best Practice Principles, Aims and Objectives set out in the Kettering Green Infrastructure Delivery Plan (or subsequent updated documents) <b><u>The focus for investment will be the BLGIN and</u></b>;</del></p> <p>a) Applications for residential development of 50 units or more or, for non-residential development providing an additional floorspace of 1,000m<sup>2</sup> or more or a site of 1 hectare or more will be accompanied by a site specific green infrastructure strategy and /or plan to illustrate how <b>the</b> GI is integrated within the development proposal</p>	
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		<p>and seeks to improve connectivity, <b><u>where possible</u></b>, to the BLGIN beyond the <b>development site</b> boundary <b><u>and</u></b>;</p> <p>b) <b><u>To ensure a proportionate approach in the determination of on-site provision and / or off site contributions the decision making process will take account of open space requirements arising from the application of Policy NEH4 – Open Space and</u></b>;</p> <p>c) <b><u>Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new or enhanced GI.</u></b></p> <p>The Council will work with <b>developers and</b> partners, including neighbouring authorities and the Local Nature Partnership, to plan for and deliver GI at a landscape scale. Priority will be given, but not limited to, delivering projects associated with the BLGIN and the Nene Valley Nature Improvement Area. <b><u>The design and delivery of GI:</u></b> <del>New projects will be identified so the Council can continue to protect and enhance existing GI assets and restore fragmented links. This will enable freedom of access for people and wildlife to natural green space and improvements to landscape character.</del></p> <p>i. <b><u>shall be in accordance with the the general principles, initiatives and projects identified by the Green Infrastructure Delivery Plan (or subsequent updated documents) and</u></b>;</p> <p><del>i The focus for investment will be on, but not limited to, the delivery of the general initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (or subsequent updated documents) and;</del></p> <p><del>ii The BLGIN will be managed and maintained with a view to increasing the multi-functionality and provision of ecosystem services through GI assets and;</del></p> <p>ii. <del>Where achievable new GI assets will be,</del> <b><u>where possible</u></b>, well-connected to the Borough Level and Strategic Green Infrastructure Corridors; <del>whenever possible and</del> <b><u>Opportunities to link</u></b> connectivity between the GI Corridors and with the wider</p>	
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			<p>transport network <del>will be</del> <b>should be sought</b> <del>to</del> improved to create routes that enable freedom of movement for pedestrians and cyclists.</p> <p><b><u>The BLGIN will be managed and maintained with a view to increasing the multi-functionality and provision of ecosystem services through GI assets.</u></b></p>	
(AM13)	Heritage supporting text	Pages 64 to 67	<p><i>Reduce font size of 'Heritage and Green Infrastructure' title</i></p> <p><i>Add in new title</i></p> <p><b><u>Benefits of Conserving the Historic Environment</u></b></p> <p><i>Amend and split paragraph 8.27 as follows:</i></p> <p>The historic environment has the potential to bring significant benefits to <del>Kettering</del> <b>the</b> Borough. Historic England's Heritage Counts (2017) survey identified a positive relationship between heritage, wellbeing, health, civic pride, and community cohesion. Heritage also delivers significant economic benefits as a driver for tourism and business activity contributing to the district's dynamic market towns and a strong rural economy. Heritage assets are an irreplaceable resource and effective conservation delivers the wider social, cultural, economic and environmental benefits.</p> <p><i>Add new title</i></p> <p><b>Protecting Heritage</b></p> <p><i>Continued amendment of split paragraph 8.27</i></p> <p>National legislation safeguards the historic environment <b>by</b> aiming to adequately protect and enhance it <b>through</b> <del>within the development management process.</del> <b>The legislation</b> is supported by national and locally strategic policy; <b>the NPPF provides a clear policy framework on plan-making and decision-taking for</b></p>	

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		<p><u>the historic environment and heritage assets. This is reinforced locally by the JCS through Policy 2 (Historic Environment). The combination of the national legislation and the national and locally strategic policy is considered to provide sufficient assurance to afford the Borough’s designated assets the protection, preservation and opportunity for enhancement they warrant. Therefore, policy provision for heritage will not be repeated in the SSP2.</u></p> <p><i>Delete title as follows:</i></p> <p><b>National Policy</b></p> <p><i>Delete paragraph 8.28 as follows:</i></p> <p><del>The NPPF sets out a range of policies that provide a clear framework for both plan-making and decision-taking with respect to the historic environment. It defines the historic environment as being all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Heritage assets are identified as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.</del></p> <p><i>Delete paragraph 8.29 as follows:</i></p> <p><del>The NPPF emphasizes the importance of a heritage asset’s setting. It continues by stressing that planning should conserve, and where appropriate, enhance heritage assets in a manner that is consistent with their significance. In developing their strategy, local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets. This will ensure that they can be enjoyed for their contribution to the quality of life of this and future generations. When considering heritage assets and the significance apportioned to them in decision-</del></p>	
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		<p>making it is necessary to draw a distinction between ‘designated’ and ‘non-designated assets’</p> <p><i>Add new title as follows</i></p> <p><b><u>Designated and Non-designated Assets</u></b></p> <p><i>Amend paragraph 8.30 as follows:</i></p> <p><b><u>As noted above, D</u></b>esignated heritage assets are designated (or ‘Listed’) under statute against <b><u>using</u></b> a prescribed set of selection criteria. <del>The Planning Practice Guidance (PPG) advises that n</del>Non-designated assets are locally important buildings, monuments, sites, etc. which are identified by the local planning authority. They have a degree of heritage significance meriting consideration in planning decisions but they do not meet the criteria set for designated heritage assets. There are a number of processes through which non-designated heritage assets may be identified <b><u>locally, for example including the</u></b><del>through</del> local and neighbourhood plan-making processes <del>and or in</del> conservation area appraisals and reviews. The PPG goes on to state <b><u>establishes</u></b> that plan-making bodies should provide <del>make clear and up-to-date</del> information on non-designated heritage assets <del>accessible to the public to provide greater clarity and certainty for developers and decision-makers. It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets.</del></p> <p><i>Delete title and paragraph 8.31 as follows:</i></p> <p><b><u>North Northamptonshire Policy</u></b></p> <p><del>The JCS states that the historic environment of North Northamptonshire is one of the Plan areas most valued assets. It is an important element of the landscape and contributes to the individual character and appearance of settlements. Policy 2 (Historic Environment) sets out how the historic environment will be protected,</del></p>	
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		<p><del>preserved and where appropriate enhanced. When considering the difference between designated and non-designated assets the JCS notes that the latter do not have statutory status. However these are assets of local importance and therefore they have a degree of significance that merits consideration in the determination of planning applications. The JCS continues by noting that it may be appropriate to preserve such assets as future historic assets through local listings. Local Lists provide a positive way for Councils to identify non-designated assets against a consistent criteria.</del></p> <p><i>Amend title as follows:</i></p> <p><b><u>Heritage in the Borough of Kettering Borough</u></b></p> <p><i>Amend paragraph 8.32 as follows:</i></p> <p><del>On a local level</del> <b>†</b>The Borough of Kettering has a range of designated and non-designated heritage assets. <del>The Heritage Counts Local Authority Profiles (2018) detail the number of d</del> <b>Designated assets include</b> as 11 Scheduled Monuments (<b>e.g.</b> <del>these include</del> the moats, fishponds and shrunken medieval village remains at Barton Seagrave and the late 16<sup>th</sup> century house with gardens and a dovecote 300m west of Mill Farm); 535 Listed Buildings, 23 of which are listed as Grade I, 36 Grade II* and 476 Grade II (<del>examples are varied, for instance,</del> <b>e.g.</b> Rushton Triangular Lodge and Boughton House, <del>which are</del> notable for their tourist significance and Newton Dovecote or Barton Seagrave Orangery, <del>which are</del> important as <b>relatively</b> unique examples of ‘type’). There are also four Historic Parks and Gardens in the Borough comprising of Boughton House (Grade I); Wicksteed Park, a well-known tourist destination (Grade II); and Rushton Hall and Harrington (both Grade II*).</p> <p>Many sites of Archaeological and Historic Importance have been found across the Borough. Notable examples include:</p> <ul style="list-style-type: none"> <li>• Roman artifacts such as coins and pottery and evidence of settlements and villas have been found at various locations including around Kettering and Burton Latimer;</li> </ul>	
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		<ul style="list-style-type: none"> <li>• Anglo Saxon artifacts such as spearheads, cemeteries and coins have been found at various settlements including Barton Seagrave, Geddington and Desborough</li> <li>• Iron age / Celtic artifacts such as cooking pots and pottery shards have been found around Kettering, Weekley, Barton Seagrave, Burton Latimer, Isham and Pipewell</li> </ul> <p>There are also many non-designated buildings, sites, areas and landscapes dispersed across the Borough that make a positive contribution to local character and provide a sense of place because of their heritage value. Some are afforded protection through location in one of the 26 conservation areas (CA) spread across the Borough, the Kettering Town Centre CA provides a good example of a traditional Market Town whilst Grafton Underwood provides a good representation of a rural estate village. Others gain protection through one of the 21 Article 4 Directions. Neighbourhood Plans have the opportunity to deliver future change in a managed way to suite the Plan Area which is often a village setting. The Broughton Neighbourhood Plan (Made 2018) seeks to do just this by incorporating cohesive policies underpinning the village identity and heritage.</p> <p><i>Add new title as follows:</i></p> <p><b><u>Protecting Non-designated Assets</u></b></p> <p><i>Amend paragraph 8.35 as follows:</i></p> <p>There are many more assets in the Borough which <b><u>not afforded protection under such mechanisms but warrant protection is warranted nonetheless</u></b> under the terms of the PPG. <b><u>In this context both the PPG and JCS advise that it can be helpful for local planning authorities keep a local list of non-designated heritage assets.</u></b> Such assets will be identified and assessed (using a consistent criteria) to classify them as non-designated assets on a Local List for Kettering Borough. Identifying and managing the historic environment in this way will be an important part of the heritage protection system for the Borough. This local designation allows for the management of local heritage through the planning system and provides</p>	
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			<p>an opportunity to engage with local communities. Local listing will raise the profile of the local heritage by identifying heritage assets that are of greatest importance to local people. This will help provide greater clarity and certainty for developers and decision-makers when determining development proposals.</p> <p><i>Amend paragraph 8.36 as follows</i></p> <p><del>The combination of the national legislation and the national and North Northamptonshire strategic policy is considered to provide sufficient assurance to afford the Borough's designated assets the protection, preservation and opportunity for enhancement they warrant.</del> <b><u>The Council is committed to preparing</u></b> Generating a Local List for the Borough following the Adoption of the SSP2 Site Specific Part 2 Local Plan. This will ensure greater consideration is given towards the local historic environment of Kettering Borough during plan-making and decision taking in the future.</p>	
	Policy NEH3 and supporting text	Pages 68 - 69	<p><i>Amend paragraph 8.41 as follows:</i></p> <p>The Local Green Space protected through the Plan are of historical or visual significance. They are identified on the Policies Maps in Appendix 3 as Historically and Visually Important Local Green Spaces. These spaces are important, not necessarily because of their accessibility, but because of the role they play in providing the setting, form or character of a settlement. <b><u>Development of these spaces should only be in exceptional circumstances, the nature of which could include for example, the provision of appropriate facilities that preserve the openness of the land in connection with the existing use, such as outdoor sport or recreation, cemeteries and burial grounds and allotments.</u></b> The assessment of these sites and the reasons they have been designated is set out in the Historically and Visually Important Local Green Space Background Paper (2015) and updates to the Background Paper in (2016) and (2019). Local communities may identify additional LGS through the preparation of Neighbourhood Plans.</p>	To set out what exceptions may be allowed in the context of paragraph 144 of the NPPF.

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<p>(MM6)</p>	<p>Policy NEH4 and supporting text</p>	<p>Pages 69 to 71</p>	<p><i>Amend and split paragraph 8.45 as follows:</i></p> <p><del>At a local level in, 2018, the Council has commissioned the development of an Open Space Strategy. An</del> <b><u>has a robust, local evidence base with which to inform plan making and decision taking. The Open Space Standards Paper (2020), read together with the Open Space Audit and Needs Assessment (2020), enable the Council to make informed decisions on how best to maintain a stable open space network and how to plan for the right spaces in the right places.</u></b> <del> of the Borough's open space was undertaken to inform this work provision. The findings have enabled the Council to determine the baseline of provision and identifies surpluses and/or deficiencies in terms of the quality, quantity and accessibility of individual open spaces across the Borough.</del></p> <p>The audit revealed that Kettering Borough has 15 <del>P</del><b>P</b>arks; 73 <del>A</del><b>A</b>menity <del>G</del><b>G</b>reen <del>S</del><b>S</b>paces; 50 <del>N</del><b>N</b>atural or <del>S</del><b>S</b>emi <del>N</del><b>N</b>atural areas; over 50 children or young people's equipped play spaces; 23 <del>A</del><b>A</b>llotment <del>S</del><b>S</b>ites and 42 cemeteries and churchyards. These make up 1,022 hectares of open space dispersed across the Borough. There is however a significant variation in the distribution, quality, accessibility and connectivity of these spaces. <b><u>The Open Space Standards Paper (OSSP) will help remedy this.</u></b></p> <p><i>Delete paragraph 8.46 as follows</i></p> <p><del>Despite this, the open spaces and waterways located in Kettering Borough are valuable GI assets, they are integral natural and physical assets for local communities in both urban and rural areas of the Borough. Many spaces are multifunctional and can be recognised as natural capital for their important contribution to the health and well-being of people, the welfare of wildlife and for the provision of ecosystem services. In addition, they provide settings for heritage assets and economic benefits through tourism.</del></p> <p><i>Amend paragraph 8.47 as follows</i></p>	<p>To address comments received from Pytchley Estate Settlement 1996 (Rep 214), Thorpe Malsor Estate (Rep 71), Hanwood Park LLP (Rep 150), Gladman Land (Rep 182)</p> <p>To provide clarification and address issues raised following discussions at the hearing sessions</p>
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		<p><del>The Open Space Strategy (OSS) <b>findings from the audit and needs assessment</b> provides the Council with a robust evidence base to inform the development of Policy NEH4 and the formulation of an Open Space Standards Paper. It enables the Council to make informed decisions on how best to maintain a stable open space network and how to plan for the right spaces in the right places. It <del>This will</del> <b>The Standards Paper</b> contain <b>explains the primary purpose of individual open space typologies and establishes</b> locally derived <del>S</del><b>standards to clarify</b> on the expectations <del>for the</del> quality, quantity and accessibility <b>of individual open spaces typologies</b> across the Borough. <b>The standards have been used to assess existing open spaces to identify which spaces should be protected and / or enhanced and what opportunities exist for change or potential rationalisation.</b> <del>It will</del> make strategic recommendations <del>to</del> provide the direction for investment <b>activities</b> in <b>this regard, OSSP sets out a number of strategic recommendations as a foundation for action planning.</b> the protection and / or enhancement of existing and creation of new open spaces. <del>The Open Space Standards Paper will enable the Council to make informed decisions on how best to maintain a stable open space network and how to plan for the right spaces in the right places.</del> Guidance on the application of these standards will be set out in an Open Space Developer Contribution Supplementary Planning Document <b>for Open Space Provision in Kettering Borough (OS-SPD).</b> Together, the Standards Paper and the SPD, will support the delivery of Policy NEH4, including how to determine appropriate developer contributions.</del></p> <p><i>Add new paragraph as follows:</i></p> <p><b><u>The standards will also be used as the basis to determine open space requirements arising from new development. All major development will be required to enhance existing and / or create new open space to meet the community need arising from the development. The process for determining what will be required in terms of new provision and / or developer contributions will be set out in a Supplementary Planning Document (SPD) for Open Space Provision.</u></b></p>	
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		<p><i>Add new paragraph as follows:</i></p> <p><b><u>The SPD will provide a step by step guide for decision-makers to calculate the open space requirement for a new development based on the open space standards in OSSP. It will be accompanied by an Open Space Cost Calculator, founded on locally determined pricing. It will enable the Council to translate the open space area of requirement into a financial cost based on the initial delivery and also the management and maintenance for a period of 10 years. The SPD and Cost Calculator will provide a consistent, justified and proportionate approach to defining need. In advance of the SPD’s Adoption the OSSP will be the material consideration in the determination of planning applications.</u></b></p> <p><i>Add new paragraph as follows:</i></p> <p><b><u>There is a clear and demonstrable relationship between the Borough’s green infrastructure (GI) and open spaces. The latter are an integral component in the fabric of GI; they are assets to be cared for and nurtured and can enrich the overall quality and function of the Borough Level Green Infrastructure Network (BLGIN). A proportionate approach should be taken when determining open space and green infrastructure requirements as part of new development. Consideration will be given to Policy NEH2 (Borough Level Green Infrastructure Network) as part of the process. Opportunities should be sought, for example, through optimised design solutions, to integrate open space and GI where possible, when enhancing existing and / or planning new open space as part of new development.</u></b></p> <p><i>Add new paragraph as follows:</i></p> <p><b><u>Where appropriate, major development proposals should introduce features such as green roofs and living walls along with trees, soft landscaping, water</u></b></p>	
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		<p><u>attenuation measures and other features that might mitigate the effects of climate change. The popularity of green roofs and living walls in towns and urban environments is increasing due to their many benefits. They can soften the impact of the built environment and create a sense of open space where open space is in limited supply. While pretty, green roofs serve a much greater purpose than simple beautification, for example, by moderating the urban heat island effect, slowing heavy rainfall runoff and removing air particulates. They also support biodiversity and can reduce energy costs by providing a natural insulation for buildings.</u></p> <p><i>Amend paragraph 8.48 as follows:</i></p> <p><u>The focus for investment to meet the needs arising from new development in existing and for the provision of new open spaces will be in accordance with, but not limited to, the strategic recommendations and the Quantity, Quality and Accessibility Standards set out in the Open Space Standards Paper for Kettering Borough (or any subsequent update). Where appropriate, opportunities should be sought to link open space provision with the general principles, initiatives and projects identified by the Green Infrastructure Delivery Plan and / or with projects associated with the Borough Level Green Infrastructure Network. and for Kettering Borough (or subsequent updated documents). Decision making will be informed by the planned Supplementary Planning Document for Open Space Provision in Kettering Borough,</u></p> <p><i>Add new paragraph as follows:</i></p> <p><u>Existing open space should not be built on unless the conditions set out in the NPPF and Policy 7 of the JCS are met. The provisions set out in the NPPF and JCS are considered to afford sufficient policy protection to an unwarranted loss of the Borough’s existing open spaces.</u></p> <p><i>Amend Policy NEH4 as follows:</i></p>	
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		<p>The stability of the open space network will not be compromised by new development. It will be recognised as natural capital for its important contribution to the health and well-being of people, the welfare of wildlife and for the provision of ecosystem services. Individual open spaces identified on the Policies Map will be protected and their features <b><u>and, where applicable, their ecological value, will be enhanced.</u></b> Where possible these spaces will be preserved from development that would harm their primary function and where applicable, ecological value.</p> <p><del>To ensure the protection, enhancement and development of the open space network:</del></p> <p><del>The focus of investment in existing and for the provision of new open spaces will be in accordance with, but not limited to, the Recommendations and the Quantity, Quality and Accessibility Standards set out in the Open Space Strategy for Kettering Borough (2019) (or any subsequent update) and the general initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (or subsequent updated documents);</del></p> <ol style="list-style-type: none"> <li>1. <b><u>All major development proposals are required to enhance existing and / or create new open spaces to meet community needs arising from the development.</u></b></li> <li>2. <b><u>Determining open space requirements and / or developer contributions will be in accordance with the most up-to-date evidence base and the Supplementary Planning Document for Open Space Provision. Open space requirements will be delivered either through on-site provision or off-site contributions, as appropriate, and in association with other funding mechanisms where applicable.</u></b></li> <li>3. <b><u>To ensure a proportionate approach to the determination of open space requirements the decision making process will take into consideration requirements arising from the application of Policy NEH2 – Green</u></b></li> </ol>	
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			<p><b><u>Infrastructure and seek opportunities to integrate open space and GI requirements where possible.</u></b></p> <p>4. <b><u>Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new or enhanced open space.</u></b></p> <p>5. <b><u>The focus for investment will be in accordance with, but not limited to, the recommendations set out in the Open Space Standards Paper and projects identified in the Green Infrastructure Delivery Plan and / or with projects associated with the Borough Level Green Infrastructure Network. When determining development proposals, the design and delivery of open spaces:</u></b></p> <p><b><u>i. shall be in accordance with the standards set out in the Open Space Standards Paper and, where appropriate, with the general principles and initiatives set out in the Green Infrastructure Delivery Plan (or subsequent updated documents) and;</u></b></p> <p><b><u>ii. shall, where achievable, preserve and improve</u></b> Existing connections from open spaces into the local community, with the open space network and to green infrastructure corridors <b><u>the Borough Level Green Infrastructure Network</u></b> will be, wherever achievable, preserved and improved. <b><u>New provision will be located to ensure accessibility by a choice of sustainable and active travel options. Routes providing traffic free connectivity will be favoured; and</u></b> to create routes that promote freedom of movement for pedestrians and cyclists.</p> <p><b><u>ii.</u></b> New open spaces will be well-connected with their locality and, where possible, to the wider open space network enabling access by a choice of sustainable and active travel options and, where achievable, create traffic free and / or safe walking and cycle links.</p>	
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			<p>iii. <del>Opportunities will be sought to introduce features such as green roofs, green walls, trees, soft landscaping, water attenuation measures and other features that might mitigate the effects of climate change.</del></p> <p>iv. <del>iii.</del> Open spaces will be managed and maintained to respect their primary use and functionality and, where appropriate, <b><u>with a view to</u></b> increasing the multi-functionality where appropriate.</p> <p>Opportunities will be sought to introduce features such as green roofs, living green walls, trees, soft landscaping, water attenuation measures and other features that might mitigate the effects of climate change.</p> <p><b><u>1. To achieve the goals above and to meet the needs of the population arising from the development the following requirements will be made in accordance with the Open Space Strategy for Kettering Borough (2019) (or any subsequent update) and the Open Space Developer Contributions Supplementary Planning Document for Kettering Borough all major development will be required to contribute to:</u></b></p> <p><b><u>Major development will be required to contribute to the provision of new open space and / or the enhancement of existing open space to meet the needs of the population arising from the development.</u></b></p> <p><b><u>Contributions will be calculated on the basis of the open space cost calculator to cover the cost of:</u></b></p> <ul style="list-style-type: none"> <li><del>• enhancing existing and / or the provision of new open space and for the</del></li> <li><del>• long term management and maintenance programme</del></li> </ul> <p><b><u>New open space will be determined on the basis of the Quantity Standards and designed and delivered in accordance with the Quality and Accessibility Standards</u></b></p> <p>a. <b><u>the supply of new open space and/or the enhancement of existing open space through on-site provision and/ or off-site contributions, as appropriate and in accordance with the most up to date evidence base;</u></b></p>	
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			<p>b. <del>a long term management and maintenance programme</del></p> <p>2. <del>Where practicable the provision of new open space shall seek to remedy deficiencies in existing open space typologies before increasing the supply of other typologies</del></p> <p>3. <del>When considering the loss and / or a change of use of an open space, proposals will be assessed against the criteria set out by policy 7 (Community Services and Facilities) of the NNJCS</del></p> <p><del>Developers will work with the Council to determine the most appropriate long term management and maintenance arrangements following the provision of a new space or enhancements to an existing site</del></p>	
Kettering and Barton Seagrave				
(MM8) (MM9) (MM56)	Policy KET1	Page 73	<p><i>Add new paragraph after paragraph 9.4 as follows:</i></p> <p><b><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></b></p> <p><i>Amend Policy KET1 as follows:</i></p> <p>Scott Road Garages, <b><u>as shown on the policies map</u></b>, is allocated for housing development. The site will provide up to 22 dwellings. Development proposals for the site will:</p> <p>a. Maintain public pedestrian and vehicular access through the site to the allotments to the North, and protect access along Public Right of Way VD48;</p> <p>b. Be supported by a heritage impact statement which <b><u>considers the impact of the development on the significance of</u></b> <del>assesses and mitigates to an acceptable level,</del></p>	<p>To address comments received from Anglian Water (Rep 83).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of</p>

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			<p>any harm identified which may adversely affect the Grade I Registered Park and Garden at Boughton House, and its setting, <b><u>at Boughton House. It will assess the degree of potential harm development would cause, weighed against the public benefit that may be created by the development;</u></b></p> <p>c. Be supported by a contaminated land and land stability investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <b><u>and the natural environment;</u></b></p> <p>d. Incorporate a layout and fenestration which secures a high level of natural surveillance along Scott Road, the main access route through the site and shared access areas within the site;</p> <p>e. Be of a scale, layout and appearance which responds the site constraints, and the character of existing development within the surrounding area;</p> <p><b><u>f e.</u></b> Incorporate a high quality landscape scheme (both soft and hard landscaping) which enhances the appearance of the site, particularly along public routes through the site, Scott Road and in publicly visible areas adjacent property boundaries;</p> <p><b><u>g f.</u></b> Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p><b><u>h g.</u></b> Provide a site specific Flood Risk Assessment, including an assessment of groundwater flood risk and how this will be mitigated through site design as well the impact on the East Brook Culvert;</p> <p><b><u>i h.</u></b> Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design; <b><u>and</u></b></p> <p><b><u>i. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.</u></b></p> <p><del>j. Protect the residential amenity of neighbouring and adjacent properties; and</del></p> <p><del>k. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	<p>the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS and to ensure the policy is conformity with the NPPF in relation to the impact on heritage as discussed at the hearing sessions.</p>
(MM57)	Policy KET2	Page 74	Amend Policy KET2 as follows:	To remove criteria which repeat policies in the

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			<p>The site <b><u>Former Kettering Town Football Club, Rockingham Road, as shown on the policies map</u></b>, is allocated for housing development and will provide up to 49 dwellings. Development proposals for the site will:</p> <p>a. Be supported by an assessment to determine the stability of the land on which the site is located;</p> <p>b. Allow and facilitate access and potential modifications to the current roundabout on Rockingham Road;</p> <p><del>c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</del></p> <p><del>d c.</del> Provide a contribution to improve existing facilities at North Park, Weekley Glebe Road or an appropriate alternative <b><u>football pitch</u></b> facility;</p> <p>e <b><u>d.</u></b> Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land <b>and</b>;</p> <p>f <b><u>e.</u></b> Provide a site specific Flood Risk Assessment to ensure that surface water flood risk will be mitigated against through site layout and SuDS;</p> <p><del>g. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	<p>JCS and to provide clarity in criterion d) as discussed at the hearing sessions.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p>
(MM10, MM11, MM58)	KET3	Page 75	<p><i>Add new paragraph after paragraph 9.9 as follows:</i></p> <p><b><u>There is an existing sewer and water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer and water main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></b></p> <p><i>Amend Policy KET3 as follows:</i></p>	<p>To address comments received from Anglian Water (Rep 78).</p> <p>To address comments received from the</p>



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			<p>Kettering Fire Station, Headlands, <b><u>as shown on the policies map</u></b>, is allocated for housing development. The site will provide up to 13 dwellings. Development proposals for the site will:</p> <p>a. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <b><u>and the natural environment</u></b>;</p> <p>b. Provide vehicular access off Headlands;</p> <p><del>c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</del></p> <p>d <b><u>c</u></b>. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land-; and</p> <p>d. <b><u>Safeguard the provision of suitable access for the maintenance of foul drainage and water supply infrastructure.</u></b></p> <p><del>e. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	<p>Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
<p>(MM12) (MM59) (AM14, AM15)</p>	<p>Policy KET4 and supporting text.</p>	<p>Page 76</p>	<p><i>Amend Paragraph 9.10 as follows:</i></p> <p>To the <del>south</del><b>north</b> of the site is <del>proposed allocation KE/002 which has planning permission for 81 dwellings and</del> the Westhill development (KET/2006/0541) <b>is located to the south</b> for 460 dwellings.</p> <p><i>Amend Paragraph 9.11 as follows:</i></p> <p>The amenity of residents will need to be protected in accordance with Policy 8 of the JCS and policy <b><u>KET405</u></b>.</p>	<p>Factual correction</p> <p>To address comments received from Anglian Water (Rep 79).</p>

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		<p><i>Add new paragraph after paragraph 9.13 as follows:</i></p> <p><b><u>There is an existing sewer and water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer and water main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></b></p> <p><i>Amend Policy KET4 as follows:</i></p> <p>Land west of Kettering, <b><u>as shown on the policies map</u></b>, is allocated for housing development. The site will provide up to 350 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> <li>a. Protect the amenity of the properties to the east of the site on Gipsy Lane;</li> <li>b. Include suitable mitigation measures to minimise the impact from noise from the A14;</li> <li>c. Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land;</li> <li>d. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design;</li> <li>e. Provide a site specific Flood Risk Assessment which includes an assessment of groundwater flood risk and include mitigation through site design;</li> <li>f. Be supported by an ecological management plan and include additional survey work to mitigate and therefore minimise the impact on ecological systems close to the site;</li> <li>g. Achieve a net gain in biodiversity, this should include the strengthening of links to nearby ecological corridors;</li> <li>h. Include the provision of sufficient and suitable access from Gipsy Lane and mitigate the impact of the development through the provision of highway improvements at the junction of Warren Hill and Gipsy Lane, through the provision of a roundabout; <b>and</b></li> </ul>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
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			<p><b><u>i. Safeguard the provision of suitable access for the maintenance of foul drainage and water supply infrastructure.</u></b></p> <p><del>i. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; and</del></p> <p><del>j. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	
(MM13) (MM14) (MM60)	Policy KET5	Page 77	<p><i>Add new paragraph after paragraph 9.15 as follows:</i></p> <p><b><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></b></p> <p><i>Amend KET5 as follows:</i></p> <p>Glendon Ironworks, Sackville Street, <b><u>as shown on the policies map</u></b>, is allocated for housing development. The site will provide up to 33 dwellings. Development proposals for the site will:</p> <p>a. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <b><u>and the natural environment</u></b>;</p> <p>b. Be supported by an assessment to determine the stability of the land on which the site is located;</p> <p><del>c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</del></p> <p><del>d</del> <b><u>c.</u></b> Be supported by a heritage assessment for the site;</p>	<p>To address comments received from Anglian Water (Rep 80).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p>

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			<p>e <b>d</b>. Consider the enhancement of the surviving industrial buildings on the site subject to feasibility and viability;</p> <p><del>f. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and</del></p> <p>g <b>f</b>. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; <b>and</b></p> <p>g. <b><u>Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.</u></b></p>	To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.
(MM61)	Policy KET6	Page 77	<p><i>Amend Policy KET6 as follows:</i></p> <p>Ise Garden Centre, Warkton Lane, <b><u>as shown on the policies map</u></b>, is allocated for housing development. The site will provide up to 15 dwellings. Development proposals for the site will:</p> <p><del>a. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</del></p> <p>b <b>a</b>. Provide access to the site which allows sufficient distance between it and the existing service road (Access D) at Deeble Road/Warkton Lane; <b>and</b></p> <p><del>c. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and</del></p> <p>e <b>b</b>. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
(MM15) (MM16) (MM62)	Policy KET7	Page 78	<p><i>Add new paragraph after paragraph 9.18 as follows:</i></p> <p><b><u>There is an existing water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into</u></b></p>	To address comments received from Anglian

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			<p><b><u>account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required</u></b></p> <p>Amend Policy KET7 as follows:</p> <p>This site <b><u>The Factory adjacent to 52 Lawson Street, as shown on the policies map</u></b>, is allocated for housing development and will provide up to 25 dwellings.</p> <p>This site is allocated for housing development and will provide up to 25 dwellings. Development proposals for the site will:</p> <p>a. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <b><u>and the natural environment</u></b>;</p> <p><del>b. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</del></p> <p><del>c. Provide access off Lawson Street as the preferred access point;</del></p> <p><del>d. Conserve and enhance the setting of the Grade II* listed St Mary's Church;</del></p> <p><del>e. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land and consider the impact of development on the East Brook Culvert;</del></p> <p><del>f. Provide a site specific Flood Risk Assessment to investigate the history of flood risk on and within close proximity of the site; and</del></p> <p><del>g. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p> <p><b><u>f. Safeguard the provision of suitable access for the maintenance of water supply infrastructure.</u></b></p>	<p>Water (Rep 81).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
(MM17) (MM18)	Policy KET8	Page 79	Add new paragraph after paragraph 9.21 as follows:	To address comments

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<p>(MM63)</p>		<p><b><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. The existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance or repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></b></p> <p><i>Amend Policy KET8 as follows:</i></p> <p>This site <b><u>Land to the rear of Cranford Road, as shown on the policies map</u></b>, is allocated for housing development and will provide up to 60 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> <li>a. Be served by a single vehicular access directly on to Cranford Road only;</li> <li>b. Be supported by a scheme for the retention and protection of trees and hedgerows located within the site;</li> <li>c. Be supported by a scheme for the assessment and protection of ecology and ecological features and biodiversity within the site, to ensure that adverse impacts are mitigated to an acceptable level;</li> <li>d. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <b><u>and the natural environment</u></b>;</li> <li>e. Be supported by a foul water drainage strategy to be agreed and implemented prior to occupation of the site;</li> <li>f. Be supported by a detailed Flood Risk Assessment and Surface Water Drainage Assessment which addresses surface water and ground water flood risk as well as ensuring that the development does <del>not</del> increase flood risk to any adjacent land;</li> <li>g. Be supported by a scheme to protect occupiers of the site to a satisfactory level, from the adverse impacts of road vibration and noise;</li> <li>h. Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered; and</li> </ol>	<p>received from Anglian Water (Rep 84).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criterion on which repeats policies in the JCS as discussed at the hearing sessions and correct spelling error.</p>
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			<p><b><u>i. Safeguard the provision of suitable access for the maintenance of foul drainage infrastructure.</u></b></p> <p><del>i. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	
<p>(MM19) (MM64) (AM16)</p>	<p>Policy KET9</p>	<p>Page 81</p>	<p><i>Amend paragraph 9.23 as follows:</i></p> <p>The site is located on the south western edge of Kettering, to the north of the site is residential development at the Leisure Village, to the north east of the site is residential development, to the <del>to the</del> south east is employment development, to the south of the site is employment development and the Kettering Service Station and to the west the site is adjacent to the A14. The Slade Brook runs along the eastern boundary of the site and <u>a</u> tributary runs along the southern edge of the site. <b><u>South Field Marsh Farm SSSI is located approximately 1.5 km south east of the site.</u></b></p> <p><i>Amend paragraph 9.25 as follows:</i></p> <p>The Employment Land Review considered that the site would be attractive for <b><u>industrial B1c/B2</u></b> uses in addition to the predominant residential use, with the potential to provide net gain in jobs, given that there is severe under supply of small industrial units and this part of the site is immediately adjacent to units of the same type of Pytchley Lodge Road.</p> <p>Amend Policy KET9 as follows:</p> <p><del>This site</del> <b><u>McAlpine’s Yard, Pytchley Lodge Road, as shown on the policies map,</u></b> is allocated for a mixed use, housing and employment development (<b><u>industrial uses</u></b>) (<del>B1c-B2</del>). The site will provide up to 217 dwellings and a minimum of 1ha (gross) of employment land.</p> <p>Development proposals for the site will:</p>	<p>To address comments received from Natural England (Rep 123).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the</p>

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		<p><del>a. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</del></p> <p><del>b</del> <b>a.</b> Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <b>and the natural environment</b>;</p> <p><del>c</del> <b>b.</b> Include an assessment to assess the impact of noise on the site and provide mitigation as necessary;</p> <p><del>d</del> <b>c.</b> Provide a transport assessment which includes traffic modelling and determine the impact on the local highway network and any associated mitigation;</p> <p><del>e</del> <b>d.</b> Provide an assessment as to whether public transport services are required and consider how this can be incorporated into the development, if required;</p> <p><del>f</del> <b>e.</b> Provide two access points to allow access for emergency vehicles through an alternative access, other than Abbots Way to the residential element of the site;</p> <p><del>g</del> <b>f.</b> Ensure that the area between the housing and employment uses provides an attractive buffer to protect the amenity of both uses;</p> <p><del>h</del> <b>g.</b> Explore the possibility of providing a pedestrian link onto Thurston Drive to improve connectivity;</p> <p><del>i</del> <b>h.</b> Protect and enhance the biodiversity value of Slade Brook as an existing green corridor;</p> <p><del>j</del> <b>i.</b> Provide a Level 2 Strategic Flood Risk Assessment (SFRA) to assess the risk of flooding from nearby reservoirs, particularly Slade Brook Balancing Reservoir, which includes the following:;</p> <ol style="list-style-type: none"> <li>1. Evaluation of the potential damage to buildings or loss of life in the event of dam failure;</li> <li>2. Discussions with the reservoir undertaker to avoid an intensification of development within areas at risk from reservoir failure, and to ensure that reservoir undertakers can assess the cost implications of any reservoir safety improvements required due to changes in land use downstream of their assets and;</li> <li>3. Assessment to inform preparation of an emergency plan;</li> </ol> <p><del>k</del> <b>j.</b> Be required to use the sequential approach to site layout and ensure that residential development is only located within Flood Zone 1;</p>	<p>JCS as discussed at the hearing sessions.</p> <p>To reflect the changes to the Use Classes Order as discussed at the hearing sessions.</p>
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			<p>† <u>k.</u> Provide a site specific Flood Risk Assessment to investigate the history of risk to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>‡ <u>l.</u> Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; <b>and</b></p> <p>¶ <u>m.</u> Ensure that surface water flood risk and flow paths across the site are protected and/or mitigated against through site layout and SuDS design; <b>and</b></p> <p>• <del>Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	
(AM17; MM20; MM21; MM22; MM65)	Policy KET10 and supporting text	Pages 82 and 83	<p><i>Amend title as follows:</i></p> <p>Land at Wicksteed Park (KE/<u>200033a</u>)</p> <p><i>Amend paragraph 9.30 as follows:</i></p> <p>The loss of open space has been compensated by the acquisition of 4.4ha of <del>strategically located farmland</del> <b>into</b> the south east part of Wicksteed Park. <b>The land is strategically located as it reconnects</b> <del>It is situated between</del> a small fishing lake to the <del>north</del> <b>north</b> left of the site, and a Special Site of Scientific Interest (SSSI) to the <del>south</del> <b>south</b> right. The <b>fishing</b> lake area is designated locally as a Local Wildlife Site (LWS). Mitigation will see the acquired <del>farmland</del> restored to Wicksteed Park, connecting with the LWS and the SSSI to provide a net increase in high quality open space. The proposed development will help deliver the improved access, habitat restoration, educational and recreational opportunities to this new extension to Wicksteed.</p> <p><i>Add 2 new paragraphs after paragraph 9.31 as follows:</i></p> <p><b><u>There are existing foul and surface water sewers in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take</u></b></p>	<p>Factual correction.</p> <p>To remove unnecessary wording and provide clarity.</p> <p>To address comments received from Anglian Water (Rep 85).</p> <p>To address comments received from Wicksteed Charitable</p>

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		<p><b><u>these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></b></p> <p><b><u>The Council is aware that there are aspirations for a larger area of land to come forward in this location. Any planning application for an area larger than the allocation will be dealt with on its merits and subject to compliance with criteria (a) to (p) of Policy KET10 and delivery of additional open space enhancements and compensatory measures commensurate to the scale of development proposed.</u></b></p> <p><i>Amend Policy KET10 as follows:</i></p> <p>This site <b><u>Land at Wicksteed Park, as shown on the policies map,</u></b> is allocated for housing development and will provide between 30 - 35 dwellings. The loss of 1.07ha of open space has been compensated by the new provision of 4.4ha of farmland strategically located to the south east of the Parkland. Development proposals for the site will:</p> <p><i>Amend criterion (f) as follows:</i></p> <ul style="list-style-type: none"> <li>f. Be supported by a Transport Statement that will inform the proposal and ensure: <ul style="list-style-type: none"> <li>i. it addresses access into the site <b><u>off Sussex Road utilising the Patrick Road junction with Pytchley Road; and</u></b></li> <li>ii. it includes suitable measures to mitigate the impact of additional traffic generated (with particular reference to capacity constraints along the Pytchley Road).</li> </ul> </li> </ul> <p><i>Amend criterion (i) as follows:</i></p>	<p>Trust (Rep 218).</p> <p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Provide clarity on issue of key views.</p> <p>To avoid repetition of JCS policy.</p>
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		<p>i. Include appropriate screening to ensure that <b><u>the historic park and garden’s key historic views are not affected by modern development. Consider the impact of the development on the significance of the Historic Park and Garden and assess the degree of potential harm development would cause, weighed against the public benefit that may be created by the development</u></b> ;</p> <p><i>Amend criterion (k) as follows:</i></p> <p>k. Be supported by a scheme to deliver improved access, habitat restoration, educational and recreational opportunities to the 4.4ha farmland extension (strategically-located at the south east part of the Park to mitigate the loss of open space to residential development) <b><u>and, for a larger scheme, associated underused landscape areas</u></b>;</p> <p><i>Amend criterion (m) as follows:</i></p> <p>m. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health <b><u>and the natural environment</u></b>;</p> <p><i>Amend criterion (o) as follows:</i></p> <p>o. Include a site specific Flood Risk Assessment; <b>and</b></p> <p><i>Delete criterion (p) as follows:</i></p> <p>p. <del>Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and</del></p> <p><i>Add additional criterion as follows:</i></p>	
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			<b><u>pg. Safeguard the provision of suitable access for the maintenance of foul and surface water drainage infrastructure.</u></b>	
<b>Burton Latimer</b>				
(MM97, AM54, AM53)	Policy BLA1	Page 86 & 87	<p><i>Amend paragraph 10.5 as follows:</i></p> <p>To deliver the vision for Burton Latimer town centre a number of development principles have been identified which will apply to development taking place within the Town Centre Boundary, as defined on the proposals <b><u>policies</u></b> map.</p> <p><i>Amend Policy BLA1 as follows:</i></p> <p>Burton Latimer Town Centre Development Principles</p> <p>Development within the Burton Latimer Town Centre Boundary, as defined on the <b><u>proposals policies</u></b>-map, will:</p> <ul style="list-style-type: none"> <li>a) Enhance the historic character of the town and should be designed in the context of this historic character. The positive character of the old village should be reflected within the town centre;</li> <li>b) Not result in the loss of retail units <b><u>town centre uses at ground floor level</u></b> and promote comparison retailing; <b><u>and</u></b></li> <li><del>c) Support proposals for small scale retail and small scale employment within the town centre;</del></li> <li><del>d) Not result in the loss of active uses at ground floor level in the town centre;</del></li> <li><del>e) Provide active uses at ground floor level,. Aactive uses include shops, services, restaurants, professional and business uses;</del></li> <li>f) Abut and front onto the street and provide a good sense of enclosure;</li> <li><del>g) Support A3 uses in the town centre, where it does not result in the loss of retail units;</del></li> <li><del>h) Support residential development or employment above ground floor level;</del></li> <li><del>i) Give priority to the retention and conversion of historic buildings and buildings of local significance;</del></li> </ul>	<p>To avoid repetition and for consistency.</p> <p>To address changes to the Use Classes Order 2020.</p> <p>To remove repetition of JCS policies.</p>

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			<p>j) <del>Retain business uses unless demonstrated to be unviable;</del>  k) <del>Demonstrate that proposals accord with 'Designing out Crime'; and</del>  l) <del>Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p> <p><b><u>Development proposals within Burton Latimer Town Centre will be supported which:</u></b></p> <p>i. <b><u>Provide small scale retail and small scale employment;</u></b>  ii. <b><u>Provide active town centre uses at ground floor level, including shops, services, restaurants, professional and business uses;</u></b>  iii. <b><u>Provide residential or employment development above ground floor level; and</u></b>  iv. <b><u>Give priority to the retention and conversion of historic buildings and buildings of local significance.</u></b></p>	
(MM66, AM55)	Policy BLA2	Page 87 and 88	<p><i>Amend Policy BLA2 as follows:</i></p> <p>Opportunity Redevelopment Sites within Burton Latimer</p> <p>The following sites, <b><u>as shown on the policies map</u></b>, offer the potential for redevelopment in Burton Latimer Town Centre. Redevelopment will be supported as follows:</p> <p>a. Paddock Court/ Council car park, shown on the proposals <b><u>policies</u></b> map as BL1 <del>–as is identified as</del> an area for environmental upgrade of the public realm and new development <b><u>to include</u></b>:- Scoping work is currently being progressed to explore opportunities to re-configure the existing Council car park (off Churchill Way) to deliver public realm, play facility and car parking facility enhancements, and responds to some of the findings set out in the Burton Latimer Town Centre Health Check Update (2016) and enhances the setting of the adjacent grade II listed war memorial;</p> <ul style="list-style-type: none"> <li>• <b><u>Re-configuration of the existing Council Car Park (off Churchill Way) to deliver public realm, play facility and car parking facility</u></b></li> </ul>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Accuracy and consistency.</p> <p>Factual correction</p>

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			<p><del>enhancements and to enhance the setting of the adjacent grade II listed war memorial;</del></p> <p>b. Churchill Way Retail Parade, shown on the proposals <del>proposals</del> <b>policies</b> map as BL2 <u><b>is identified as an opportunity for redevelopment to include:</b></u></p> <ul style="list-style-type: none"> <li>• refurbishment of retail units;</li> </ul> <p>c. Churchill Way/ High Street backland areas, shown on the proposals <del>proposals</del> <b>policies</b> map as BL3 <del>–is identified</del> <u><b>as an opportunity area for redevelopment to include:</b></u> <del>This could include</del></p> <ul style="list-style-type: none"> <li>• active town centre uses at ground floor with residential or business uses above and some small scale parking to support the additional uses;</li> </ul> <p>d. 151 High Street, shown on the proposals <del>proposals</del> <b>policies</b> map as BL4 <del>–is identified as an</del> <u><b>opportunity area for redevelopment to include:</b></u> <del>Could include</del></p> <ul style="list-style-type: none"> <li>• active town centre uses at ground floor with residential or businesses above and some small scale parking to support additional use.</li> </ul>	
(MM67, AM56)	BLA3	Page 88	<p><i>Amend Policy BLA3 as follows:</i></p> <p>Opportunity Environmental Improvement Sites in Burton Latimer</p> <p>The following areas, <u><b>as shown on the policies map,</b></u> have the potential to deliver environmental improvements in Burton Latimer and will be supported:</p> <p>a. The approach to the town from Kettering Road, shown on the proposals <del>proposals</del> <b>policies</b> map as BL5 <u><b>is identified as an area for Environmental Improvement to include:</b></u> <del>to create</del></p> <ul style="list-style-type: none"> <li>• Creation of a strong gateway to the town. This should include requiring any development of Kettering Road frontage to create a strong built form enclosing this entrance to the town;</li> </ul> <p>b. The High Street, shown on the proposals <del>proposals</del> <b>policies</b> map as BL6 <u><b>is identified as an area for Environmental Improvement to include:</b></u> <del>–this could include</del></p> <ul style="list-style-type: none"> <li>• improvements to make the street more pedestrian friendly and to reduce the speed of traffic;</li> <li>• a careful balance in the provision of on-street parking in order to preserve/ enhance town centre vitality and viability, and</li> </ul>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Accuracy and consistency.</p>

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			<ul style="list-style-type: none"> <li>to <del>improvements to</del> the quality of the public realm and street furniture;</li> </ul> <p>c. The southern gateway to the town centre, shown on the proposals <b>policies</b> map as BL7 <b>is identified as an area for <u>Environmental Improvement to include:</u></b> <del>to</del></p> <ul style="list-style-type: none"> <li><del>create</del><b>ion of</b> a stronger gateway to the town centre;</li> </ul> <p>d. The area at Town Square, shown on the proposals <b>policies</b> map as BL8 <b>is identified as an area for <u>Environmental Improvement to include:</u></b> <del>to</del></p> <ul style="list-style-type: none"> <li><del>create</del><b>ion of</b> a higher quality open space which may also be used to strengthen the existing market offer at this site.</li> </ul>	
(MM23) (MM68) (AM18)	Policy BLA4	Page 89	<p>Land to the west of Kettering Road, <b>as shown on the policies map</b>, is allocated for housing development. Development proposals for the site will:</p> <p>a. <b><u>Demonstrate a high quality design which reflects the historic setting of the site, and responds to the local character and vernacular (e.g. design, scale, layout and materials) and site topography. Proposals should Bbe supported by a Heritage Impact Assessment which considers the impact of the development on the significance of heritage assets</u></b> <del>to demonstrate how design of the proposal will seek to preserve and/or enhance, the special interest, character and setting, including nearby heritage assets (ie. Listed Buildings [particularly Home Farm House as the , The Yews, and Burton Latimer Hall] and associated curtilage structures, and the Burton Latimer Conservation Area). In particular, the assessment will include measures to protect the listed buildings, historic stone boundary wall and mature trees within and adjoining the site</del> <b><u>and assesses the degree of potential harm development would cause, weighed against the public benefit that may be created by the development;</u></b></p> <p>b. Demonstrate through a flood risk assessment that the proposal will have a neutral impact on flood risk (including surface water run-off) within the site and surrounding area;</p> <p>c. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health;</p>	<p>To address comments received from the Environment Agency (Rep 242).</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To improve readability.</p> <p>To ensure the policy is in</p>

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			<p>d. Be supported by an archaeological investigation and mitigation scheme to address adverse impacts on matters of archaeological importance;</p> <p><del>e. Demonstrate a high quality design which reflects the historic setting of the site and adjacent land, and responds to the local character and vernacular (e.g. design, scale, layout and materials) and site topography;</del></p> <p>f <u>e</u>. Extend <u>the</u> <del>to</del> existing footpath on the western side of Kettering Road up to the northerly most access point on the eastern side of the site boundary in order to enhance connection of the site with the rest of the town; <b>and</b></p> <p>g <u>f</u>. Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional natural limestone, natural Ironstone, timber fenestration, and natural blue/gray slate; <del>and</del></p> <p><del>h. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	<p>conformity with the NPPF in relation to the impact on heritage.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
(MM24) (MM25) (MM69)	Policy BLA5	Page 90	<p><i>Add new paragraph after paragraph 10.12 as follows:</i></p> <p><b><u>There is an existing foul sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></b></p> <p>Land adjacent to The Bungalow, <b><u>as shown on the policies map</u></b>, is allocated for housing development. The site will provide up to 7 dwellings. Development proposals for the site will:</p> <p>a. Not exceed 2 storeys in height;</p>	<p>To address comments received from Anglian Water (Rep 86)</p> <p>To address comments received from the Environment Agency (Rep 242).</p>



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			<p>b. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health <b><u>and the natural environment</u></b>;</p> <p>c. Front on to Higham Road, providing street enclosure and an active frontage; and</p> <p>d. <del>Be of a scale and appearance which reflects the existing character of development within the surrounding area.</del></p> <p>e <b><u>d.</u></b> Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; <b><u>and</u></b></p> <p><b><u>e. Safeguard the provision of suitable access for the maintenance of foul water drainage infrastructure.</u></b></p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS.</p>
<p>(MM26) (MM27) (MM70)</p>	<p>Policy BLA6</p>	<p>Page 91</p>	<p><i>Add new paragraph after paragraph 10.14 as follows:</i></p> <p><b><u>There are existing foul sewers in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></b></p> <p><i>Amend Policy BLA6 as follows:</i></p> <p>Land at Bosworth Nurseries, <b><u>as shown on the policies map</u></b>, is allocated for housing development. The site will provide up to 69 dwellings. Development proposals for the site will:</p> <p>a. <b><u>Not exceed 2 storeys in height</u></b> <del>Ensure that dwellings do not exceed 2.5 storeys in height;</del></p>	<p>To address comments received from Anglian Water (Rep 87).</p> <p>To address comments received from Home Builders Federation (Rep 152).</p> <p>To make clear the geographical</p>

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			<p>b. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>c. Provide a site specific Flood Risk Assessment;</p> <p>d. <del>Include the provision of a minimum of 30% affordable homes;</del></p> <p>e <b>d.</b> Be supported by an archaeological investigation and appropriate mitigation scheme to address adverse impacts on matters of archaeological importance <del>in the interests;</del></p> <p>f <b>e.</b> Be supported by a scheme to protect and enhance biodiversity in the adjacent Burton Latimer Meadow Local Wildlife Site, and existing trees and hedgerows within the site;</p> <p>g <b>f.</b> Preserve and enhance the access of the PROW UA19 (footpath) which runs through the site; <b>and</b></p> <p><del>h. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p> <p><b><u>g. Safeguard the provision of suitable access for the maintenance of foul water drainage infrastructure.</u></b></p>	<p>application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p> <p>To ensure consistency with Policy BLA5.</p>
<b>Desborough</b>				
(MM98, AM57)	Policy DES1	Pages 93 and 94	<p><i>Amend paragraph 11.5 as follows:</i></p> <p>To deliver the vision for Desborough Town Centre a number of development principles have been identified which will apply to development taking place within the Town Centre Boundary, as defined of the proposals <b>policies</b> map.</p> <p><i>Amend Policy DES1 as follows:</i></p> <p>Desborough Town Centre Development Principles  Development <del>in</del> <b><u>within the</u></b> Desborough Town Centre <b><u>boundary, as defined on the policies map,</u></b> will:</p> <p>a. Not result in the loss of <b><u>town centre uses at ground floor level</u></b> <del>retail units;</del></p>	<p>Accuracy and consistency.</p> <p>To avoid repetition and for consistency.</p> <p>To address changes to the Use</p>

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		<p>b. Seek to increase footfall in the town centre during the daytime and evening;</p> <p>c. Consider the re-introduction of traditional materials, including local stone, and detailing both in the design of buildings and through the re-introduction of traditional boundary treatments. Alternatively, contemporary designs should be of high architectural quality;</p> <p>d. Create attractive active frontages onto streets, and building forms should abut the street and maintain or recreate a sense of enclosure;</p> <p>e. Design of developments should reflect the location of the development within the town. Design of buildings in key locations should reflect the importance of these buildings in the street scene, <del>H</del>however design on less prominent sites should also be of a high architectural quality. All designs should respond to the local context; <b>and</b></p> <p>f. Seek to enhance pedestrian connectivity within the town and to surrounding residential areas and to public open spaces;</p> <p><del>g. Proposals for residential development above ground floor will be supported;</del></p> <p><del>h. Protect and enhance the character and appearance of the designated Conservation Area;</del></p> <p><del>i. Proposals for residential development or employment above ground floor level will be supported;</del></p> <p><del>j. Give priority to the retention and conversion of historic buildings and buildings of local significance;</del></p> <p><del>k. Retain existing business uses unless demonstrated to be unviable;</del></p> <p><del>l. Demonstrate that proposals accord with 'Designing out Crime'; and</del></p> <p><del>m. Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p> <p><b><u>Development proposals within Desborough Town Centre will be supported which:</u></b></p> <p>i. <b><u>Provide active town centre uses at ground floor level, including shops, services, restaurants, professional and business uses;</u></b></p> <p>ii. <b><u>Provide residential or employment development above ground floor level; and</u></b></p>	<p>Classes Order 2020.</p> <p>To remove repetition with JCS policy.</p>
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			<p>iii. <b><u>Give priority to the retention and conversion of historic buildings and buildings of local significance.</u></b></p>	
<p>(MM71) (AM19)</p>	<p>Policy DES2</p>	<p>Page 94</p>	<p><i>Amend paragraph 11.6 as follows:</i></p> <p>In addition to the town centre development principles- a number of sites have been identified as opportunities to deliver the vision for Desborough Town Centre.</p> <p><i>Amend Policy DES2 as follows:</i></p> <p>Opportunity Redevelopment Sites within Desborough</p> <p>The following sites, <b><u>as shown on the policies map</u></b>, offer the potential for redevelopment in Desborough Town Centre. Re-development will be supported as follows:</p> <p>a. The area at the High Street/Station Road area, <b><u>shown on the policies map as DE1, is identified as an opportunity area for redevelopment to include:</u></b> <del>for</del></p> <ul style="list-style-type: none"> <li>• the creation of a new market square, redevelopment of shop units, car parking and a landmark community building as set out in the Urban Design Framework (UDF); or</li> <li>• to identify a smaller area for creation of a new market square and parking. <del>(DE1)</del></li> </ul> <p>b. The Lawrence's Factory site, <b><u>shown on the policies map as DE2, is identified as an opportunity for redevelopment to include:</u></b> <del>an opportunity for</del></p> <ul style="list-style-type: none"> <li>• mixed use or residential development <del>(DE2)</del>, <b><u>proposals should consider the impact of the development on the significance of the Conservation Area, including the Lawrence's Factory building, and assess the degree of potential harm development would cause, weighed against the public benefit that may be created by the development.</u></b></li> </ul>	<p>Grammatical correction.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Accuracy and consistency.</p> <p>To reflect Historic England's comments on DE2b.</p>

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			<p>c. The Station Yard, <b>shown on the policies map as DE3, is identified as an opportunity for redevelopment to include:</b> <del>– as an opportunity site and to set out uses for this site, uses could include</del></p> <ul style="list-style-type: none"> <li>• small scale retail and small scale employment development, with residential above ground floor level <del>(DE3)</del>.</li> </ul> <p>d. Vacant Co-op Dairy site, <b>shown on the policies map as DE4, as an opportunity for redevelopment to include:</b> <del>– redevelopment for use as</del></p> <ul style="list-style-type: none"> <li>• small scale retail/small scale employment with residential or employment above ground floor level. <del>(DE4)</del></li> </ul> <p>e. Corner of Havelock Street/Station Road, <b>shown on the policies map as DE5, as an opportunity for redevelopment to include:</b> <del>– for redevelopment as</del></p> <ul style="list-style-type: none"> <li>• a high quality mixed use scheme. <del>(DE5)</del></li> </ul>	
AM20	Policy DES3	Page 95	<p><i>Amend paragraph 11.7 as follows:</i></p> <p>There are five areas within Desborough Town Centre which have been identified because they provide opportunities for environmental improvements which will help create a more attractive town centre, these are based on the environmental improvements set out in the <i>Desborough Urban Design Framework</i>.</p> <p><i>Amend Policy DES3 as follows:</i></p> <p>Opportunity Environmental Improvement Sites in Desborough</p> <p>The following areas, as shown on the policies map, have the potential to deliver environmental improvements in Desborough and will be supported:</p> <p>a. The High Street/Station Road area, <b>shown on the policies map as DE6, is identified as an area for Environmental Improvement</b> <del>—to include:</del></p> <ul style="list-style-type: none"> <li>• 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 <del>(DE6)</del>.</li> </ul>	<p>To improve readability.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Accuracy and consistency.</p>

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			<p>b. The Lower Street/Rothwell Road junction, <b><u>shown on the policies map as DE7, is identified as an area for Environmental Improvement to include: –</u></b> <del>for</del></p> <ul style="list-style-type: none"> <li>enhancement of the gateway into the town centre; <del>(DE7).</del></li> </ul> <p>c. The Gold Street/B576 junction, <b><u>shown on the policies map as DE8, is identified as an area for Environmental Improvement to include: –</u></b> <del>for</del></p> <ul style="list-style-type: none"> <li>enhancement of the gateway into the town centre <del>(DE8).</del></li> </ul> <p>d. <b><u>The B576, shown on the policies map as DE9, is identified as an area for Environmental Improvement to include: –</u></b> <del>environmental improvement to include</del></p> <ul style="list-style-type: none"> <li>road narrowing and planting <del>(DE9).</del></li> </ul> <p>e. Burghley Close/Mansefield Close car park, <b><u>shown on the policies map as (DE10), is identified as an area for Environmental Improvement to include: –</u></b></p> <ul style="list-style-type: none"> <li>environmental and streetscape improvements to enhance public realm in conjunction with conservation activities; <b><u>and</u></b>.</li> <li>Upgrade/ improve <b><u>the</u></b> car park.</li> </ul>	
(MM28) (MM72) (AM21, 22)	Policy DES4 and supporti ng text	Page 96	<p><i>Amend Paragraph 11.9 as follows:</i></p> <p>The site <b><u>has outline planning permission is subject to a planning application</u></b> (KET/2017/1019) for 135 dwellings, <b><u>there a resolution to grant consent subject to a section 106 agreement being agreed.</u></b></p> <p><i>Amend first sentence of paragraph 11.11 as follows:</i></p> <p>The site is recorded as containing ridge and furrow, therefore an archaeological assessment of the site is required <b><u>d</u></b> prior to any development.</p> <p><i>Amend Policy DES4 as follows:</i></p>	<p>Factual Update.</p> <p>To improve readability.</p> <p>To address comments received from the Environment Agency (Rep 242)/ Consistency.</p>

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			<p>Land off Buxton Drive and Eyam Close, <b>as shown on the policies map</b>, is allocated for housing development. The site will provide 135 dwellings. Development proposals for the site will:</p> <p>a. Include an assessment to determine the extent and scale of potential archaeological features;</p> <p><del>b. Include an assessment to determine whether the land on which the site is located is contaminated</del> <b><u>Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</u></b></p> <p><del>c. Create a strong incident robust highway network</del> <b><u>Contribute to highway safety</u></b> by creating a loop for vehicular traffic through access points off Buxton Drive and Eyam Close;</p> <p><del>d. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</del></p> <p><del>e.</del> <b><u>d.</u></b> Be outward looking and be well related to adjacent residential development on Buxton Drive, Eyam Close and Harrington Road;</p> <p><del>f.</del> <b><u>e.</u></b> Provide an area of <b><u>open space</u></b> <del>Local Green Space</del> through the centre of the site for mitigation purposes and include measures which may enhance biodiversity;</p> <p><del>g.</del> <b><u>f.</u></b> Not result in a loss of amenity of neighbouring properties on Buxton Drive, Grindleford Close, Elton Close, Upper Dane and Green Crescent;</p> <p><del>h. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS;</del></p> <p><del>i.</del> <b><u>g.</u></b> Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; <b><u>and</u></b></p> <p><del>j.</del> <b><u>h.</u></b> Provide a site specific Flood Risk Assessment.</p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions</p>
(AM23, 24, 25) (MM29) (MM73)	Policy DES5 and supporting text	Page 97	<p><i>Amend paragraph 11.12 as follows:</i></p> <p>This site <b><u>has outline planning permission (KET/2016/0044) for up to 304 dwellings. The site</u></b> is located to the south of Desborough adjacent to existing residential development to <b><u>the</u></b> north which includes Broadlands and Foxlands.</p>	To make clear the geographical application of the policy is

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		<p><i>Amend second sentence of paragraph 11.13 as follows:</i></p> <p>In addition to this, due to the sites scale and location of this site there is a requirement to assess the impact <del>on</del><b>nf</b> the local highway network, including junctions to ensure that the impact on which can be mitigated through junction improvements.</p> <p><i>Amend Policy DES5 as follows:</i></p> <p>Land to the south of Desborough, <b><u>as shown on the policies map</u></b>, is allocated for housing development. The site will provide <b><u>up to</u></b> 304 dwellings. Development proposals for the site will:</p> <p>a. Include an assessment <del>to determine</del> <b><u>which considers the impact of the development on the significance of heritage assets, including</u></b> the extent to which the setting of Grade I Church of St Giles to the north, and other assets are affected and provide mitigation where required <b><u>It will assess the degree of potential harm development would cause, weighed against the public benefit that may be created by the development;</u></b></p> <p>b. <del>Include an assessment to determine whether the land on which the site is located is contaminated</del> <b><u>Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</u></b></p> <p>c. Include a strategy which sets out the long term management of the adjacent nature reserve, Tailby Meadow, and which provides GI enhancements along the Ise Valley sub-regional corridor;</p> <p>d. Include an assessment to determine the extent and scale of potential archaeological features;</p> <p>e. Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>f. Provide a site specific Flood Risk Assessment.;</p>	<p>illustrated on the policies map.</p> <p>To ensure the policy is conformity with the NPPF in relation to the impact on heritage.</p> <p>To address comments received from the Environment Agency (Rep 242)/ Consistency.</p> <p>To improve readability.</p> <p>To provide clarity with regards to the policy requirements as discussed</p>
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			<p>g. Mitigate the risk of flooding through surface water flow paths across the site through site layout and SuDS design;</p> <p>h. Include an assessment of the likely impact of noise on the development;</p> <p>i. <b>Include</b> Require an assessment of the likely impact on biodiversity and ecology and provide mitigation where required;</p> <p>j. Provide the required mitigation to the access point off Rothwell Road, with junction improvements required;</p> <p>k. Assess the impact of the additional traffic on a number of junctions in close proximity to the site;</p> <p>l. Not include any housing on the area of designated Historically and Visually Important Local Green Space on the western extent of the site as it extends towards St Giles Church;</p> <p>m. Not result in harm to the character and setting of the designated area of Historically and Visually Important Local Green Space (<b>HVI LGS</b>);</p> <p>n. Contribute, where appropriate, towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Rushton; <b>and</b></p> <p>o. Provide footpath and cycleway improvements to connect the site to the town; <del>and</del></p> <p><del>p. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	<p>at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
(MM30, MM74, AM26)	Policy DES6 and supporting text	Page 98 and 99	<p>Add new paragraph after 11.19:</p> <p><b><u>The site is 8.1ha in area, while this is above the threshold of 5ha considered through the JCS, the site has been identified to meet local employment need for Desborough.</u></b></p> <p><i>Amend Policy DES6 as follows:</i></p> <p><b><u>This is site Land adjacent to Magnetic Park, Harborough Road, as shown on the policies map,</u></b> is allocated <b><u>for</u></b> employment development and will provide 8.1ha of employment land.</p>	<p>To address comments received from the North Northampton shire Joint Planning and Delivery Unit (Rep 250).</p> <p>To make clear the geographical</p>

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				<p>application of the policy is illustrated on the policies map.</p> <p>To improve readability.</p>
<b>Rothwell</b>				
(MM99, AM58, AM59)	Policy ROT1	Page 101 and 102	<p><i>Amend paragraph 12.5 as follows:</i></p> <p>To deliver the vision for Rothwell Town Centre a number of development principles have been identified which will apply to development taking place within the Town Centre Boundary, as defined on the <del>proposal</del> <b>policies</b> map.</p> <p><i>Amend Policy ROT1 as follows:</i></p> <p>Rothwell Town Centre Development Principles</p> <p>Development within the Rothwell Town Centre boundary, as defined on the <del>proposal</del> <b>policies</b> map, will:</p> <ol style="list-style-type: none"> <li>a. Allow the continued use of the Market Hill Square for the Rowell Fair;</li> <li>b. Respect the historic character of the town centre. New buildings should be designed to respect and enhance this character;</li> <li>c. Front onto and abut the main streets or public areas to create a good sense of enclosure;</li> </ol> <p>Development proposals within Rothwell Town Centre boundary will be supported which:</p> <ol style="list-style-type: none"> <li>d. Provide additional car parking in the town;</li> <li>e. Remove on-street parking on Bridge Street, where this is appropriate;</li> </ol>	<p>To avoid repetition and for consistency.</p> <p>To address changes to the Use Classes Order 2020.</p> <p>To remove repetition of JCS policies.</p>

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			<p>f. Provide additional <u>shops</u> retail units or <u>town centre</u> uses which would increase footfall in the town centre;</p> <p>g. Provides residential development or employment above ground floor level;</p> <p>h. Give priority to redevelopment which retains, restores and enhances historic buildings and buildings of local significance; <b>and</b></p> <p>i. Retain existing <del>business</del> <u>town centre</u> uses unless demonstrated to be unviable.;</p> <p>j. <del>Demonstrate that proposals accord with 'Designing out Crime'; and</del></p> <p>k. <del>Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	
(MM75)	ROT2	Page 103	<p><i>Amend Policy ROT2 as follows:</i></p> <p>Opportunity Environmental Improvement Sites in Rothwell</p> <p><del>Area R03, High Street/ Desborough Road, as shown on the policies map</del>  <b>as RO3</b>, is identified as an area for Environmental Improvement to include:</p> <p>a. Narrowing of the road and provision of on street parking;</p> <p>b. Removal of on-street parking at the top of Bridge Street, where appropriate;</p> <p>c. The widening of pavements to prevent excessive speeds on this road and to aid pedestrian flows; <b>and</b></p> <p>d. Environmental improvements to provide a strong gateway entrance into the town.</p>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Consistency.</p>
(MM31) (MM76)	Policy ROT3	Page 104	<p>Add new paragraph after paragraph 12.14 as follows:</p> <p><b><u>There are existing foul sewer and water mains in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers and mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></b></p>	<p>To address comments received from Anglian Water (Rep 89).</p> <p>To make clear the geographical</p>

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		<p><i>Amend Policy ROT3 as follows:</i></p> <p>Land to the West of Rothwell, <b><u>as shown on the policies map</u></b>, is allocated for housing development. The site will provide up to 300 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> <li>a. Provide safe vehicular, cycle and pedestrian access through the Rothwell North development and provide safe cycle and pedestrian access to link the site to development to the east.;</li> <li>b. Maintain future opportunities for vehicular, cycle and pedestrian access to land to the south;</li> <li>c. Be supported by a strategic landscaping scheme which protects and enhances the existing landscape to ensure adverse impacts are mitigated;</li> <li>d. Include a GI link along the western boundary of the site to link with the proposed GI corridor in Rothwell North;</li> <li>e. Be supported by a scheme for the assessment and control of noise emanating from the adjacent A6, A14 and surrounding local road network to demonstrate acceptable impact on the occupiers of new and existing dwellings;</li> <li>f. Be supported by a transport assessment and mitigate the impact of development on the highway network, including junction 3 of the A14 and the A6/ Rothwell link road junction;</li> <li>g. Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered;</li> <li>h. Only commence once the section of the strategic link road within Rothwell North connecting this site to the A6 is complete;</li> <li>i. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</li> <li>j. Include a site specific Flood Risk Assessment; and</li> <li><del>k. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></li> <li><b><u>k. Safeguard the provision of suitable access for the maintenance of foul water drainage and water supply infrastructure.</u></b></li> </ul>	<p>application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions</p>
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Rural Area General Policies				
	Village categories supporting text	Page 107	<p><i>Amend the supporting text starting at paragraph 13.10 as follows:</i></p> <p>While the JCS groups all villages within Kettering Borough in the same category, it recognises that Part 2 Local Plans may identify villages that have a sensitive character or conservation interest, in which new development will be strictly managed. <b><u>The JCS also allows some smaller rural settlements with a dispersed built form to be designated as open countryside, where development will be limited.</u></b> Within the Rural Area of Kettering Borough the villages have been categorised into 3 designations, each of which has specific criteria with regards to the scale, nature and design of development in these settlements, <b><u>to reflect the ability to identify villages with a sensitive character or conservation interest and settlements of a dispersed form in the JCS.</u></b> These designations have been a consideration through the allocation process as it <b><u>is</u></b> essential to maintain these designations.</p> <p><b><u>The approach set out in Policies RS1, RS2 and RS3 allows different levels of growth dependent upon the categorisation of the village. The policies allow for a greater level of development on sites within the boundaries of category A villages than is allowed in Category B villages and the level of growth allowed in Category C villages reflects the open countryside designation. This categorisation reflects the sustainability of the settlements and also their sensitivity to development.</u></b></p> <p><b><u>Policy RS1, Category A villages, allows infill development within settlement boundaries, in accordance with Policy 11 of the JCS, the definition of infill is provided in the glossary, housing allocations have also been identified in some of these villages. Policy RS2 is different in that the level of infill allowed in Category B villages is limited to proposals for 1 or 2 dwellings, this is to reflect</u></b></p>	To provide clarification on the different approaches within each category of village.

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			<p><u>the sensitive character and conservation interests of these villages. Within Category C villages development is limited to that which would be allowed in the Open Countryside.</u></p> <p><u>Policy RS4 sets out the approach to Development in the Open Countryside, where a proposal is located outside a settlement boundary this policy applies.</u></p> <p><u>Policies RS1 to RS4 need to be read alongside Policy RS5 which sets out general development principles to be applied to development in the rural area and the village specific development principles set out in the village chapters. Where a proposal is for a site which is allocated in the SSP2 site specific development principles are also set out in the policy which allocate sites. In addition to this Policy 8 of the JCS sets out Place Shaping Principles which also apply.</u></p>	
(MM100)	Policy RS1 and supporting text	Page 107	<p><i>Amend paragraphs 13.11 and 13.12 as follows:</i></p> <p>A majority of the villages in the Rural Area are designated as Category A villages in Policy RS01. In these locations, there is an emphasis to protect their environment and their limited ability to absorb further development.</p> <p>Within these villages development will be on small scale infill sites in accordance with Policy 11 of the JCS. <b><u>Infill development is defined in the glossary.</u></b> In addition to this, housing allocations have also been identified in some of these villages to meet the rural housing requirement as set out in table 13.1 above.</p> <p><i>Amend Policy RS1 as follows:</i></p> <p>Category A villages</p>	<p>To make it clear that the geographical extent of the policy is shown on the policies map.</p> <p>To remove unnecessary wording.</p> <p>To clarify the definition of infill development.</p>

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			<p>The villages which are designated Category A status are as follows:</p> <p>Ashley, Braybrooke, Broughton, Cranford St. Andrew, Cranford St. John, Geddington, Great Cransley, Harrington, Loddington, Mawsley, Pytchley, Rushton, Stoke Albany, Sutton Bassett, Thorpe Malsor, Weston by Welland and Wilbarston</p> <p>Development in these villages will need to:</p> <ol style="list-style-type: none"> <li>Be in accordance with Policy 11 of the JCS;</li> <li>Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements;</li> <li>Be within the defined settlement boundary, <b>as shown on the policies map</b>, and classed <del>as</del> infill development, unless it can be demonstrated that it can meet the criteria under Policy 13 (Rural Exceptions) or Policy 25 (Rural Economic Development and Diversification) of the Joint Core Strategy or unless allocated in this Plan or a Neighbourhood Plan; <b>and</b></li> <li>Show consideration and be sympathetic to the existing size, form, character and setting <del>of</del> the village; <b>and</b></li> <li><del>Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans or Neighbourhood Plans.</del></li> </ol>	
(MM101)	Policy RS2 and supporting text	Page 108	<p><i>Amend paragraph 13.14 as follows:</i></p> <p>Policy RS02 designates a small number of settlements within the Rural Area as Category B villages. These villages <del>have</del> <del>are seen</del> particularly important Conservation Areas, as well as having a particular character and charm, given that these are 'estate villages' associated with the Boughton Estate. It is therefore essential that the character and vitality of these villages is maintained. Therefore, in accordance with Policy 11 of the JCS, which allows the designation of sensitive areas where infill development will be resisted or subject to special control, these <del>areas</del> <b>villages</b> are designated as Category B villages. <b>Within these villages infill development, as</b></p>	<p>To make it clear that the geographical extent of the policy is shown on the policies map.</p> <p>To remove unnecessary wording.</p>

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			<p><b><u>defined in the glossary, will be limited to developments of 1 or 2 dwellings.</u></b> In accordance with this, <b><u>no allocations have been proposed within these villages.</u></b> <del>those villages that fall within this designation have been allocated very limited numbers for housing.</del></p> <p><i>Amend Policy RS2 as follows:</i></p> <p>Category B villages</p> <p>The villages which are designated Category B status are as follows:</p> <p>Grafton Underwood, Little Oakley, Newton, Warkton and Weekley</p> <p>Development in these villages will <b><u>need to:</u></b></p> <ol style="list-style-type: none"> <li>a. Be in accordance with Policies 11, 13 and 25 of the JCS; and</li> <li>b. Include the re-use, conversion or redevelopment of existing buildings within the defined settlement boundary; or</li> <li>c. Be limited to infill development (1 or 2 dwellings) within the defined settlement boundary, <b><u>as shown on the policies map,</u></b> provided that this does not harm the characteristics which make these villages special, <b><u>and is sympathetic to the existing size, form, character and setting in the village;</u></b> and</li> <li>d. <del>Show consideration and be sympathetic to the existing size, form, character and setting in the village; and</del></li> <li>e. <del>Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.</del></li> </ol>	<p>To clarify the definition of infill development.</p> <p>To provide consistent wording.</p>
(MM102, MM103)	Policy RS3 and supporting text	Page 110	<p><i>Amend paragraphs 13.15 to 13.16 as follows:</i></p> <p>The remaining villages in the Rural Area hold Category C status (Policy RS03). These settlements are dispersed in character. These 6 villages (Brampton Ash, Dingley, <b><u>Glendon,</u></b> Orton, Pipewell, <del>Glendon</del> and Thorpe Underwood), because of their low density and small number of dwellings, are considered to be scattered development in the open countryside. This means that these settlements <del>are</del><b>would</b> not be defined by</p>	To remove unnecessary wording.



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			<p>a village boundary; therefore it is considered that this designation is the most appropriate for these villages within the rural area of Kettering Borough. This approach also means that because of the size of these settlements and limited range of facilities, there are no allocations and therefore no proposed growth in these villages, this is to maintain their scattered village designation and status.</p> <p>Development in these villages would be considered to be in open countryside and therefore is resisted in accordance with Policy 11<del>3</del> of the JCS, unless it can be demonstrated that it would <b>meet the exceptions set out in Policies 13 or 25 of the JCS or Policy RS4 of this plan.</b><del>fall under criteria 2 in this policy, which sets out the exceptional circumstances in which it would be considered acceptable.</del></p> <p><i>Amend Policy RS3 as follows:</i></p> <p>Category C villages</p> <p>The villages which are designated Category C status are as follows:</p> <p>Brampton Ash, Dingley, <b>Glendon</b>, Orton, Pipewell, <del>Glendon</del> and Thorpe Underwood</p> <p>Development in these villages will <b>need to be in accordance with Policy RS4.</b> :</p> <ol style="list-style-type: none"> <li>a. <del>Be in accordance with Policies 13 and 25 of the JCS; or</del></li> <li>b. <del>Include the re-use, conversion or redevelopment of existing rural buildings; or</del></li> <li>c. <del>Show consideration and be sympathetic to the existing size, form, character and setting in the village; and</del></li> <li>d. <del>Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.</del></li> </ol>	<p>To provide consistent wording.</p>
	<p>Policy RS4 and</p>	<p>Page 111 and 112</p>	<p><i>Amend paragraphs 13.18 and 13.19 as follows:</i></p>	<p>To make it clear that the geographical extent of the</p>

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	supporting text	<p>Policy 25 of the JCS sets out policy in relation to rural economic development and diversification and <del>Policy</del> policy 26 sets out requirements in relation to renewable and low carbon energy. Policy 11 of the JCS states that other forms of development in the open countryside will be resisted unless they meet the special circumstances set out in Policy 13 of the JCS or national policy. Paragraph 79 of the NPPF sets out circumstances in which development of isolated homes in the countryside may be allowed.</p> <p>National policy supports the re-use of redundant or disused buildings <b>as homes</b> where the re-use of these <del>dwelling</del><b>buildings</b> would enhance the immediate setting of the buildings. It is important that these buildings are physically suitable for conversion or retention and that the building can be converted without extensive alteration, rebuilding or extension as this can significantly alter the character of the building and impact on the character of the surrounding area. Any alterations will need to be in keeping with the design and character of the building and it will be important to retain original features.</p> <p><i>Delete paragraph 13.21 as follows:</i></p> <p><del>There may be occasions when the location of small scale private equestrian facilities in the open countryside would be appropriate, where this is the case applicants will need to demonstrate that there is a need for the facility.</del></p> <p><i>Amend policy RS4 as follows:</i></p> <p>Development in the Open Countryside</p> <p>Development in the open countryside, <b><u>as shown on the policies map</u></b>, will be resisted, unless:</p> <ol style="list-style-type: none"> <li>a. It meets the requirement of Policy 13, 25 or 26 of the JCS, <b><u>or national policy</u></b>;</li> <li>or</li> <li>b. It involves the replacement of an existing dwelling; and</li> </ol>	<p>policy is shown on the policies map.</p> <p>To provide clarification and remove repetition.</p>
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			<ul style="list-style-type: none"> <li>i. the proposal is similar in size and scale to the existing dwelling;</li> <li>ii. is sited on or close to the position of the original dwelling; and</li> <li>iii. does not detract from the open and undeveloped character of the countryside;</li> </ul> <p>c. <b><u>For proposals relating to residential use,</u></b> <del>The development <b><u>the proposal</u></b> would involve the re-use of redundant or disused buildings and would enhance the immediate setting of the redundant or disused buildings; and:</del></p> <ul style="list-style-type: none"> <li>i. the building is physically suitable for conversion or retention;</li> <li>ii. the building is suitable for the proposed use without extensive alteration, rebuilding, or extension;</li> <li>iii. the proposal would not have a detrimental impact on the character of the building or surrounding area; <b><u>and</u></b></li> <li>iv. Proposals are in keeping with any existing important design characteristics of the building and seek to retain important original features; <del>Proposed alterations are in keeping with the design and character of the building and seek to retain original features</del></li> </ul> <p>d. It involves small scale private equestrian facilities where a need can be demonstrated.</p>	
(MM104)	Policy RS5 and supporting text	Page 113 and 114	<p><i>Amend section heading as follows:</i></p> <p>Rural Area <b><u>General</u></b> Development Principles</p> <p><i>Amend the supporting text as follows:</i></p> <p><b><u>The approach to the use of development principles in the Rural Area is based on the findings and conclusions of the Rural Masterplanning report. The Rural</u></b></p>	To clarify the relationship between policies and to explain the purpose of the various tiers of policy.

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		<p><b><u>Masterplanning report involved a detailed analysis of villages in the Borough and took a holistic approach to considering each village's needs, aspirations, opportunities for improvement and their capacity for future development, and sought to ensure that future development respects and enhances the qualities which make those villages special.</u></b> <del>In addition to identifying opportunities for future development in villages, the Rural Masterplanning Report (2012) <b>The Rural Masterplanning approach led to the identification of a number of general development principles, set out in Policy RS5, which cover themes which are common to all villages in the Borough, as well as village specific development principles which provide criteria which reflect individual village characteristics and analysis, these are contained in the villages specific sections of the plan.</b> has enabled the development principles set out below which are generic and can be applied to all villages in the Borough. In addition to this more settlement specific principles can be found in those sections which follow for the individual villages. <b>In addition, t</b>There are <b>also development</b> principles within these sections to ensure development on the allocated sites is appropriate, especially in terms <b>of</b> scale, form, materials and setting as well as the more immediate context in which these allocations are located.</del></p> <p><del>These <b>general development principles, village specific development principles and site allocation development principles</b> policies should be applied in conjunction with Policy 8 – North Northamptonshire Place Shaping Principles contained within the JCS.</del></p> <p><b><u>The general development principles cover general design issues, the redevelopment of historic farm buildings, the approach to materials and parking and highways issues which are common to villages in the Borough.</u></b>  <b><u>The Rural Masterplanning report identified the prominence of parking in the street scene as an issue in villages, to address this a requirement is included for all villages that parking solutions ensure that vehicles do not become the focus of the street scene and that provision of parking and the character of</u></b></p>	<p>To delete repetition.</p> <p>To clarify the definition of the Historic Core.</p> <p>To improve readability.</p> <p>To clarify the approach to the redevelopment of historic farm buildings.</p> <p>To conform with the heritage test set out in the NPPF.</p>
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			<p><b><u>roads within developments reflects the hierarchy of streets within villages and does not result in developments which are urban in character.</u></b></p> <p>In the Historic Core, <b><u>as defined in the Rural Masterplanning report</u></b>, or in other locations, <b><u>such as locations adjacent to the Historic Core</u></b>, where appropriate, all street furniture, road alterations carried out under the Highways Act 1980, including repairs, kerbs, surface finishes, signage, fences, litter bins etc. will be expected to be of traditional design and in character with the settlement.</p> <p><i>Amend Policy RS5 as follows:</i></p> <p>General Development Principles in the Rural Area</p> <p>Development in the Rural Area will:</p> <ul style="list-style-type: none"> <li><del>a. Reflect the height, scale and mass of neighbouring properties.</del></li> <li>a. <b><u>Consider the impact of development on the significance of heritage assets and assess the degree of potential harm development would cause, weighed against the public benefit that may be created by the development;</u></b> <del>Involve the protection and enhancement of the character of all settlements, especially those with designated Conservation Areas.;</del></li> <li>b. <del>e.</del> Link to the centre of the village in several places and not result in a series of cul-de-sacs in any potential moderate village expansion, <b><u>as identified in the Rural Masterplanning report;</u></b></li> <li>c. <del>f.</del> Allow greater permeability with the open countryside through the inclusion of spaces in between properties to allow views and accessibility for development on the edge of settlements.;</li> <li>d. <del>e.</del> Allow connections to be made for further development in the future for development on the edge of settlements. <b><u>and</u></b></li> <li>e. <del>f.</del> Be well-spaced to retain <del>the</del> <b><u>a</u></b> village's open and rural character, and views to the open countryside should be maintained through the use of low or soft boundary treatment on new development on the edge of the settlement. The use of high close-boarded fencing and brick walls should be <del>resisted</del> <b><u>avoided;</u></b></li> </ul>	
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			<p>Redevelopment of historic farm buildings will:</p> <p>f. <del>g.</del> Involve the retention of the historic fabric of the buildings themselves, where this is not possible or where there are no historic buildings left the plan form and arrangement of buildings should remain to retain the historic reference to farmsteads in the village; <b>and</b></p> <p><del>h. Include an element of employment to retain this important function within the village, where redevelopment is possible.</del></p> <p>g. <del>i.</del> Prior to considering residential re-use of these historic buildings, <b>Consider alternative</b> non-residential uses <del>prior to using these historic buildings, given that this is most damaging, which require less alteration of the building and therefore enable the retention of historic character and appearance of the buildings, should be considered;</del></p> <p>Materials to be used will:</p> <p>h. <del>j.</del> Reflect the limited palette of materials used in the historic core of the village, <b>as defined in the Rural Masterplanning report</b>. The only exception to this should be where the exceptional quality and innovative nature of design merit an exception to this approach. These exceptions should demonstrate contemporary design and should show how the development will impact positively on the character of the village <b>and;</b></p> <p>Parking and Highways:</p> <p>i. <del>k.</del> Parking should be designed to ensure the car does not become the focus of the street scene and, should be <b>provided</b> applied sensitively to ensure roads reflect the existing network of streets in the village.</p>	
(MM32)	Policy ASH1	Page 115	<p><i>Amend Policy ASH1 as follows:</i></p> <p>Ashley Development Principles</p>	Criterion j is amended to address

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		<p>Development in Ashley will:</p> <ul style="list-style-type: none"> <li>a. Be limited and follow the existing linear form of the village. Development should not be set-back from the public highway, maintain a sense of enclosure and use boundary treatments sympathetic to those currently in use throughout the village, i.e. stone walls;</li> <li><del>b. Protect the unique historic character of the village, the setting of its numerous Listed Buildings and the character and appearance of the Conservation Area.</del></li> <li>b. <del>c.</del> Ensure that where historic stone walls are present, new development should be avoided where this would involve removal or alteration of any part of these walls;</li> <li><del>d. Maintain the 'soft' edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village.</del></li> <li>c. <del>e.</del> Improve the gateway to the village from the west to better reflect the overall historic and rural character of the rest of the village;</li> <li>d. <del>f.</del> Retain views of the church throughout the village;</li> <li>e. <del>g.</del> Protect the green space that runs between Green Lane and Main Street and improve the connectivity of properties off Green Lane to the rest of the village. This could include an informal footpath through the central green space and along the river;</li> <li><del>h. Contribute, where appropriate, towards additional outdoor sports, open space, and allotments.</del></li> <li><del>i. Preserve views out to the open countryside, reflecting the density, design and layout of existing development in the area.</del></li> <li>f. <del>j.</del> Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick/natural ironstone, natural blue/black Slate and/or Collyweston Slate, <b><u>dependent on the individual site and its specific setting within the village; and</u></b></li> <li>g. <del>k.</del> Ensure that fenestration is of a high quality and uses natural materials that reflects the historic character of Ashley.</li> </ul>	<p>comments received from Historic England (Rep 102).</p> <p>Criterion b is deleted because this repeats existing policy and legislation.</p> <p>Criterion d is deleted because this is addressed by Policy RS5 (General Development Principles).</p> <p>Criterion h is deleted because this is addressed by Policies HWC3 and NEH4.</p>
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				Criterion i is deleted because this is addressed by Policy RS5 (General Development Principles).
	Policy BRA1	Page 116 and 117	<p><i>Amend Policy BRA1 as follows:</i></p> <p>Braybrooke Development Principles</p> <p>Development in Braybrooke will:</p> <ul style="list-style-type: none"> <li>a. Reflect the character of the village. New development north of the river should be less compact and interspersed with green open spaces. Boundary treatments should be low and of an 'open' nature to avoid negatively impacting on the character of this part of the village.;</li> <li>b. Improve, where appropriate, connectivity through the village through the inclusion of a consistent footpath connection along Griffin Road, running north/south.;</li> <li><b>and</b></li> <li><del>c. Use building materials and boundary treatments which respect the character of existing properties, new development should avoid repetition of poorly designed properties and take inspiration from the Historic Core, as outline in the Rural Masterplanning Report, which make a positive contribution to the character of the village.</del></li> <li>c. <del>d.</del> Protect and enhance the Lanes and Mews which are a characteristic of the village, these should provide inspiration for new development.</li> <li><del>e. Protect and enhance the character of the Conservation Area and its setting.</del></li> <li><del>f. Make adequate provision for off road parking.</del></li> </ul>	<p>Criterion c is deleted because this is addressed by Policy RS5 (General Development Principles).</p> <p>Criterion e is deleted because this repeats existing policy and legislation.</p> <p>Criterion f is deleted because this is addressed by Policy 8 of the JCS.</p>



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<p>(MM77)</p>	<p>Policy BRA2</p>	<p>Page 118</p>	<p><i>Amend Policy BRA2 as follows:</i></p> <p>Top Orchard, Braybrooke</p> <p>Land at Top Orchard, <b>as shown on the policies map</b>, is allocated for housing development . The site will provide a maximum of 3 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> <li>a. Protect and enhance the existing tree within the site which is protected by a Tree Preservation Order;</li> <li>b. Protect and enhance existing planting and trees located within and along the boundaries of the site;</li> <li>c. <b><u>Include an assessment which considers the impact of the development on the significance of the heritage assets, including</u></b> <del>Sustain and enhance the character and setting of The Old Rectory Grade II Listed Building and the Conservation Area.</del> <b><u>It will assess the degree of potential harm development would cause, weighed against the public benefit that may be created by the development;</u></b></li> <li>d. Include an area of open space in the northern part of the site to protect the setting of The Old Rectory;</li> <li>e. Locate built development in the southern part of the site;</li> <li>f. Provide safe vehicular, cycle and pedestrian access from Griffin Road;</li> <li>g. Have particular regard to the layout and scale, height, design and massing of buildings and landscaping, in order to minimise impact on amenity of neighbouring residential properties on Griffin Road and Latymer Close;</li> <li>h. Be supported by an appropriate level of archaeological assessment;</li> <li>i. Be supported by an appropriate level of ecological assessment and mitigate impacts on ecology;</li> <li>j. Provide adequate off road parking provision within the site; <b>and</b></li> <li>k. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; <del>and</del></li> <li>l. <del>Comply with other policies in the Development Plan.</del></li> </ol>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>Criterion I is deleted because this is not needed.</p> <p>Criterion c is amended to reflect the heritage test.</p>
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<p>(MM33)</p>	<p>Policy CRA1</p>	<p>Page 119 &amp; 120</p>	<p><i>Amend Policy CRA1 as follows:</i></p> <p>Cranford Development Principles</p> <p>Development in Cranford will:</p> <ul style="list-style-type: none"> <li><del>a.</del> Seek to deliver affordable housing to meet any remaining identified local need;</li> <li>a. <del>b.</del> Facilitate, where appropriate, the following identified improvements to the village:             <ul style="list-style-type: none"> <li>i. Creation of a children’s play area;</li> <li>ii. Improvements to the High Street with measures to soften or narrow the highway, calm traffic and improve the public realm;</li> <li>iii. Introduce appropriate tree planting to the south side of the High Street; <b>and</b>;</li> <li>iv. Enhancement of gateways into the village from the west and particularly the east, potentially maximising the bridge and gulley at Duck End (south) over the former railway line as a landmark feature;</li> </ul> </li> <li><del>b.</del> <del>c.</del> Take their design, character and materials cues from the character of Historic Traditional and Scattered Isolated Rural character areas, as identified in the Rural Masterplanning report;</li> <li><del>c.</del> <del>d.</del> Use a limited palette of materials of local limestone, and thatch or slate <b><u>dependent on the individual site and its specific setting within the village</u></b>;</li> <li><del>e.</del> Reflect the scale, mass, form, height and density of the historic pattern of development;</li> <li><del>d.</del> <del>f.</del> Protect important views, particularly those of St Andrew’s Church and Cranford Hall;</li> <li><del>e.</del> <del>g.</del> Not result in the loss of historic front gardens for structures or car parking; and</li> <li><del>f.</del> <del>h.</del> Introduce street treatments and street furniture appropriate to the historic and rural context, for example, setts for kerbs and bonded pea shingle for path</li> </ul>	<p>To address comments received from Historic England (Rep 102).</p> <p>Criterion a is deleted to avoid repetition with the JCS.</p> <p>Criterion e is deleted as this is addressed by Policy RS1.</p>
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			and road surfaces, and retain and, where necessary, enhance original features such as the water hydrants.	
(MM78)	Policy CRA2	Page 121	<p><i>Add paragraphs after paragraph 13.50 to the supporting text as follows:</i></p> <p><b><u>It is considered that the layout of the scheme could take three forms, to reflect the existing residential development adjacent to the site in accordance with Policy CRA1 and to enable the site to accommodate the allocated yield of between 5 and 6 dwellings.</u></b></p> <p><b><u>These layout options are as follows:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Front and abut the highway of Duck End with a small set-back; or</u></b></li> <li>• <b><u>Be at a right angle to Duck End and front south, presenting an attractive corner treatment to Duck End; or</u></b></li> <li>• <b><u>Be an L shaped combination of these arrangements</u></b></li> </ul> <p><b><u>Given that the farm sheds which currently sit adjacent to the site would impact on the living standards on the residential properties, these sheds need to be removed prior to the development of the site.</u></b></p> <p><i>Amend Policy CRA2 as follows:</i></p> <p>South of New Stone House, Duck End, <b><u>as shown on the policies map</u></b>, is allocated for affordable housing development and will provide between 5 and 6 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> <li>a. Include an assessment of the potential impact on the heritage assets within Cranford Conservation Area;</li> <li>b. Include a scheme which sufficiently considers the character of Cranford village and does not detract from its setting as well as the existing residential development (New Stone House/Stable Cottage/30 Duck End);</li> </ol>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>

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			<p>c. Use a limited palette of materials of local limestone, and thatch or slate;</p> <p>d. Include a Level 2 Strategic Flood Risk Assessment to adequately assess the risk of surface water flooding to the site. As such the following requirements must be met:</p> <ul style="list-style-type: none"> <li>i. Detailed site specific modelling to include the impacts of climate change using latest guidance on allowances; and</li> <li>ii. A sequential approach to site layout must be applied to ensure that development is appropriate. No "highly vulnerable" development can be located within Flood Zone 2 or areas at high risk of surface water flooding;</li> </ul> <p>e. Include a site specific Flood Risk Assessment to better understand flood risk on the site, especially groundwater flood risk;</p> <p>f. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design;</p> <p>g. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>h. Consider <b><u>an appropriate layout for the site, preferably taking into account the options set out in the supporting text; and</u></b></p> <p><b><u>i. Ensure that the farm buildings adjacent to the site are removed before the site is developed.</u></b></p> <p><del>3 possible layout options:</del></p> <ul style="list-style-type: none"> <li><del>i. Front and abut the highway of Duck End with a small set-back; or</del></li> <li><del>ii. Be at a right angle to Duck End and front south, presenting an attractive corner treatment to Duck End; or</del></li> <li><del>iii. Be an L-shaped combination of these arrangements.</del></li> </ul> <p><del>j. Include a mix of affordable and market housing, although the split must be determined by the minimum amount of market dwellings to make the development viable (Policy 13);</del></p>	
<p>(MM34) (MM79)</p>	<p>Policy CRA3</p>	<p>Page 122</p>	<p><i>Amend Policy CRA3 as follows:</i></p>	<p>To make clear the geographical</p>

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		<p>Land east of the corner of Duck <del>End</del> and Thrapston Road, <b><u>as shown on the policies map</u></b>, is allocated for affordable housing development and will provide between 8 and 10 dwellings. Development proposals for the site will:</p> <p>a. Ensure the site is connected to the village through improvements to the highway, including footways and traffic calming <del>in accordance with the requirements set out by NCC Highways</del>;</p> <p>b. <b><u>Include</u></b> <del>Be</del> an appropriate buffer between the existing haulage yard to the east in order to separate the two uses to mitigate visual and noise impacts on the site;</p> <p>c. Include attractive design which could be considered as a gateway to the village with appropriate consideration for the character of Cranford and it's Conservation Area;</p> <p>d. <del>Include a mix of affordable and market housing, although the split must be determined by the minimum amount of market dwellings to make the development viable (Policy 13)</del>;</p> <p>e <b><u>d.</u></b> <del>Contain an assessment of the site to determine any potential impact of contamination given the adjacent use, with appropriate mitigation required</del> <b><u>Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment</u></b>;</p> <p>f <b><u>e.</u></b> Include a design which will be outward facing and address Thrapston Road and the corner of Duck End, with access provided off Thrapston Road <del>in accordance with local highway authority requirements</del>;</p> <p>g <b><u>f.</u></b> In addition to traditional stone, <del>comprise</del> of a wider palette of materials <del>than traditional stone</del> may be appropriate, including good quality contemporary materials; and</p> <p>h <b><u>g.</u></b> Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>application of the policy is illustrated on the policies map.</p> <p>To address comments received from the Environment Agency (Rep 242)/ Consistency.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
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<p>(AM27, MM35)</p>	<p>Policy GED1</p>	<p>Page 124</p>	<p><i>Amend Policy GED1 as follows:</i></p> <p>Geddington Development Principles</p> <p>Development in Geddington will:</p> <ul style="list-style-type: none"> <li><del>a. Seek to deliver affordable housing to meet identified local need;</del></li> <li>a. <del>b.</del> Abut the highway and face on to the street, or where set back, stone walls should be used to create a sense of enclosure (unless otherwise specified within separate housing site allocation policies);</li> <li><del>c. Ensure that new buildings front on to the street;</del></li> <li>b. <del>d.</del> Ensure that new streets reflect the layout of those found in the historic core, <b>as defined in the Rural Masterplanning report</b>, and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment;</li> <li>c. <del>e.</del> Be well connected and well related to the centre of the village;</li> <li><del>f. Ensure hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village, and avoid new development with high closeboarded fencing or brick walls which marks boundaries with the open countryside or at gateways to the village;</del></li> <li>d. <del>g.</del> Contribute, where appropriate, towards:             <ul style="list-style-type: none"> <li>i. The provision of a footpath along the River Ise; <b>and</b></li> <li>ii. Traffic calming/ public realm improvements along the A4300 (Stamford Road/ 29-New Road/ Kettering Road);</li> </ul> </li> <li>e. <del>h.</del> Reflect the positive character of the historic core, <b>as defined in the Rural Masterplanning report</b>.</li> <li>f. <del>i.</del> Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, natural Limestone, Collyweston</li> </ul>	<p>Factual correction.</p> <p>To address comments received from Historic England (Rep 102).</p> <p>To add clarification on the historic core.</p> <p>Criterion a is deleted to avoid repetition with the JCS.</p> <p>Criterion c is deleted as this duplicates criteria b.</p> <p>Criterion f is deleted because this</p>
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			<p>slate, Thatch, Natural blue/grey slate, or clay pantile roofs (where most appropriate), etc, <b><u>dependent on the individual site and its specific setting within the village; and</u></b></p> <p>g. j. Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.</p>	is addressed by Policy RS5 (General Development Principles).
(MM80, AM28, AM29)	Policy GED2	Page 125	<p><i>Amend paragraph 13.62 as follows:</i></p> <p>This site is approximately 0.<del>96</del> hectares in area. The site is located on <b><u>the</u></b> south east periphery of Geddington adjacent to <del>the</del> allotments.</p> <p>The site is located entirely within Flood Zone 1, however a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land, is required. Also, <del>as the site is greater than 1ha a site specific Flood Risk Assessment is also required,</del> <b><u>as flooding has been experienced on the site or within close proximity of the site, a detailed site-specific Flood Risk Assessment will be required to investigate this history of risk and to ensure that the development is safe and does not increase flood risk to any adjacent land.</u></b></p> <p><i>Amend Policy GED2 as follows:</i></p> <p>Land at Geddington Sawmill, <b><u>as shown on the policies map</u></b>, is allocated for housing development. Development proposals for the site will:</p> <p>a. <del>Respond to the local vernacular (e.g. design, scale, and materials) and the site topography and reflect the character of the historic core;</del></p> <p>b <b><u>a</u></b>. Provide clearly defined street enclosure to the west of the site through the positioning of buildings and/or stone boundary walls;</p> <p>e <b><u>b</u></b>. Be supported by a scheme for an assessment and control of noise emanating from the retained sawmill use to demonstrate acceptable impact on the occupiers of new and existing dwellings based on a clear and defined layout which includes the</p>	<p>Factual correction.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To ensure the policy is conformity with the NPPF in relation to the impact on heritage.</p> <p>To provide clarity with regards to the policy requirements</p>

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			<p>location of all associated plant and equipment in relation to the position of individual residential plots;</p> <p>d <u>c</u>. Include a layout which protects the identified Anglian Water ‘Water Asset’ located within the site, and Anglian Water’s access to it;</p> <p>e <u>d</u>. <b>Seek to p</b>Protect and enhance the existing historic stone buildings on the site, and their setting;</p> <p>f <u>e</u>. <b><u>Be supported by a heritage impact assessment which considers the impact of the development on the significance of the heritage assets. It will assess the degree of potential harm development would cause, weighed against the public benefit that may be created by the development;</u></b><del>the setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees) demonstrate how design of the proposal will seek to protect and/or enhance;</del></p> <p>g <u>f</u>. Include a tree management scheme which incorporates a survey and management plan to protect the existing boundary along Grafton Road and existing trees within the site.</p> <p>h <u>g</u>. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used ensure that the development is safe and does not increase flood risk to any adjacent land; <b>and</b></p> <p>i <u>h</u>. Provide a site specific Flood Risk Assessment.</p>	<p>as discussed at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p>
(MM81, AM30, AM31)	Policy GED3	Page 125 and 126	<p><i>Amend Paragraph 13.65 as follows:</i></p> <p><b><u>This site is approximately 1.35ha in area.</u></b> The site is located to the south east of the village, and is accessed directly from the Kettering Road (A4300), offering the opportunity to act as a linear 'gateway' site to the village.</p> <p>The site is located entirely within Flood Zone 1, however a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land, is required. Also, as the site is greater than 1ha a site specific Flood Risk Assessment is also required, <b><u>groundwater flood risk will need to be assessed as part of a site specific Flood Risk Assessment.</u></b></p>	<p>Factual update.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p>



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		<p><i>Add paragraph after paragraph 13.67 as follows:</i></p> <p><b><u>In relation to odour, as part of the scheme to be approved, a detailed masterplan will be submitted which demonstrates that occupied land and buildings within the site are at a suitable distance from the WRC to address potential risk of odour impact to a standard to be agreed by Anglian Water.</u></b></p> <p>Amend Policy GED3 as follows:</p> <p>Land at Geddington South East, <b><u>as shown on the policies map</u></b>, is allocated for housing development. The site will provide up to 11 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> <li>a. Respond to the local vernacular (e.g. design, scale, and materials) and include gable end chimney stack detailing;</li> <li>b. Ensure that new buildings to the west of the site face on to Kettering Road;</li> <li>c. Provide active frontages where dwellings <b><u>are</u></b> adjacent the street or new shared access points;</li> <li>d. Ensure the amenity of occupiers to the north is protected through layout and design, this should include an appropriate separation buffer between properties and their curtilages, as well as appropriate boundary treatments;</li> <li>e. Ensure new buildings are set back from the highway to enhance the frontage and appearance of this gateway location;</li> <li>f. Ensure that the rear of buildings are set back from the eastern boundary of the site in order to maintain the open rural character;</li> <li>g. Ensure that the eastern boundary to the site is treated with soft boundary treatments (e.g. mixed hedging, post and rail, stock fencing, etc);</li> <li>h. Include no more than one single shared vehicular access point adjoining Kettering Road;</li> </ul>	<p>To reflect the NPPF heritage test.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p>
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			<p>i. Include a comprehensive landscape scheme which retains and enhances the existing hedgerow and tree line separating the site from Kettering Road (with exception to the creation of single vehicle access);</p> <p>j. Incorporate a scheme for the assessment of potential risk of odour associated with the nearby Geddington Water Recycling Centre which shall demonstrate that an acceptable impact on the occupiers of the new dwellings is achieved without detriment to the continuous operation of the WRC. <del>As part of the scheme to be approved, a detailed masterplan will be submitted which demonstrates that occupied land and buildings within the site are at a suitable distance from the WRC to address potential risk of odour impact to a standard to be agreed by Anglian Water;</del></p> <p>k. Incorporate a scheme for an assessment and control of noise emanating from the Kettering Road to demonstrate acceptable impact on the occupiers of new and existing dwellings;</p> <p>l. Incorporate a housing layout which protects the identified Anglian Water 'Water Asset' located within the site, and Anglian Water's access to it;</p> <p>m. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure the development does not increase flood risk to any adjacent land;</p> <p>n. Provide a site specific Flood Risk Assessment;</p> <p>o. <b>Be s</b>Supported by appropriate evidence of the archaeological potential and significance of the site; and</p> <p>p. <b><u>Be supported by a heritage impact assessment to assess the degree of potential harm development would cause on the setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees) weighed against the public benefit that may be created by the development</u></b></p> <p><del>p. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	
(MM82, AM32)	Policy GED4	Page 127	<p><i>Amend paragraph 13.68 as follows:</i></p> <p><b><u>This site is approximately 0.8 ha in area.</u></b> The site is located on <b><u>the</u></b> south east periphery of Geddington adjacent the allotments and the sawmill site (RA/107).</p>	<p>Factual update.</p> <p>To make clear the</p>

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		<p><i>Amend Policy GED4 as follows:</i></p> <p>Land at the Old Nursery Site, Grafton Road, <b><u>as shown on the policies map</u></b>, is allocated for housing development. Development proposals for the site will:</p> <ol style="list-style-type: none"> <li>a. Ensure that no more than one single vehicular access point connects the site with Grafton Road;</li> <li>b. Demonstrate a high quality design which reflects the historic core, and responds to the local character and vernacular (e.g. design, scale, layout and materials), as well as the site topography;</li> <li>c. Be supported by a comprehensive landscape scheme which retains and enhances the existing tree belt enclosing the eastern and southern boundary (protected by Tree Preservation Order), as well as other mature trees and hedgerows located elsewhere within the site is provided;</li> <li>d. Be supported by a scheme to provide good footpath links to the centre of the village is provided, which may include a pedestrian link bridge to adjacent playing fields/recreation park to the west of the site (over the River Ise);</li> <li>e. Be supported by a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</li> <li>f. Provide a site specific Flood Risk Assessment;</li> <li>g. Ensure that built development is only located within Flood Zone 1;</li> <li>h. Be supported by a heritage impact assessment <b><u>which considers the impact of the development on the significance of the</u></b><del>to assess setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees and possible archaeological remains)</del> <b><u>It will assess the degree of potential harm development would cause, weighed against the public benefit that may be created by the development;</u></b> and</li> <li>i. Be supported by an appropriate level of archaeological assessment. to reflect the changes in the Use Classes Order as discussed at the hearing sessions.</li> </ol>	<p>geographical application of the policy is illustrated on the policies map.</p> <p>To ensure the policy is conformity with the NPPF in relation to the impact on heritage.</p>
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<p>(AM33, MM85)</p>	<p>Policy GED5</p>	<p>Page 128</p>	<p><i>Amend paragraph 13.70 as follows:</i></p> <p>The site is located to the south of an existing industrial estate, accessed off Grange Road. The existing employment uses to the north of the site are in <b>light industrial B4e</b> use and therefore the most suitable uses for the site, provided they are of a similar scale and similar appearance to those to the north.</p> <p><i>Amend paragraph 13.73 as follows:</i></p> <p><b><u>The site is located entirely in flood zone 1.</u></b> River and surface water flooding have been experienced in close proximity to the site therefore, a surface water drainage assessment must be provided to demonstrate that SuDS are being used and to ensure that the development is safe and does not increase flood risk to any adjacent land. Furthermore, groundwater flood risk will need to be assessed as part of a detailed flood risk assessment and mitigated against through site design.</p> <p><i>Amend Policy GED5 as follows:</i></p> <p><del>This site</del> <b><u>Geddington South West, as shown on the policies map,</u></b> is allocated for employment development and will provide up to 0.28ha of employment land. Development proposals for the site will:</p> <ol style="list-style-type: none"> <li>a. Provide <b>light industrial B4e</b> units;</li> <li>b. Ensure that noise levels do not excessively impact on the amenity of residential properties to the east;</li> <li>c. Ensure that buildings are of a similar scale and appearance to those existing on Grange Road Industrial Estate to the north;</li> <li>d. Include the provision of landscaping to mitigate the impact of the site on the surrounding landscape;</li> <li>e. Demonstrate that Grange Road has sufficient capacity for additional development;</li> <li>f. Provide suitable access through the existing units onto Grange Road;</li> </ol>	<p>To reflect the changes to the Use Classes Order as discussed at the hearing sessions.</p> <p>Factual update.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p>
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			<p>g. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>h. Provide a site specific Flood Risk Assessment; and</p> <p>i. Need to assess the risk of groundwater flooding as</p>	
(MM36)	Policy GRA1	Page 130 & 131	<p><i>Amend Policy GRA1 as follows:</i></p> <p>Grafton Underwood Development Principles</p> <p>Development in Grafton Underwood will:</p> <p><del>a. Seek to protect and enhance the unique and historic character of the village</del></p> <p>a. <del>b.</del> Not result in the loss of important open space through the village;</p> <p>b. <del>c.</del> Not result in the subdivision of gardens or development of open land within the village boundary;</p> <p>c. <del>d.</del> Retain views of the church;</p> <p>d. <del>e.</del> Reflect the informal and linear layout of existing development;</p> <p>e. <del>f.</del> Abut the main street or where set back from the main street (and not located behind existing development), stone walls should abut the highway to maintain a sense of enclosure as well as continue the built form;</p> <p>f. <del>g.</del> Not result in the loss, removal, or alteration of existing historic stone walls;</p> <p><del>h. Maintain the 'soft' edges around the village boundary and avoid new development with high close boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village</del></p> <p>g. <del>i.</del> Use high quality materials which respond to the local vernacular in order to preserve the historic character of the settlement. Appropriate materials may include natural limestone, Collyweston slate, grey/blue natural slate, clay tiles (pantiles and plan tiles) or thatch roofs, <b><u>dependent on the individual site and its specific setting within the village; and</u></b></p> <p>h. <del>j.</del> Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.</p>	<p>To address comments received from Historic England (Rep 102).</p> <p>Criterion a is deleted because this repeats existing policy and legislation.</p> <p>Criterion h is deleted because this is addressed by Policy RS5 (General Development Principles).</p>

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	GRC1	Page 131 and 132	<p><i>Amend Policy GRC1 as follows:</i></p> <p>Great Cransley Development Principles</p> <p>Development in Great Cransley will:</p> <ul style="list-style-type: none"> <li>a. Be designed in the context of the character of the character area, <b><u>as defined in the Rural Masterplanning report</u></b>, to which it relates and should seek to enhance or improve the character of the area;</li> <li>b. Where appropriate, reflect the positive character of the historic core, <b><u>as defined in the Rural Masterplanning report</u></b>; and</li> <li>c. <del>C</del>ontribute towards the following identified improvements to the village: <ul style="list-style-type: none"> <li>i. Traffic calming along Loddington Road to create a more pedestrian friendly environment;</li> </ul> </li> <li>d. Development proposals within or closely related to the historic core should: <ul style="list-style-type: none"> <li>i. Front directly onto the street or where buildings are set back, stone walls should be used to continue the built form, creating a good sense of enclosure;</li> <li>ii. Not result in the loss of mature trees or hedgerows which are an important part of the character of this area; <b><u>and</u></b></li> <li>iii. Maintain the informal nature of streets;</li> </ul> </li> <li>e. Development proposals along Loddington Road should: <ul style="list-style-type: none"> <li>i. Front onto Loddington Road, but be set back in a similar style to adjacent properties; <b><u>and</u></b></li> <li>ii. Allow for the retention of views out to the open countryside to be retained.</li> </ul> </li> </ul>	<p>Criterion b, split to create new criteria.</p> <p>Amendment to clarify definition of character areas and historic core.</p>
(MM84)	Policy GRC2	Page 133	<p><i>Amend Policy GRC2 as follows:</i></p>	<p>To make clear the geographical</p>

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			<p>Land to the north of Loddington Road, <b>as shown on the policies map</b>, is allocated for housing development. The site will provide between 10 and 15 dwellings. Development proposals for the site will:</p> <p>a. Provide for on-site turning for <b>vehicles, for</b> any dwellings which would have a direct frontage access onto Loddington Road;</p> <p><del>b. Respect the existing character of the village, especially that on Loddington Road, adjacent to the the site, which is linear in nature;</del></p> <p><del>c. Provide a linear scheme along Loddington Road, <b>to respect the existing character and density of this part of the village</b>, although if not viable due to a higher density proposal, it should not detract from the existing density of the built environment in Great Cransley;</del></p> <p><del>d. Be spaced to allow the retention of views out to the open countryside;</del></p> <p><del>e. Include boundary treatments to the rear of the properties which allow good visual links to the open countryside and planting should be used to create a soft edge to the village. The use of high close-boarded fences or walls to provide a boundary to the open countryside, should be avoided;</del></p> <p><del>f. Reflect the density of development of adjacent development on Loddington Road;</del></p> <p><del>g. Be accompanied by an archaeological assessment; and</del></p> <p><del>h. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p> <p><b>i. f.</b> Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>application of the policy is illustrated on the policies map.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p>
(MM37)	Policy HAR1	Policy 134 and 135	<p><i>Amend Policy HAR1 as follows:</i></p> <p>Harrington Development Principles</p> <p>Development in Harrington will:</p> <p>a. Reflect the linear character of the settlement;</p> <p>b. Be positioned behind stone boundary walls or abut the public highway;</p>	<p>To address comments received from Historic England (Rep 102).</p>

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			<p>c. Use limestone with welsh slate, clay pantiles or thatched roofs, <b><u>dependent on the individual site and its specific setting within the village;</u></b></p> <p>d. Retained historic boundary walls and new development should be avoided where this may involve making new openings in the walls; <b><u>and</u></b></p> <p>e. <del>Retain views and open spaces between dwellings and n</del>New development should not result in the subdivision of gardens, as these contribute to the rural character of the village.</p> <p>f. <del>Maintain 'soft' edges to the village boundary and new development should avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village</del></p> <p>g. <del>Protect and enhance the Conservation Area and the setting of the Conservation Area, scheduled ancient monument and registered park and garden</del></p>	<p>Criterion e is amended to remove repetition with Policy RS5 (General Development Principles).</p> <p>Criterion f is deleted as this is addressed by Policy RS5 (General Development Principles).</p> <p>Criterion g is deleted because this repeats existing policy and legislation.</p>
(MM38)	Policy LOA1	Page 136	<p><i>Amend Policy LOA1 as follows:</i></p> <p>Little Oakley Development Principles</p> <p>Development in Little Oakley will:</p> <p>a. Maintain the linear nature of the settlement;</p>	<p>To address comments received from Historic England (Rep 102).</p>



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			<ul style="list-style-type: none"> <li>b. Abut the pavement on the southern side of the street;</li> <li>c. On the northern side of the street, be set back at a distance which reflects that of neighbouring properties;</li> <li>d. Use limestone with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings, <b><u>dependent on the individual site and its specific setting within the village;</u></b></li> <li>e. Retain historic boundary walls and new development should be avoided where this may involve making new openings in the wall; <b><u>and</u></b></li> <li>f. Contribute, where appropriate, to traffic calming along the main streets to improve public realm.</li> <li>g. <del>Protect and enhance the Conservation Area and its setting</del></li> </ul>	<p>Criterion g is deleted because this repeats existing policy and legislation.</p>
<p>(MM37, AM34, AM35, AM36)</p>	<p>Policy LOD1 and supporting text</p>	<p>Page 137 and 138</p>	<p><i>Amend paragraphs 13.97 and 13.98 as follows:</i></p> <p>Loddington is arranged around two main streets with important central open spaces and trees breaking up the built form, providing a focal point around the church. Several phases of development and building styles are evident in the village creating a rich and varied built fabric. The overriding character area remains the Historic Core (as identified in the Kettering Borough Rural Masterplanning Report February 2012) where the late 18th and early 19th century buildings of sandstone, ironstone and slate, remain an integral part of the village's historic and rural character. Part of the historic core is covered by the Loddington Conservation Area which was adopted in December 1983. <del>Part of this area is</del> Loddington is located approximately 4km west of Kettering, and 2.8km south of Rothwell.</p> <p>New development in Loddington is likely to be extremely limited. There are a number of design principles which the 'Rural Masterplanning Report' (2012) considered important for any new development which may occur in the future in Loddington. These are outlined below, in Policy LOD1 <del>and developed further</del>, and will apply to any development proposals that may come forward in addition to Policy RS4 'General Development Principles – Rural Area', and any other relevant policies in the Development Plan. However, it is recognised that not all development will be able to</p>	<p>To address comments received from Historic England (Rep 102).</p> <p>To improve readability.</p> <p>Criterion g is deleted because this is addressed by Policy RS5 (General Development Principles).</p>

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		<p>contribute to the improvements identified in criterion i) of Policy LOD1, therefore this is only required where it is appropriate and viable to do so.</p> <p><i>Amend Policy LOD1 as follows:</i></p> <p>Development in Loddington will:</p> <ul style="list-style-type: none"> <li>a. Use high quality natural materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, sandstone, ironstone, limestone detailing and grey/blue slate (where most appropriate), etc, <b><u>dependent on the individual site and its specific setting within the village;</u></b></li> <li>b. Ensure that fenestration is of high quality, using natural materials which responds to the historic character of the settlement;</li> <li>c. Reflect the positive character of the historic core, <b><u>as defined in the Rural Masterplanning report;</u></b></li> <li>d. Protect or enhance the important open spaces at either end of Harrington Road, and views into them;</li> <li>e. Maintain the characteristic of linear development along main streets and good pedestrian connectivity;</li> <li>f. Be well spaced so as views and glimpses to the open countryside, the church and village open spaces are preserved;</li> <li><del>g. Include 'soft' edges around the village boundary and avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village</del></li> <li>g. <del>h.</del> Provide gateway enhancements at either end of Harrington Road to create a distinct point of arrival;</li> <li>h. <del>i.</del> Contribute, where appropriate, towards footpath improvements links to the east towards Thorpe Malsor and a direct off-road link to Kettering;</li> <li>i. <del>j.</del> Development located north of the open space on Harrington Road or west of Main Street, will:</li> </ul>	
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			<p><del>i. k.</del> Use a limited palette of building materials comprising of natural sandstone, ironstone, limestone detailing and grey/blue slate;</p> <p><del>ii. l.</del> Be traditional in design and take architectural cues from the surrounding historic buildings;</p> <p><del>iii. m.</del> Use natural stone walls as boundary treatments onto streets; and either</p> <p>a. Be linear to the street with frontages which face and abut the highway; or</p> <p>b. Be arranged less formally, in development which extends back at right angles to the street or in sporadic mews;</p> <p>j. <del>n.</del> Development located south or immediately north of Harrington Road, or east of Richardson's Lane, will:</p> <p>i. Face and positively address streets with set backs <del>or of</del> no more than 12 metres and boundary treatments limited to 1-1.5m in height - gated developments detached from the street scene will not be acceptable; and</p> <p>ii. Select from a more expansive palette of building materials - high quality contemporary materials may be as appropriate as the traditional palette of ironstone, red brick and slate.</p>	
	Policy MAW1	Page 139	<p><i>Amend Policy MAW1 as follows:</i></p> <p>Mawsley Development Principles</p> <p>Development in Mawsley will:</p> <p>a. Be designed to reflect the distinct character of the village;</p> <p>b. Seek to improve connections to the open countryside; <b>and</b></p> <p><del>c. Front onto the street or open space providing natural surveillance.</del></p> <p><del>d. Create soft edges between the village and the open countryside through the use of planting. Use of high close-boarded fences and walls at the boundary between the village and the open countryside or at gateway locations should be avoided.</del></p>	<p>Criterion c is deleted because this is addressed by Policy 8 of the JCS.</p> <p>Criterion d is deleted because this is addressed by Policy RS5 (General</p>

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			c. e- Contribute, where appropriate, towards the provision of allotments.	Development Principles).  Improve readability.
(AM27, AM38, MM85)	Policy MAW2	Page 140 and 141	<p><i>Amend paragraph 13.109 as follows:</i></p> <p>The site is approximately 2.<del>683</del> hectares in area.</p> <p><i>Amend Policy MAW2 as follows:</i></p> <p>Land to the West of Mawsley</p> <p>Land to the West of Mawsley, <b>as shown on the policies map</b>, is allocated for housing development. The site will provide up to 50 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> <li>Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewage network;</li> <li>Demonstrate that there is adequate capacity in the water supply network;</li> <li>Provide safe vehicular, cycle and pedestrian access from Cransley Rise and be served by a loop road which is in accordance with Local Highway Standards;</li> <li>Provide a cycle way which connects the two adjacent stubs of cycle way to the north and south of the site;</li> <li>Be of a high standard of design and reflect the character, layout and density of the surrounding residential area. Built development should not extend significantly beyond the existing properties on the western end of Cransley Rise and Birch Spinney to minimise landscape impact of development;</li> <li>Provide appropriate evidence of the archaeological potential and significance of the site;</li> </ol>	<p>Factual correction.</p> <p>To make clear the geographic application of the policy is illustrated on the policies map.</p> <p>To improve readability.</p> <p>Criterion m is deleted because it is not needed.</p> <p>Criterion n is deleted because it repeats the JCS.</p>

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			<ul style="list-style-type: none"> <li>g. Include a site specific Flood Risk Assessment which addresses surface water and groundwater flooding, this should include a detailed assessment of the level of risk and sets out how the risk will be mitigated;</li> <li>h. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</li> <li>i. Have particular regard to the existing layout and scale, height, design and massing of buildings and landscaping of Mawsley, in order to minimise amenity impact on neighbouring residential properties;</li> <li>j. Provide appropriate evidence of the ecological potential of the site;</li> <li>k. Be accompanied by a transport assessment which assesses the impact of the development and sets out any mitigation required; <b>and</b></li> <li>l. Be accompanied <b>sd</b> by an assessment which considers <b>eds</b> impact of development on recreational pressures on the SSSI and sets out appropriate mitigation of any impacts identified, this could include through the provision of suitable alternative green spaces at Mawsley;</li> <li>m. <del>Comply with other policies in the Development Plan; and</del></li> <li>n. <del>Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></li> </ul>	
	Policy NEW1	Page 141 and 142	<p><i>Amend Policy NEW1 as follows:</i></p> <p>Newton Development Principles</p> <p>Development in Newton will:</p> <ul style="list-style-type: none"> <li>a. Improve walkability through the village via the inclusion of paving where possible. Paving should be designed to reflect the historic character of the village;</li> <li>b. If located in the south eastern section of the village, front onto and abut the street;</li> <li>c. If located to the west and north, be set back from the road by large front plots;</li> </ul>	Criterion d is deleted because this repeats existing policy and legislation.

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			<p>d. <del>Protect the historic fabric within the Conservation Area;</del> and</p> <p>d. e. Ensure better connectivity throughout the village, especially access to the farm shop, the only facility in the village.</p>	
	Policy PYT1	Page 142 and 143	<p><i>Amend Policy PYT1 as follows:</i></p> <p>Pytchley Development Principles</p> <p>Development in Pytchley will:</p> <ol style="list-style-type: none"> <li>a. Reflect the character of the historic core, <b><u>as defined in the Rural Masterplanning report;</u></b></li> <li>b. Ensure that the gap between Pytchley and Kettering is maintained;</li> <li>c. Front onto and abut the street or where set back, stone walls should be used to continue the sense of enclosure;</li> <li>d. Reflect the hierarchy of streets in the historic core, with narrow informal streets which create a pedestrian friendly environment; <b>and</b></li> <li>e. Contribute towards the following identified improvements to the village:             <ol style="list-style-type: none"> <li>i. Improvements to the recreation ground;</li> <li>ii. The creation of a safe pedestrian/cycle route to Kettering; <b>and</b></li> <li>iii. Traffic calming.</li> </ol> </li> </ol>	<p>To clarify the definition of the historic core.</p> <p>To improve readability.</p>
(MM86)	Policy PYT2	Page 143	<p><i>Amend Policy PYT2 as follows:</i></p> <p>This site <b><u>Two fields on the outskirts of Pytchley, as shown on the policies map,</u></b> <del>is</del><b>are</b> allocated for housing development and will provide 8 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> <li>a. Provide on-site turning, to enable <del>access</del> direct access from frontages <b><u>onto</u></b> of Isham Road;</li> <li>b. Respect the pattern of <b>the</b> built form along Isham Road, and therefore linear in nature and set back from Isham Road;</li> </ol>	<p>To make clear the geographical application of the policy is illustrated on the policies map.</p>

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			<p>c. Include an assessment to determine the extent and scale of potential archaeological features; and</p> <p>d. Ensure plot sizes are of similar size <b>to those</b> <del>including gardens</del> of adjoining properties on Isham Road.; <b>and</b></p> <p>e. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	To provide clarity with regards to the policy requirements as discussed at the hearing sessions.
	Policy RUS1	Page 144 and 145	<p><i>Amend Policy RUS1 as follows:</i></p> <p>Rushton Development Principles</p> <p>Development in Rushton will:</p> <ul style="list-style-type: none"> <li>a. Not take place beyond the railway bridge;</li> <li>b. Take design, character and materials cues from the historic core and high street character areas, <b><u>as defined in the Rural Masterplanning report,</u></b> - ironstone, limestone and slate should predominate;</li> <li>c. Follow the built line of surrounding development and either abut the highway or be set back, consistent with adjacent neighbouring properties;</li> <li>d. Bring definition and enclosure to the street through the built line or stone wall from the High Street and Station Road;</li> <li>e. Have a positive impact on views into the village from the wider area, reflecting the prominence of the settlement from the landscape; <b>and</b></li> <li>f. Contribute, where appropriate, towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Desborough.</li> </ul>	<p>To clarify the definition of the historic core and High Street character area.</p> <p>To improve readability.</p>
(MM40)	Policy STA1	Page 145 and 146	<p><i>Amend Policy STA1 as follows:</i></p> <p>Stoke Albany Development Principles</p>	To address comments received from Historic

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			<p>Development in Stoke Albany will:</p> <ul style="list-style-type: none"> <li>a. New development shall contribute, where appropriate, to: <ul style="list-style-type: none"> <li>i. Highway and public realm improvements to the intersection of Harborough Road, Ashley Road and Wilbarston Road, to soften and landscape, remove the dominance of the highway, improve the pedestrian environment, increase the sense of gateway and reduce traffic speeds.; <b>and</b></li> <li>ii. Traffic calming measures;</li> </ul> </li> <li>b. Use a limited palette of materials reflecting the historic buildings within the village, comprising ironstone, soft red brick, small areas of cream render, thatch, slate, clay pantiles, <b><u>dependent on the individual site and its specific setting within the village;</u></b></li> <li>c. If north of the built line of Bottom Lane, development will: <ul style="list-style-type: none"> <li>i. Be reflective of the character of the Historic Radial character area, as identified in the Rural Masterplanning report;</li> <li>ii. Be well set back and slightly elevated from the street; and</li> <li>iii. Comprise large footprint buildings in large plots arranged around the focal crossroads and green;</li> </ul> </li> <li>d. Seek, where appropriate, to facilitate improvements to the village, potentially those identified in the Rural Masterplanning Report, including: <ul style="list-style-type: none"> <li>i. The creation of a safe, paved footpath connection with Wilbarston.</li> </ul> </li> </ul>	<p>England (Rep 102).</p> <p>To improve readability.</p>
<p>(MM41) (MM42) (MM105 – including MM87) (AM39)</p>	<p>Policy STA2</p>	<p>Page 146</p>	<p><i>Amend paragraph 13.135 as follows:</i></p> <p>Although not located in the Stoke Albany Conservation Area the site is required to consider <b>and</b> assess the impact on <b>the</b> designated area which borders the site on its eastern boundary. Due <b>to</b> the location of the site on Harborough Road, which acts as a slip road off the A427 which runs along the southern boundary of the site, a</p>	<p>To improve readability.</p> <p>To reflect the latest position on regarding</p>



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		<p>speed survey is required to ensure safe access can be made into the site. <b><u>This needs to be undertaken over a 7 day period at a specified location (43m to the east of the proposed access off Harborough Road) to determine the actual road speeds.</u></b> the details of which alongside a required parking survey can be found in STA2, below.</p> <p><i>Amend Policy STA2 as follows:</i></p> <p><b><u>This site Land to the south of Harborough Road, as shown on the policies map,</u></b> is allocated for housing development and will provide up to <del>16</del> <b>18</b> dwellings. Development proposals for the site will:</p> <p>a. <b><u>Consider the impact of the development on the significance of the Conservation Area. Assess the degree of potential harm development would cause, weighed against the public benefit that may be created by the development;</u></b>          Consider and assess the impact on the Stoke Albany Conservation Area;</p> <p>b. Include a speed survey <b><u>on Harborough Road which demonstrates that safe access can be provided to the site</u></b> over a 7 day period at a specified location (43m to the east of the proposed access off Harborough Road) to determine the actual road speeds;</p> <p><del>c. Include a combined parking and vehicle speed survey on Desborough Road and its junction with Harborough Road, including peak time at The White Horse Inn;</del></p> <p><del>d. c. Provide further information on the potential ground contamination through an assessment of the site; <b><u>Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</u></b></del></p> <p>e <b><u>d.</u></b> Comprise of a layout which reflects the surrounding residential use in the village, with considerations for the existing density of Stoke Albany;</p> <p><del>f. e.</del> Provide sufficient mitigation to minimise the impact of noise from the A427, although development should be <del>exclusively</del> located along the frontage of Harborough <b>Road</b>;</p>	<p>the quantity of development and policy requirements as discussed at the hearing sessions.</p> <p>To make clear the geographical application of the policy is illustrated on the policies map.</p> <p>To address comment from Rosconn Strategic Land (Rep 228).</p> <p>To address comments received from the Environment</p>
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			<p>g <b>f.</b> Provide open space, <u>including allotments if there is a local need demonstrated, as well as allotments</u> on the southern part of the site, adjacent to the A427;</p> <p>h <b>g.</b> Provide a Surface Water Drainage Assessment to demonstrate that <del>that</del> SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>i <b>h.</b> Include a site specific Flood Risk Assessment;</p> <p>j <b>i.</b> Include an ecological assessment which includes an assessment of the hedgerow and wider field and other natural features as well as mitigation measures to minimise any impacts as well as protect and enhance biodiversity; <b>and</b></p> <p>k <b>j.</b> Protect <del>the</del> use of and access to footpath HA9.; <del>and</del></p> <p><del>l. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p>	<p>Agency (Rep 242)/ Consistency.</p> <p>To reflect the Statement of Common of Ground with Rosconn Strategic Land.</p> <p>To ensure the policy is conformity with the NPPF in relation to the impact on heritage.</p>
(MM43)	Policy SUT1	Page 148 and 149	<p><i>Amend Policy SUT1 as follows:</i></p> <p>Sutton Bassett Development Principles</p> <p>Development in Sutton Bassett <b>will:</b></p> <p>a. Follow the linear, ribbon development form of the village with buildings almost exclusively fronting onto or facing Main Street. Any infill development will continue this character with buildings orientated towards Main Street, <del>and</del> new dwellings in rear gardens will not be permitted.;</p>	<p>To address comments received from Historic England (Rep 102).</p> <p>To improve readability.</p>

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			<ul style="list-style-type: none"> <li>b. Be set behind stone or red brick boundary walls where present and not involve the removal of parts of walls or the creation of new openings within existing boundary walls;</li> <li>c. Be constructed of traditional red brick or stone with slate roofs, <b><u>dependent on the individual site and its specific setting within the village;</u></b></li> <li><del>d. Respect the historic character of the village and the setting of the Church and other listed buildings</del></li> <li>d. <del>e.</del> Contribute, where appropriate, towards the identified new footpath link to Dingley Lane; <b><u>and</u></b></li> <li>e. <del>f.</del> Maintain open spaces and the wide tree lined grass verges in the village.</li> </ul>	Criteria d is deleted as this repeats existing policy and legislation.
	Policy THM1	Page 150	<p><i>Amend Policy THM1 as follows:</i></p> <p>Thorpe Malsor Development Principles</p> <p>Development in Thorpe Malsor will:</p> <ul style="list-style-type: none"> <li>a. Contribute to the provision of a small extension to the public footpath to include the north-east edge of the village, along Short Lane, which would allow easy walking access;</li> <li><del>b. Retain historic buildings and features.</del></li> <li>b. <del>e.</del> Improve gateways into the village, where appropriate, to create an enhanced entrance into Thorpe Malsor; <b><u>and</u></b></li> <li>c. <del>d. Note new development should</del> take place south of Church Way (other than conversions of existing buildings) to protect open space and the setting of All Saints Church and Thorpe Malsor Hall.</li> </ul>	<p>Criteria b is deleted as this repeats existing policy and legislation.</p> <p>To improve readability.</p>
(MM44)	Policy WAR1	Page 151	<p><i>Amend Policy WAR1 as follows:</i></p> <p>Warkton Development Principles</p>	To address comments received from Historic

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			<p>Development in Warkton will:</p> <ul style="list-style-type: none"> <li>a. Take their design and material cues from the Historic Rural character area, as identified in the Rural Masterplanning report-;</li> <li>b. Be constructed predominantly of local limestone and thatch. Within this there is scope for very limited red brick, slate or red tiles, for example on outbuildings or barn conversions, <b><u>dependent on the individual site and its specific setting within the village-;</u></b></li> <li>c. Ensure a good sense of street enclosure with buildings fronting on to streets with <del>either</del> <del>with</del> minimal set backs, or with large set backs, with front and side gardens combined with a strong boundary treatment adjacent to the street to give a good sense of enclosure-;</li> <li>d. Include 1-1.5m high stone walls or hedgerows as boundary treatments-;</li> <li>e. Not result in the infill or loss of the frequent open fields, paddocks and gardens, which make a positive contribution to the village’s green and rural character, with either development or hardstanding for cars-;</li> <li>f. Not block important views and vistas of the countryside-; <b><u>and</u></b></li> <li>g. New paving and street furniture should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.</li> <li>h. <del>Protect and enhance the Conservation Area and its setting and the setting of the registered park and garden of Boughton House.</del></li> </ul>	<p>England (Rep 102).</p> <p>To improve readability.</p> <p>Criteria h is deleted as this repeats existing policy and legislation.</p>
(MM45)	Policy WEK1	Page 152 and 153	<p><i>Amend Policy WEK1 as follows:</i></p> <p>Weekley Development Principles</p> <p>Development in Weekley will:</p> <ul style="list-style-type: none"> <li>a. Take their design and materials cues from the Historic Core character area-; <b><u>as defined in the Rural Masterplanning report;</u></b></li> </ul>	<p>To address comments received from Historic England (Rep 102).</p> <p>The clarify the definition</p>

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			<ul style="list-style-type: none"> <li>b. Be constructed predominantly of local limestone and thatch. Within this there is scope for some red brick, slate or red tiles, for example on outbuildings or barn conversion, <b><u>dependent on the individual site and its specific setting within the village;</u></b></li> <li>c. Ensure a good sense of street enclosure with buildings fronting on to streets with either minimal setbacks, or in large setbacks with front and side gardens combined with a strong boundary treatment to the street to give a good sense of enclosure;</li> <li>d. Use no more than 1.5m high stone walls or hedgerows as boundary treatments;</li> <li>e. Where historic stone walls are present, new development should be avoided where this may involve making new openings in the wall;</li> <li>f. Not result in the sub-division or infill of gardens which make a positive contribution to the street-scene with either development or hardstanding for cars;</li> <li>g. Not result in the development of important field/paddock sites to the south or block important views and vistas of the countryside; <b><u>and</u></b></li> <li>h. New paving and street furniture should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.</li> </ul>	<p>of the Historic Core.</p> <p>To improve readability.</p>
(MM46)	Policy WES1	Page 155	<p><i>Amend Policy WES1 as follows:</i></p> <p>Weston by Welland Development Principles</p> <p>a. Development in Weston by Welland will:</p> <ul style="list-style-type: none"> <li><del>b. Protect and enhance the Conservation Area and its setting</del></li> <li>a. e. Reflect the character and materials of the the Historic Core or Farmstead character areas as outlined in the Rural Masterplanning report;</li> </ul>	<p>To address comments received from Historic England (Rep 102).</p> <p>Amended to remove lettering from</p>

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			<p>b. <del>d.</del> Use a materials palette limited to Northamptonshire ironstone and Collyweston or Welsh slate, with very limited red brick, <b><u>dependent on the individual site and its specific setting within the village;</u></b></p> <p>c. <del>e.</del> Front directly onto streets or be <del>be</del> slightly set-back behind green spaces;</p> <p>d. <del>f.</del> Be consistent with existing building lines and roof lines-;</p> <p>e. <del>g.</del> Preserve the rural aspects, setting and environment of the village, including views out into the countryside</p> <p>f. <del>h.</del> Not involve the subdivision of gardens for development where it results in a material alteration in the appearance of the site or where views or vistas would be affected detrimentally; <b><u>and</u></b></p> <p><del>i.</del> If involving the conversion or, in exceptional circumstances, the replacement of traditional farm buildings, seek to retain the historic form and character of the building, including openings</p> <p><del>j.</del> Seek to provide smaller, more affordable dwellings of 2-3 bedrooms</p> <p><del>k.</del> Include, where appropriate, tree planting with native species</p> <p>g. <del>l.</del> Facilitate, where appropriate, the following improvements:</p> <p style="padding-left: 40px;">i. The introduction of an effective form of traffic calming appropriate to the rural setting. The use of speed humps will be resisted-;</p> <p style="padding-left: 40px;">ii. Improvements to the gateways into the village to create a better sense of arrival and a softening of The Wheel and Compass public house car park would suit the rural character of this part of the village; <b><u>and</u></b></p> <p style="padding-left: 40px;">iii. Improvements to the footpath connections to the wider footpath network and open countryside as well as public footpaths within the village to aid walkability throughout.</p>	<p>the first sentence.</p> <p>To improve readability.</p> <p>Criterion h is deleted because this is addressed by Policy RS5 (General Development Principles).</p> <p>Criterion i is deleted because this is addressed by JCS Policy 30.</p> <p>Criterion j is deleted because this is addressed by JCS Policy 3.</p>
(MM88)	Policy WES2	Page 155	<p><i>Amend Policy WES2 as follows:</i></p> <p>Home Farm, <b><u>as shown on the policies map</u></b>, is allocated for housing development. Development proposals for the site will:</p>	To make clear the geographical application of

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		<p>a. <b><u>Consider the impact of the development on the significance of</u></b> <del>Enhance the character and appearance of the Conservation Area, including acknowledgement of</del> <b><u>and</u></b> the adjacent Grade II listed No.3 (Home Farmhouse) <b><u>and assess the degree of potential harm development would cause, weighed against the public benefit that may be created by the development;</u></b></p> <p>b. Include a layout which reflects the existing pattern of built form in the village and provides a gateway to the village;</p> <p>c. Incorporate a courtyard design with an open parking area, set behind frontage dwellings;</p> <p>d. Include a detailed Flood Risk assessment to ensure that development is safe and does not increase flood risk to any adjacent land; and</p> <p>e. <del>Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</del></p> <p>f <b><u>e.</u></b> Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.;</p> <p>g <del>Provide a site specific Flood Risk assessment.</del></p>	<p>the policy is illustrated on the policies map.</p> <p>To ensure the policy is conformity with the NPPF in relation to the impact on heritage.</p> <p>To remove criteria which repeat policies in the JCS as discussed at the hearing sessions.</p> <p>To provide clarity with regards to the policy requirements as discussed at the hearing sessions.</p>
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				To remove repeated criteria.
(MM47, AM41)	Policy WIL1	Page 156 and 157	<p><i>Amend paragraph 13.172 as follows:</i></p> <p>Wilbarston Conservation Area Appraisal was adopted in June 1983. In addition to this, the <del>Wilbarston Village Design Statement</del> <b>Parish Plan</b> was adopted in 2010.</p> <p><i>Amend Policy WIL1 as follows:</i></p> <p>Wilbarston Development Principles</p> <p>Development in Wilbarston will:</p> <p>a. Facilitate, where appropriate, improvements to the village, potentially those identified in the Rural Masterplanning report, including:</p> <ul style="list-style-type: none"> <li>i. Public realm, gateway and traffic calming improvements along Carlton Road and School Lane. For example tree planting along Carlton Road;</li> <li>ii. Highway and public realm improvements to the crossroads at the junction of Main Street and Carlton Road, to remove the dominance of the highway, improve the pedestrian environment; expand the current landscaped green into a small public square; <b>and</b></li> <li>iii. The creation of a safe, paved footpath connection with Stoke Albany;</li> </ul> <p>b. Represent the local street variety and geometry;</p> <p>c. Follow the characteristics of continuous enclosure of buildings, stone boundary walls, stepped frontage, and local variety of street forms;</p> <p>d. Ensure that feature buildings front directly onto the street, or have short set-backs, onto the streets, lanes or alleys; <b>and</b></p>	<p>To address comments made by Wilbarston Parish Council (Rep 248).</p> <p>To address comments received from Historic England (Rep 102).</p> <p>To improve readability.</p> <p>Criterion f is deleted because this is addressed by Policy RS5 (General Development Principles).</p>



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			<p>e. Use a limited palette of materials, reflecting the historic building within the village - ironstone and limestone, often in coursed bands with limited areas of render, less common soft red bricks, and roofs of slate or stone slate, and thatch, <b><u>dependent on the individual site and its specific setting within the village.</u></b></p> <p>f. <del>Not erode important views of the countryside</del></p>	
<b>Monitoring and Review</b>				
	Table 15.1 – Policy LOC1	Page 159	<p><i>Amend indicator and target for Policy LOC1 as follows:</i></p> <p>Indicator: <b><u>Number of planning permissions granted</u></b> <del>Development permitted outside of the defined settlement boundaries</del></p> <p>Target: <b><u>No development outside the boundary unless to meet local needs</u></b> <del>To inhibit development outside of the settlement boundaries</del></p>	To provide clarity as to how the performance will be measured and set a suitable target as discussed at the hearing sessions
	Table 15.1 – Policy HOU1	Page 159	<p><i>Amend the target for Policy HOU1 as follows:</i></p> <p>To see <b><u>all</u></b> windfall development contribute to the supply of housing without any harm to local character</p>	To provide a suitable target for this policy as discussed at the hearing sessions.
	Table 15.1 – Policy EMP1 and EMP2	Page 160	<p><i>Amend the indicator and target for Policies EMP1 and EMP2 as follows:</i></p> <p>Indicator: Amount of units in <b><u>Business/B2/B8 uses</u></b> <del>B-class use (by type)</del> within the safeguarded areas</p>	To reflect the changes to the Use Classes Order as discussed at

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			Target: Maintain a high percentage of occupancy and <b><u>Business/B2/B8 uses</u></b> B-class uses within these areas	the hearing sessions.
Table 15.1 – Policy EMP3	Page 160	<p><i>Amend the objective, indication and target for Policy EMP3 as follows:</i></p> <p>Objective: To <del>encourage</del> <b><u>ensure</u></b> the use of non B-class uses within the Safeguarded Employment Areas <b><u>do not have a detrimental impact</u></b></p> <p>Indicator: Amount of units <b><u>granted planning permission</u></b> in non B-class uses <b><u>Business/B2/B8</u></b> (by type) in these areas</p> <p>Target: <del>Small provision of non-B class floorspace to compliment the predominant B-class uses in these areas</del> <b><u>No detrimental impact on safeguarded employment areas.</u></b></p>	To clarify how the indicator will be measured.	
Table 15.1 – Policy EMP4	Page 160	<p><i>Amend the indicator for Policy EMP4 as follows:</i></p> <p>Amount of Live Work units <b><u>granted planning permission</u></b> developed (<del>consented and completed</del>)</p>	To provide clarity as to how the performance will be measured and set a suitable target as discussed at the hearing sessions.	
Table 15.1 – Policy TCE4	Page 161	<p><i>Amend the indicator and target for Policy TCE4 as follows:</i></p> <p><u>Indicator</u> Amount of additional residential floorspace (net), <b><u>granted planning permission</u></b> <del>completed/consented</del> within the defined Town Centre boundaries.</p>	To provide clarity as to how the performance will be measured	

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			<p><u>Target</u>  <b>Net gain</b> <del>Small provision of residential floorspace within the defined Town Centre boundaries</del></p>	<p>and set a suitable target as discussed at the hearing sessions.</p>
	Table 15.1 – Policy TCE5	Page 161	<p><i>Amend the indicator for Policy TCE5 as follows:</i></p> <p>Amount of additional residential floorspace (net), <b>granted planning permission</b> for town centre uses <del>completed/consented</del> outside the defined Town Centre boundaries.</p>	<p>To provide clarity as to how the performance will be measured as discussed at the hearing sessions.</p>
	Table 15.1 – Policy TCE6	Page 161	<p><i>Amend the indicator and target for Policy TCE6 as follows:</i></p> <p><u>Indicator</u>  Amount of additional residential floorspace (net), <b>granted planning permission</b> for town centre uses <del>completed/consented</del> outside the defined Town Centre boundaries</p> <p><u>Target</u>  <b>No out of town floorspace permitted</b> <del>Town centre development outside of the defined Town Centre boundaries can be sufficiently evidenced and there is no impact on the town centres</del></p>	<p>To provide clarity as to how the performance will be measured and set a suitable target as discussed at the hearing sessions.</p>
	Table 15.1 – Policy HWC1	Page 161	<p><i>Amend target for Policy HWC1 as follows:</i></p> <p><b><u>Net gain of floorspace for health infrastructure</u></b></p>	<p>To set a suitable target as discussed at</p>

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			<del>Increase and improvement in health infrastructure and the integration of community and health facilities</del>	the hearing sessions.
	Table 15.1 – HWC2	Page 161	<p><i>Amend the indicator for HWC2 as follows:</i></p> <p>Amount of additional floorspace (net) <b><u>granted planning permission</u></b> <del>completed/consented</del> for local services and facilities</p>	To provide clarity as to how the performance will be measured and set a suitable target as discussed at the hearing sessions.
	Table 15.1 – Policy NEH1	Page 162	<p><i>Amend the indicator for Policy NEH1 as follows:</i></p> <p>Amount of development <b><u>granted planning permission</u></b> <del>completed/consented</del> within the Critical Drainage Catchments</p>	To provide clarity as to how the performance will be measured as discussed at the hearing sessions.
	Table 15.1 – Policy KET1	Page 162	<p><i>Amend the target for Policy KET1 as follows:</i></p> <p>By <del>2022</del><b><u>2023</u></b> to deliver 22 dwellings at <del>Scott Road Garages</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.

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	Table 15.1 – Policy KET2	Page 162	<p><i>Amend the target for Policy KET2 as follows:</i></p> <p>By <del>2024</del><sup>2023</sup> to deliver 49 dwellings at <del>Former Kettering Town Football Club, Rockingham Road</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy KET3	Page 163	<p><i>Amend the target for Policy KET3 as follows:</i></p> <p>By <del>2027</del><sup>2023</sup> to deliver 13 dwellings at <del>Kettering Fire Station</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy KET4	Page 163	<p><i>Amend the target for Policy KET4 as follows:</i></p> <p>By <del>2027</del><sup>2023</sup> to deliver 350 dwellings at <del>Land west of Kettering, Gipsy Lane</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy KET5	Page 163	<p><i>Amend the target for Policy KET5 as follows:</i></p> <p>By <del>2024</del><sup>2023</sup> to deliver 33 dwellings at <del>Glendon Ironworks, Sackville Street</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – KET6	Page 163	<p><i>Amend the target for Policy KET6 as follows:</i></p> <p>By <del>2028</del><sup>2023</sup> to deliver 15 dwellings at <del>Ise Garden Centre, Warkton Lane</del></p>	To remove unnecessary text and to ensure the

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				timescales align with the site schedule.
	Table 15.1 – KET7	Page 163	<p><i>Amend the target for Policy KET7 as follows:</i></p> <p>By 20<u>27</u><del>31</del> to deliver 25 dwellings at <del>Factory adjacent to 52 Lawson Street</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – KET8	Page 163	<p><i>Amend the target for Policy KET8 as follows:</i></p> <p>By 20<u>24</u><del>31</del> to deliver 60 dwellings at <del>Land to the rear of Cranford Road</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy KET9	Page 163	<p><i>Amend the target for Policy KET9 as follows:</i></p> <p>By 2031 to deliver 217 dwellings and 1ha (gross) employment land (<del>B1c/B2</del>) at <del>McAlpine's Yard</del></p>	<p>To remove unnecessary text and to ensure the timescales align with the site schedule.</p> <p>To reflect the changes to the Use Classes Order as discussed at</p>

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				the hearing sessions.
	Table 15.1 – Policy KET10	Page 163	<p><i>Amend the target for Policy KET10 as follows:</i></p> <p>By 2027<del>31</del> to deliver 35 dwellings at Land at Wicksteed Park</p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy BLA1	Page 163	<p><i>Remove the targets for Policy BLA1 as follows:</i></p> <p><u>N/A</u></p> <ul style="list-style-type: none"> <li>• <del>Net gain in comparison retail units/floorspace</del></li> <li>• <del>Enhancements to the town centre</del></li> <li>• <del>No loss of retail units</del></li> <li>• <del>Net gain in small retail and employment units/floorspace</del></li> <li>• <del>Increase occupancy of units</del></li> </ul> <p><del>Enhancement of historic buildings and buildings of local significance</del></p>	To remove targets for a policy where they are not required.
	Table 15.1 – BLA2	Page 164	<p><i>Amend the target for BLA2 as follows:</i></p> <p>By 2031, redevelopment of <u>sites BL1 to BL4 as set out in Policy BLA2</u>the following sites:</p> <ul style="list-style-type: none"> <li>• <del>Paddock Court/Council car park – Public realm improvements</del></li> <li>• <del>Churchill Way Retail Parade – Refurbishment of retail units</del></li> <li>• <del>Churchill Way/High Street – Town centre uses and residential use with additional parking</del></li> <li>• <del>Jock's Auto's – Town centre uses and residential use with additional parking</del></li> </ul>	To remove unnecessary text.

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Table 15.1 – BLA3	Page 164 and 165	<p><i>Amend the target for BLA3 as follows:</i></p> <p>By 2031 development of <b>sites BLA5 to BLA8 as set out in Policy BLA3</b>.the following sites/locations:</p> <ul style="list-style-type: none"> <li>• <del>Kettering Road – Create a strong gateway to the town</del></li> <li>• <del>High Street – Create a more pedestrian friendly environment, traffic and parking management as well as public realm improvements</del></li> <li>• <del>South Gateway (town centre) – Create a stronger gateway to the town centre</del></li> <li>• <del>Town Square – Higher quality open space</del></li> </ul>	To remove unnecessary text.
Table 15.1 – Policy BLA4	Page 165	<p><i>Amend the target for Policy BLA4 as follows:</i></p> <p>By 20<u>27</u>31 to deliver 22 dwellings at <del>Land to the West of Kettering Road</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
Table 15.1 – Policy BLA5	Page 165	<p><i>Amend the target for Policy BLA5 as follows:</i></p> <p>By 20<u>26</u>31 to deliver 7 dwellings at <del>Land adjacent to The Bungalow, Higham Road</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
Table 15.1 – Policy BLA6	Page 165	<p><i>Amend the target for Policy BLA6 as follows:</i></p> <p>By 20<u>24</u>31 to deliver 69 dwellings at <del>Bosworth's Nurseries and Garden Centre, Finedon Road</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.



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<p>Table 15.1 – Policy DES1</p>	<p>Page 165</p>	<p><i>Amend the indicator and target for Policy DES1 as follows:</i></p> <p><u>Indicator</u>  Footfall in the town centre during the day and evening <b><u>(to be measured when the town centre health checks are updated)</u></b></p> <p><u>Target</u></p> <ul style="list-style-type: none"> <li>• <u>Increase in footfall during the day and evening</u></li> <li>• <del>Net gain in the number of retail units</del></li> <li>• <del>Increase in footfall in during the day and evening</del></li> <li>• <del>Maintain the character of the town centre through development proposals which use traditional materials</del></li> <li>• <del>Net gain in occupancy of units within the town centre</del></li> <li>• <del>Delivery of enhancements to improve connectivity</del></li> <li>• <del>Net gain of residential floorspace at first floor level in the town centre</del></li> <li>• <del>Retention of the character of listed buildings through development proposals</del></li> </ul> <p>Increase in the number of units in business use</p>	<p>To provide clarity as to how the performance will be measured as discussed at the hearing sessions and remove targets for a policy where they are not required.</p>
<p>Table 15.1 – Policy DES2</p>	<p>Page 166</p>	<p><i>Amend the target for Policy DES2 as follows:</i></p> <p>By 2031 development <b><u>of sites DE1 – DE5 as set out in Policy DES2</u></b> of following sites/locations:</p> <ul style="list-style-type: none"> <li>• <del>High Street/Station (DE1) – New market square, redevelopment of shop units, car parking and a landmark community buildings or to identify a smaller area for creation of a new market square and park</del></li> <li>• <del>Lawrence’s Factory (DE2) – Mixed use or residential development</del></li> <li>• <del>The Station Yard (DE3) – Small scale retail and small scale employment development with residential above ground floor level (DE3)</del></li> </ul>	<p>To remove unnecessary text.</p>

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			<ul style="list-style-type: none"> <li><del>Vacant Co-op (DE4) – Small scale retail/small scale employment with residential or employment above ground floor level</del></li> <li><del>Corner of Havelock Street/Station Road (DE5) – Highly quality mixed use scheme</del></li> </ul>	
	Table 15.1 – Policy DES3	Page 167	<p><i>Amend the target for Policy DES3 as follows:</i></p> <p>By 2031 development <b>of sites DE6 – DES9 as set out in Policy DES3</b> of the following sites/locations:</p> <ul style="list-style-type: none"> <li><del>High Street/Station Road (DE6) – High quality paving, shared pedestrian and vehicle space, new street furniture, planting and lighting of strategic buildings and improvements to frontage development to improve sense of enclosure</del></li> <li><del>Lower Street/Rothwell Road junction (DE7) – Enhancement of the gateway into the town centre</del></li> <li><del>Gold Street/B576 junction (DE8) – Enhancement of the gateway into the town centre</del></li> <li><del>B576 (DE9) – Road narrowing and planting</del></li> </ul>	To remove unnecessary text.
	Table 15.1 – Policy DES4	Page 168	<p><i>Amend the target for Policy DES4 as follows:</i></p> <p>By <del>2025</del><u>31</u> to deliver 135 dwellings at <del>Land off Buxton Drive and Eyam Close</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy DES5	Page 168	<p><i>Amend the target for Policy DES5 as follows:</i></p> <p>By <del>2027</del><u>31</u> to deliver 304 dwellings at Land south of Desborough</p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 –	Page 168	<p><i>Amend the target for Policy DES6 as follows:</i></p>	To remove unnecessary text.

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	Policy DES6		By 2031 <del>to</del> deliver 8.1ha of employment land for B2/B8 uses at Land adjacent to Magnetic Park, Harborough Road	
	Table 15.1 – Policy ROT1	Page 168	<p><i>Remove the target for Policy ROT1 as follows:</i></p> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li>● <del>To maintain the use of Market Hill car park for the Rowell Fair</del></li> <li>● <del>Maintain the character of the town centre through development proposals which use traditional materials</del></li> <li>● <del>Maintain a good sense of enclosure through supporting development which fronts onto or abuts main streets or public areas</del></li> <li>● <del>Net increase in the amount of car parking spaces in the town centre</del></li> <li>● <del>Decrease in the amount of car parking spaces on Bridge Street</del></li> <li>● <del>Increase in the number of units in retail use other active uses</del></li> <li>● <del>Net gain of residential floorspace at first floor level in the town centre</del></li> <li>● <del>Retention of the character of listed buildings through development proposals</del></li> </ul> <p>Increase in the number of units in business use</p>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy ROT2	Page 169	<p><i>Amend the target for Policy ROT2 as follows:</i></p> <p>By 2031 development <b><u>of the improvements set out in Policy ROT2 for</u></b> Area R03 for the following improvements:</p> <ul style="list-style-type: none"> <li>● <del>Narrowing of the road and provision of on-street parking</del></li> <li>● <del>Removal of on-street parking at the top of Bridge Street, where appropriate</del></li> <li>● <del>The widening of pavements to prevent excessive speeds on this roads and to aid pedestrian flows</del></li> </ul> <p>Environment improvements to provide a strong gateway entrance into the town</p>	To remove unnecessary text.
	Table 15.1 – Policy ROT3	Page 170	<p><i>Amend target for Policy ROT3 as follows:</i></p> <p>By 20<u>2</u>931 to deliver 300 dwellings at Land to the West of Rothwell</p>	To remove unnecessary text and to ensure the

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				timescales align with the site schedule.
	Table 15.1 – Policy RS1	Page 170	<p><i>Amend the indicator for Policy RS1 as follows:</i></p> <p>Net additional dwellings <b>granted planning permission</b> <del>consented/completed</del> within the defined settlement boundaries of the Category A villages</p>	To provide clarity as to how the performance will be measured as discussed at the hearing sessions.
	Table 15.1 – Policy RS2	Page 170	<p><i>Amend the indicator for Policy RS2 as follows:</i></p> <p>Net additional dwellings <b>granted planning permission</b> <del>consented/completed</del> within the defined settlement boundaries of the Category B villages</p>	To provide clarity as to how the performance will be measured as discussed at the hearing sessions.
	Table 15.1 – Policy RS3	Page 170	<p><i>Amend the indicator for Policy RS3 as follows:</i></p> <p>Net additional dwellings <b>granted planning permission</b> <del>consented/completed</del> within the defined settlement boundaries of the Category C villages</p>	To provide clarity as to how the performance will be measured as discussed at the hearing sessions.
	Table 15.1 –	Page 171	<p><i>Amend the indicator for Policy RS4 as follows:</i></p>	To provide clarity as to

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	Policy RS4		No. of proposals <b>granted planning permission</b> <del>consented/completed</del> within the set criteria within Policy RS4, in the open countryside	how the performance will be measured as discussed at the hearing sessions.
	Table 15.1 – Policy RS5	Page 171	<p><i>Amend the indicator for Policy RS5 as follows:</i></p> <p>Net additional dwellings <b>granted planning permission</b> <del>consented/completed</del> as a proportion of the size, based on the number of dwellings, of each rural settlement</p>	To provide clarity as to how the performance will be measured as discussed at the hearing sessions.
	Table 15.1 – Policy ASH1	Page 171	<p><i>Remove the target for Policy ASH1 as follows:</i></p> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li>● <del>Delivery of outdoor sports, open space and allotments</del></li> </ul>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy BRA1	Page 172	<p><i>Remove the target for Policy BRA1 as follows:</i></p> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li>● <del>Net increase in the provision of off road parking</del></li> <li>● <del>Delivery of a footpath along Griffin Road</del></li> </ul>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy BRA2	Page 172	<p><i>Amend the target for Policy BRA2 as follows:</i></p> <p>By 20<b>26</b><del>31</del> to deliver 3 dwellings at Top Orchard</p>	To remove unnecessary text and to ensure the

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				timescales align with the site schedule.
	Table 15.1 – Policy CRA1	Page 172	<p><i>Remove the target for Policy CRA1 as follows:</i></p> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li>• <del>Net gain in the delivery of affordable housing</del></li> <li>• <del>Delivery of a children’s play area</del></li> <li>• <del>Delivery of highway improvements and tree planting on High Street</del></li> <li>• <del>Delivery of street furniture</del></li> <li>• <del>Delivery of the footpath along the River Ise</del></li> </ul> <p><del>Delivery of traffic calming measures and public realm improvements along the A43</del></p>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy CRA2	Page 172	<p><i>Amend the target for Policy CRA2 as follows:</i></p> <p>By 20<u>26</u><del>31</del> to deliver 6 dwellings at South of New Stone House, Duck End</p>	To remove unnecessary text and to ensure the timescales align with the site schedule..
	Table 15.1 – Policy CRA3	Page 172	<p><i>Amend the target for Policy CRA3 as follows:</i></p> <p>By 20<u>26</u><del>31</del> to deliver 10 dwellings at Land east of corner of Duck End and Thrapston Road</p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy GED1	Page 173	<p><i>Remove the target for Policy GED1 as follows:</i></p> <p><b><u>N/A</u></b></p> <p><del>Net gain in the delivery of affordable dwellings</del></p>	To remove targets for a policy where

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				they are not required.
	Table 15.1 – Policy GED2	Page 173	<p><i>Amend the target for Policy GED2 as follows:</i></p> <p>By <del>2027</del><sup>2031</sup> deliver 10 dwellings at <del>Geddington Sawmill, Grafton Road</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy GED3	Page 173	<p><i>Amend the target for Policy GED3 as follows:</i></p> <p>By <del>2027</del><sup>2031</sup> deliver 11 dwellings at <del>Geddington South East</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – GED4	Page 173	<p><i>Amend the target for Policy GED4 as follows:</i></p> <p>By <del>2027</del><sup>2031</sup> deliver 10 dwellings at <del>Old Nursery Site, Grafton Road</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy GED5	Page 173	<p><i>Amend the target for Policy GED5 as follows:</i></p> <p>By 2031 deliver 0.28ha of employment land (B1c) at <del>Geddington South West, New Road</del></p>	<p>To remove unnecessary text.</p> <p>To reflect the changes to the Use Classes Order as</p>

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				discussed at the hearing sessions.
	Table 15.1 – Policy GRA1	Page 173	<p><i>Amend the indicator and remove the target for Policy GRA1 as follows:</i></p> <p>Indicator: No. of proposals <b>granted planning permission</b> <del>consented/completed</del> which result in the subdivision of gardens or development of open land</p> <p>Target: <b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li><del>No net loss of open space</del></li> <li><del>No proposals which result in the subdivision of gardens or development of open land</del></li> </ul>	To provide clarity as to how the performance will be measured as discussed at the hearing sessions.
	Table 15.1 – Policy GRC1	Page 173	<p><i>Remove the target for Policy GRC1 as follows:</i></p> <p><b><u>N/A</u></b>  <del>Delivery of traffic calming measures along Loddington Road</del></p>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy GRC2	Page 174	<p><i>Amend the target for Policy GRC2 as follows:</i></p> <p>By 20<del>28</del><sup>31</sup> deliver 15 dwellings at <del>Land to the north of Loddington Road</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy HAR1	Page 174	<p><i>Amend the indicator and remove the target for Policy HAR1 as follows:</i></p> <p>Indicator:</p> <ul style="list-style-type: none"> <li>No. of proposals <b>granted planning permission</b> <del>consented/completions</del> which involve the subdivision of gardens</li> </ul> <p>Target:</p>	To provide clarity as to how the performance will be measured as discussed at



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			<p><u>N/A</u>  <del>No proposals which result in the subdivision of gardens or developments of land</del></p>	<p>the hearing sessions.</p> <p>To remove targets for a policy where they are not required.</p>
	Table 15.1 – Policy LOA1	Page 174	<p><i>Remove the target for Policy LOA1 as follows:</i></p> <p><u>N/A</u>  <del>Delivery of traffic calming measures along the main streets</del></p>	To remove targets for a policy where they are not required
	Table 15.1 – Policy LOD1	Page 174	<p><i>Remove the target for Policy LOD1 as follows:</i></p> <p><u>N/A</u></p> <ul style="list-style-type: none"> <li>• <del>Delivery of gateway enhancements at either end of Harrington Road</del></li> </ul> <p><del>Provision of footpath improvement links towards Thorpe Malsor and a direct off road link to Kettering</del></p>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy MAW1	Page 174	<p><i>Remove the target for Policy MAW1 as follows:</i></p> <p><u>N/A</u>  <del>Provision of allotments</del></p>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy MAW2	Page 174	<p><i>Amend the target for Policy MAW2 as follows:</i></p> <p>By 20<u>28</u><del>31</del> deliver 50 dwellings at Land to West of Mawsley</p>	To remove unnecessary text and to ensure the timescales align with the site schedule.

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	Table 15.1 – Policy NEW1	Page 175	<p><i>Remove the target for Policy NEW1 as follows:</i></p> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li><del>• The delivery of enhancements of paving within the village</del></li> </ul> <p><del>The provision of improved access to the farm shop</del></p>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy PYT1	Page 175	<p><i>Remove the target for Policy PYT1 as follows:</i></p> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li><del>• Delivery of improvements to the recreation ground</del></li> <li><del>• Delivery of a safe pedestrian/cycle route to Kettering</del></li> <li><del>• Delivery of traffic calming measures</del></li> </ul>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy PYT2	Page 175	<p><i>Amend the target for PYT2 as follows:</i></p> <p>By <del>2027</del><sup>34</sup> deliver 8 dwellings at <del>Two fields on the outskirts of Pytchley</del></p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy RUS1	Page 175	<p><i>Remove the target for Policy RUS1 as follows:</i></p> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li><del>• Delivery of a footpath along the Ise Valley to Triangular and through to Desborough</del></li> </ul>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy STA1	Page 175	<p><i>Remove the target for Policy STA1 as follows:</i></p> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li><del>• Delivery of highway and public realm improvements</del></li> <li><del>• Delivery of traffic calming measures</del></li> <li><del>• Delivery of a safe, paved footpath connection with Wilbarston</del></li> </ul>	To remove targets for a policy where they are not required.

## Appendix 1 - Interim Table of Main Modifications – December 2020

	Table 15.1 – Policy STA2	Page 176	<p><i>Amend the target for STA2 as follows:</i></p> <p>By 20<u>27</u><del>31</del> deliver 1<u>8</u><del>6</del> dwellings at Land to the south of Harborough Road</p>	To remove unnecessary text, to ensure the timescales align with the site schedule and to update the yield.
	Table 15.1 – Policy SUT1	Page 176	<p><i>Remove the target for SUT1 as follows:</i></p> <p><u>N/A</u></p> <ul style="list-style-type: none"> <li>• <del>Delivery of new footpath link to Dingley Lane</del></li> </ul>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy THM1	Page 176	<p><i>Remove the target for Policy THM1 as follows:</i></p> <p><u>N/A</u></p> <ul style="list-style-type: none"> <li>• <del>Delivery of a small extension to the public footpath to include the north-east edge of the village, along Short Lane</del></li> </ul>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy WAR1	Page 176	<p><i>Remove the target for Policy WAR1 as follows:</i></p> <p><u>N/A</u></p> <ul style="list-style-type: none"> <li>• <del>No. of proposals involving the infill or loss of open fields, paddocks and gardens</del></li> <li>• <del>Delivery of new paving and street furniture</del></li> </ul>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy WEK1	Page 177	<p><i>Remove the target for Policy WEK1 as follows:</i></p> <p><u>N/A</u></p> <ul style="list-style-type: none"> <li>• <del>No. of proposals involving the infill or loss of open fields, paddocks and gardens</del></li> </ul>	To remove targets for a policy where they are not required.

## Appendix 1 - Interim Table of Main Modifications – December 2020

			<ul style="list-style-type: none"> <li>• <del>Delivery of new paving and street furniture</del></li> </ul>	
	Table 15.1 – Policy WES1	Page 177	<p><i>Remove the target for Policy WES1 as follows:</i></p> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li>• <del>No. of proposals involving the sub-division of gardens</del></li> <li>• <del>No. of proposals involving the replacement of traditional farm buildings</del></li> <li>• <del>Delivery of improvements to the gateways into the village</del></li> <li>• <del>Delivery of improvements to the footpath connections to the wider footpath network</del></li> </ul>	To remove targets for a policy where they are not required.
	Table 15.1 – Policy WES2	Page 177	<p><i>Amend the target for Policy WES2 as follows:</i></p> <p>By 2023<del>34</del> deliver 10 dwellings at Home Farm</p>	To remove unnecessary text and to ensure the timescales align with the site schedule.
	Table 15.1 – Policy WIL1	Page 178	<p><i>Remove the target for Policy WIL1 as follows:</i></p> <p><b><u>N/A</u></b></p> <p><del>Delivery of public realm, gateway and traffic calming improvements along Carlton Road and School Lane as well as Main Street and Carlton Road</del></p>	To remove targets for a policy where they are not required.
Appendix 1 – Housing Trajectory				
	Table 16.1	Page 179 and 180	<i>Amend table as follows:</i>	To update to the most recent monitoring period.

## Appendix 1 - Interim Table of Main Modifications – December 2020

Source of Housing Supply	2011/12 to 2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Past completions	4228												4228
Growth Town Commitments		358	296	173	162	72	228	273	225	115			1902
East Kettering SUE		133	369	470	378	280	280	280	280	280	280	280	3310
Market Town Commitments		44	64	85	130	124	50	40					537
Desborough North SUE			25	120	120	120	120	120	75				700
Rothwell North SUE		45	100	100	100	100	100	55	50	50			700
Rural Area Commitments		9	25	17			7						58
SSP2 Allocations (towns)				25	57		99	183	165	100	50	37	716
SSP2 Allocations (Rural Area)							71	53	15				139
Resolutions to Grant				35	35								70
Brownfield Land			17										17

## Appendix 1 - Interim Table of Main Modifications – December 2020

Urban Windfall					57	57	57	57	57	57	57	57	456
Rural Windfall					12	12	12	12	12	12	12	12	96
<b>Total</b>	4,228	589	896	1,025	1,051	765	1,024	1,073	879	614	399	386	12,929
<b>Cumulative Total</b>		4,817	5,713	6,738	7,789	8,554	9,578	10,651	11,530	12,144	12,543	12,929	
<b>JCS Cumulative Requirement</b>	4,680	5,200	5,720	6,240	6,760	7,280	7,800	8,320	8,840	9,360	9,880	10,400	

### Appendix 2 – Superseded Policies

	Table 17.1	Page 181	<i>Amend line 3 of the table as follows:</i>										Factual correction.	
			10	Cransley and Thorpe Malsor Reservoirs	<b>NEH2RS4</b>									

### Appendix 3 – Policies Maps – Amendments shown in the table below.

### Appendix 4 – Infrastructure Delivery Schedule

(AM62)	Table 19.1	Page 218	<i>Amend section on Open Space as follows:</i>										Factual correction.
			Open Space <b>Standards Paper</b> Strategy under preparation										

### Appendix 5 - Glossary

	Table 20.1	Page 222	<i>Before 'JCS 'row add:</i>										To provide clarification.
			<b><u>Infill Development – The development of vacant and under-developed land within main built up areas of towns and villages on land which is bounded by existing built curtilages on at least two sides, such as the filling of a small gap in an otherwise substantially built up frontage.</u></b>										
(AM61)	Table 20.1	Page 223/224	<i>Amend definition of Sustainable Urban Extension as follows:</i>										To provide clarification
			Large scale mixed used developments including at least 500 new dwellings alongside employment and local facilities. These developments seek to provide new well planned and managed neighbourhoods that integrate physically and socially within the existing towns. The JCS identified <del>two</del> <b>three</b> SUEs in this borough - Hanwood Park, <b>Desborough North</b> and Rothwell North.										

**Appendix 1 - Interim Table of Main Modifications – December 2020**

(AM60)	Table 20.1	Page 224	<p><i>Amend definition of Town Centre as follows:</i></p> <p>Area defined on the local authority's proposals <b>policies</b> map, which are predominantly occupied by main town centre uses.</p>	To provide clarification
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# Appendix 1 - Interim Table of Main Modifications – December 2020

## Policies Maps Proposed Changes

Table 1 - Policies Maps Proposed Changes

Policies Map: Ashley	
Proposed change: Area of open space added to the map to address comments received from Ashley Parish Council (Rep 76)	
<p><b>Publication Plan Map</b></p> <p><b>KEY</b></p> <ul style="list-style-type: none"> <li>Historically and Visually Important Local Green Space</li> <li>Open Space</li> <li>Settlement Boundary</li> </ul> <p>Title: Ashley Proposals Map</p> <p>Date: 11/11/19      Scale: 1:4000      Drawn by: F'EW</p> <p><b>Kettering Borough Council</b></p>	<p><b>Proposed Changes</b></p> <p><b>KEY</b></p> <ul style="list-style-type: none"> <li>Historically and Visually Important Local Green Space</li> <li>Open Space</li> <li>Settlement Boundary</li> </ul> <p>Title: Ashley Proposals Map</p> <p>Date: 12/03/20      Scale: 1:4500      Drawn by: HGW</p> <p><b>Kettering Borough Council</b></p>

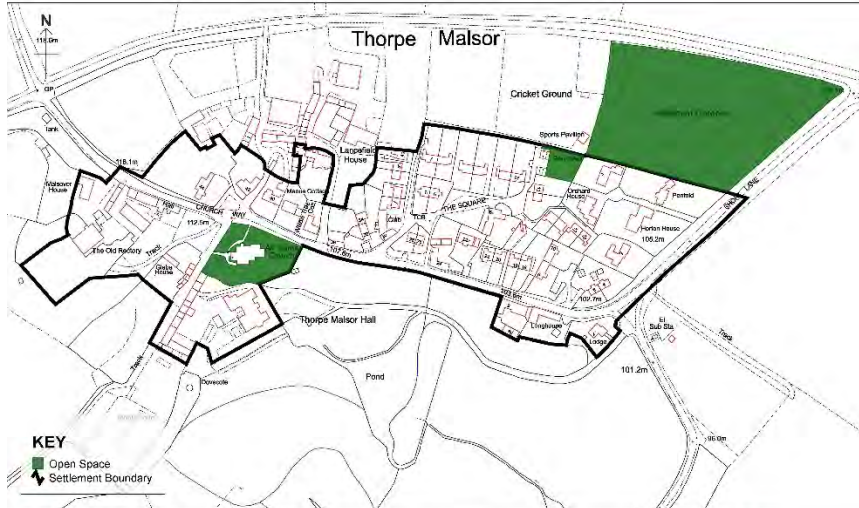


# Appendix 1 - Interim Table of Main Modifications – December 2020

## Policies Map: Thorpe Malsor

Proposed change: Area of allotments reduced to exclude area of agricultural land. To address comments received from Thorpe Malsor Estate (Rep 71)

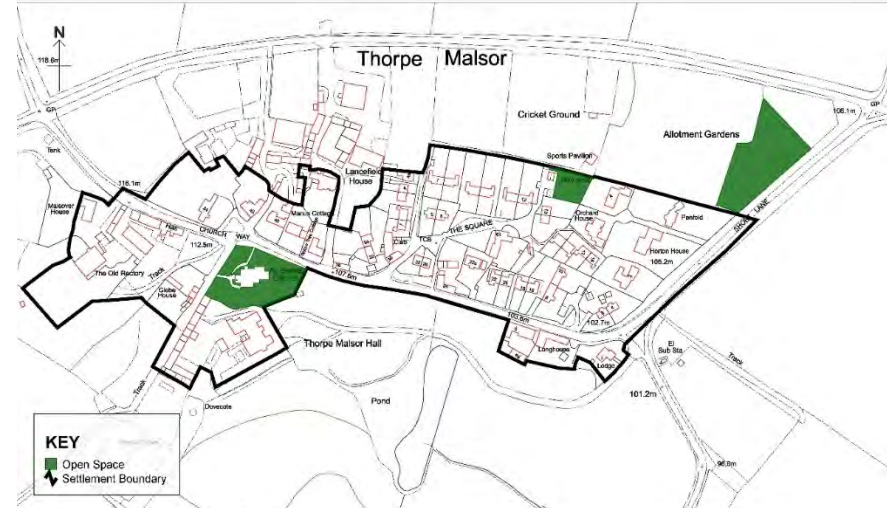
### Publication Plan Map



Title: Thorpe Malsor Proposals Map  
 Date: 11.11.19  
 Scale: 1:2500  
 Drawn by: HGW  
 Prepared by approval of Councillors on 11th November 2019. All Rights Reserved.  
 1 of 1  
 10/11/19



### Proposed Changes



Title: Thorpe Malsor Proposals Map  
 Date: 12.03.20  
 Scale: 1:2500  
 Drawn by: HGW  
 Prepared by approval of Councillors on 12th March 2020. All Rights Reserved.  
 1 of 1  
 10/03/20

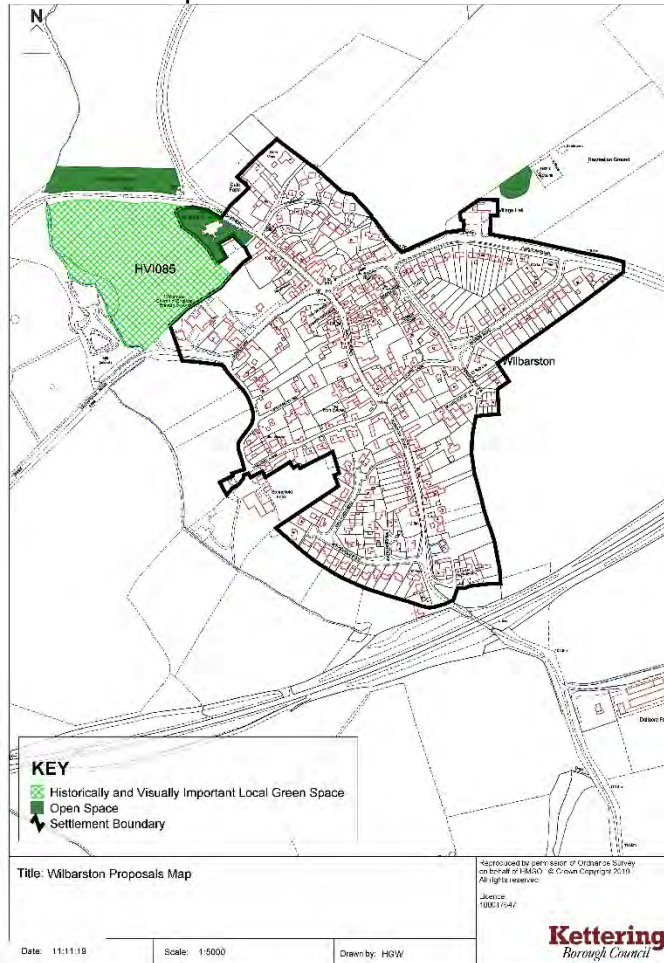


# Appendix 1 - Interim Table of Main Modifications – December 2020

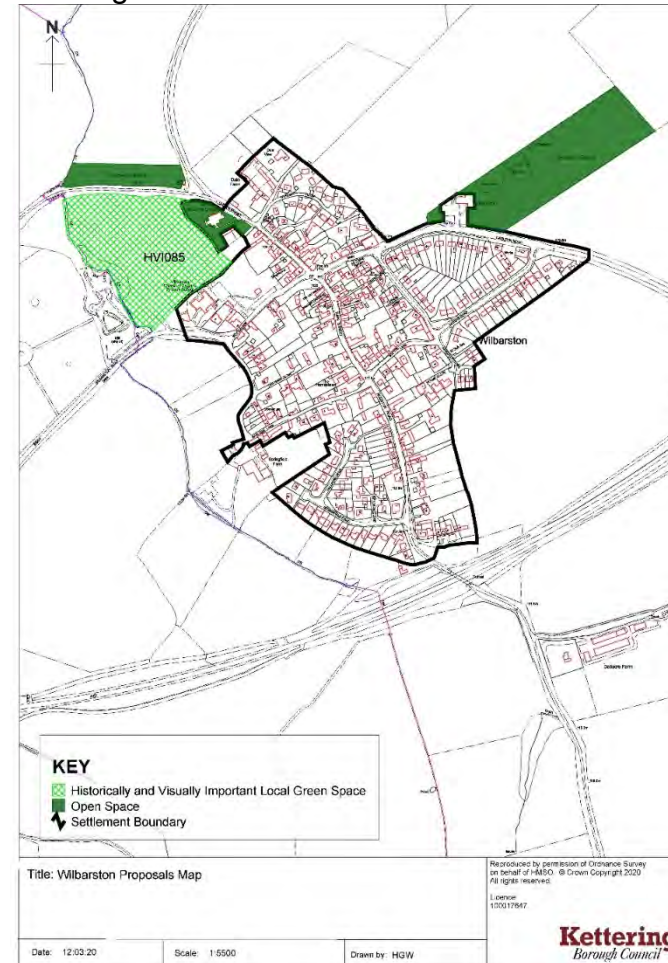
Policies Map: Wilbarston

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

Publication Plan Map



Proposed Changes



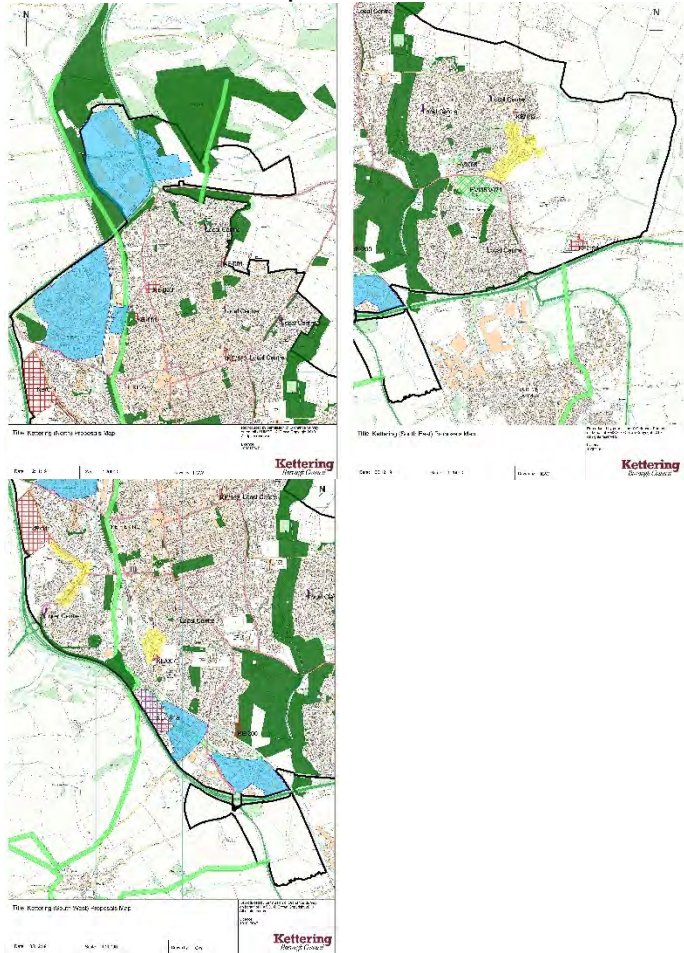


# Appendix 1 - Interim Table of Main Modifications – December 2020

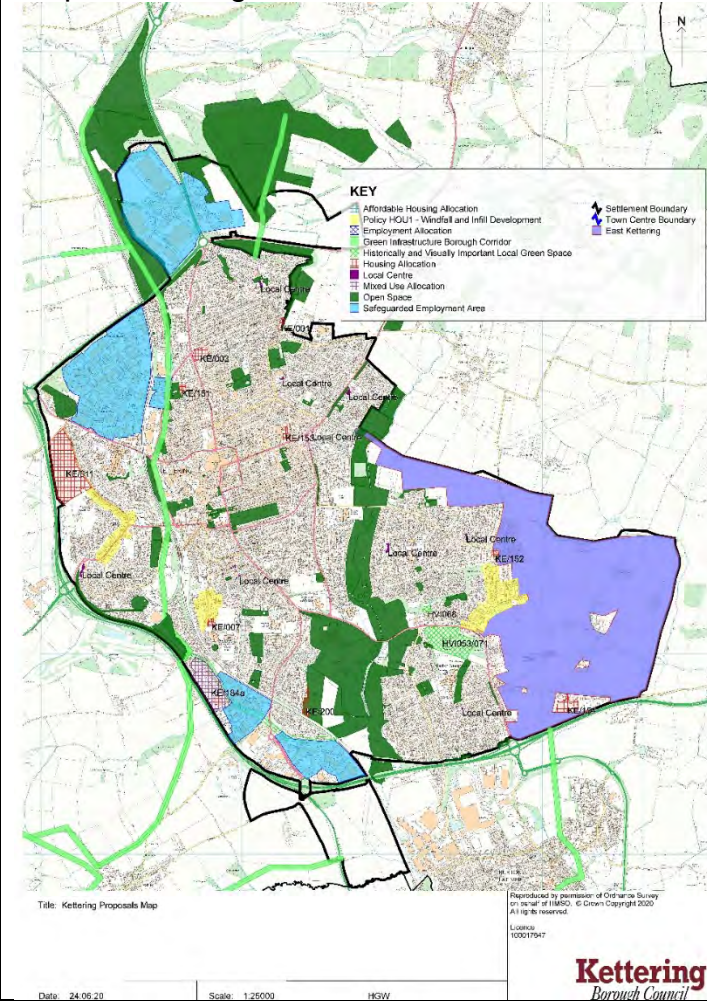
## Policies Map: Kettering

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

### Publication Plan Maps:



### Proposed changes:



# F7A Council's response to Inspectors questions on changes to the Use Classes Order

## INSPECTORS QUESTION F4

1. Does the Council consider that the changes to the UCO have any bearing on the soundness of the Plan?
2. Are there any specific implications for policies and allocations involving uses which are now subject to change

## Does the Council consider that the changes to the UCO have any bearing on the soundness of the Plan?

1. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amends the Town and Country Planning (Use Classes) Order 1987 (UCO) and introduces significant changes to the system of use classes. The changes are due to come into effect on 01 September 2020, subject to certain transitional provisions.
2. The core changes include the recalibration of the classification of uses of property. Classes A, B1 and D1, applicable to retail, office and non-residential institutions and assembly and leisure uses respectively, are removed and three new use classes introduced in their place:
  - i. Class E (Commercial, business and service) is the new town centre use. This new class allows for a mix of retail, leisure and business uses to reflect changing retail and business models. It recognises that a building may be in a mix of uses at once (clothes shop and beauty salon) or be used for different uses at different times of the day (office and gym);
  - ii. Class F.1 (Learning and non-residential institutions) is for uses where there is generally wider public use such as schools, libraries and art galleries; and
  - iii. Class F.2 (Local community) class groups together community halls and meeting spaces, uses which provide for physical group activities and small local shops.
3. In addition, some uses which were previously given their own use class have been moved into the 'sui generis' category. Changes to and from these uses will be subject to full local consideration through the planning application process. The residential (C classes), general

industrial (B2) and storage and distribution (B8) use classes remain unchanged in practical terms.

4. The reasons behind these changes are:
  - i. to promote the vitality and viability of town centres by allowing typical high street uses (the new Class E uses) to merge or switch without planning permission, this greater flexibility allows businesses to respond to rapid changes in the retail and leisure sectors;
  - ii. to provide protection against the loss of learning, non-residential and community facilities (the new Class F.1 and Class F.2), including museums public halls and local shops;
  - iii. to protect community assets by taking them out of their own classes and making them 'sui generis', meaning that planning permission would be needed to change to a different use.
5. Following the introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the Council has assessed whether changes to the UCO may have any impacts on how the Local Plan performs against the four tests<sup>1</sup>, namely:
  - i. Positively prepared;
  - ii. Justified;
  - iii. Effective;
  - iv. Consistent with national policy.
6. It is considered that changes to the UCO have no significant impacts to the Plan's performance against the soundness tests, but there are minor modifications to be made.
7. Table 1 below explained the Council's assessment.

**Table 1**

Tests of soundness	Key requirements	What impacts do the changes to the UCO have on Brentwood Local Plan's performance
<b>Positively prepared</b>	The NPPF explains that local plans should be based on a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.	<p>No impact.</p> <p>In terms of retail needs, the NPPF paragraph 85 set out that in meeting anticipated needs for retail, leisure, office and other main town centre uses, planning policies should look at least ten years ahead.</p> <p>Policy PC07: Retail and Commercial Leisure Growth of the Plan sets out the provision for comparison and convenience floorspace over the Plan period. A review of the <a href="#">2014 Retail and Commercial Leisure Study</a> (evidence document C14) has been undertaken (Brentwood Retail Study Update, document number ref <b>F7B</b>), which suggests that wording of the policy should</p>

<sup>1</sup> NPPF (2019) paragraph 35

		<p>be amended to reflect the updated floorspace capacity projections. This is due to the change to the Plan period rather changes to the UCO.</p>
<p><b>Justified</b></p>	<p>The NPPF states that local plans should be an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.</p> <p>This test is two-fold. Firstly, the Plan should provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The Plan should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved</p> <p>Secondly, the Plan should be based on a robust evidence base involving:</p> <ul style="list-style-type: none"> <li>• Research/fact finding: the choices made in the plan are backed up by facts.</li> <li>• Evidence of participation of the local community and others having a stake in the area.</li> </ul>	<p>No impact.</p> <p>The <a href="#">2014 Retail and Commercial Leisure Study</a> (evidence document C14) forms the main retail evidence underpinning retail and town centre policy requirements of the Local Plan covering the period between 2015 to 2030. As the Plan period was updated to 2016-2033, an additional Brentwood Retail Study Update (document number ref <b>F7B</b>) was undertaken to update the floorspace capacity projection, as well as to reviews the Local Plan policies and supporting text in terms of their conformity with the new NPPF, proposed changes to the UCO and the recommendations set out in that report.</p> <p>Other evidence documents underpinning retail and town centre related policies of the Local Plan include:</p> <ul style="list-style-type: none"> <li>• the Brentwood Town Centre Regeneration Strategy 2010 (evidence document <a href="#">C10</a>)</li> <li>• the Brentwood Town Centre Design Plan 2017 (evidence document <a href="#">C9</a>), which considers how the Town Centre functions from various aspects, including urban design, buildings, spaces, economic viability and movement. The Design Plan explores future development opportunities to collectively enhance Brentwood Town Centre, strengthening its role as the focus for economic growth; and</li> <li>• <a href="#">The Brentwood Town Centre Design Guide</a> SPD 2019 (evidence document <a href="#">C8</a>).</li> </ul>
<p><b>Effective</b></p>	<p>The NPPF states that local plans should be deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters.</p> <p>In other words, this test requires evidence demonstrating:</p> <ul style="list-style-type: none"> <li>• Sound infrastructure delivery planning;</li> <li>• Having no regulatory or national planning barriers to delivery;</li> </ul>	<p>No significant impact on the Plan as a whole.</p> <p>It should be noted that there is an inconsistency between the new UCO and the NPPF, which has an effect on Policy PC11: Primary Shopping Areas of the Brentwood Local Plan.</p> <p>Paragraph 85 of the NPPF sets out that planning policies are expected to define the extent of primary shopping areas (PSA). PSA relates to the application of the sequential approach, with retail development focused in the PSA but more flexibility for other main town centre uses in the wider centre boundary. Following the changes to the UCO, with retail and other main town centres uses now included in the same Use Class E, distinction between</p>



	<ul style="list-style-type: none"> <li>• Delivery partners who are signed up to it; and</li> <li>• Coherence with the strategies of neighbouring authorities, including neighbouring marine planning authorities.</li> <li>• Flexibility and ability to be monitored.</li> </ul>	<p>retail and other town centre uses is now unclear. There is a less emphasis on retail as the key attraction of the town centres.</p> <p>Therefore, the changes to the UCO would, to some extent, restrict the role of Policy PC11: Primary Shopping Areas to protect against retail losses in the PSA.</p> <p>Section 3.0 of the Brentwood Retail Study Update (document number ref <b>F7B</b>) reviews the Local Plan policies and supporting text in terms of their conformity with the new NPPF and the UCO and sets out where minor amendments should be considered.</p>
<b>Consistent with national policy</b>	The plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.	<p>No impact.</p> <p>Section 3.0 of the Brentwood Retail Study Update (document number ref <b>F7B</b>) reviews the Local Plan policies and supporting text in terms of their conformity with the new NPPF and the UCO and sets out where minor amendments should be considered.</p>

## Are there any specific implications for policies and allocations involving uses which are now subject to change?

8. The changes made to the UCO result in the following implications that need to be considered in planning policies and allocations and future decision making:
- Less emphasis on retail as the key attraction of the town centres;
  - Office and business uses (previously Class B1) are now part of Class E and therefore are encouraged in town centre or designated centre locations;
  - There are also potentially implications on permitted changes of use of out-of-centre office buildings to other E class uses. This could undermine the objective of maintaining and enhancing town centres; however, there are expectations that the retail market is unlikely to seek such development formats and locations in the future.

9. Specific implications on policies and allocations as a direct result of UCO changes are set out in Table 2 below.

Table 2

Policy	Implications of UCO changes on policies / allocations	Reasons
<b>Policy PC05: Employment Development Criteria</b>	<p>Criterion A which reads '<i>Development for employment uses (Class B1, B2 or B8) and any associated employment generating sui generis uses</i>' should be updated to '<i>Development for employment uses (Class B2 or B8) and any associated employment generating sui generis uses.</i>'</p> <p>The aim of this policy is to protect the amenities of residents and other sensitive uses within the vicinity of employment developments. Removal of reference to Class B1 does not affect this aim and effectiveness of policy. Class B1 uses are now part of Class E and will need to comply with policies considering this use class.</p>	Class B1 uses are now subsumed into the new Class E.
<b>Policy PC06: Supporting the Rural Economy</b>	<p>Criterion a which reads '<i>the use does not fall within Class A use classes unless limited small-scale and ancillary</i>' should be updated to '<i>the use does not fall within Class E uses unless limited small-scale and ancillary</i>'</p> <p>This amendment is not considered to alter the aim or effectiveness of this policy, which is to support appropriate, small scale rural enterprise by retaining Class B uses or other 'sui generis' uses of a similar employment nature.</p>	All Class A uses now belong to Class E.
<b>Policy PC10: Mixed Use Development in Designated Centres</b>	Please refer to section 3.0 Policy Review of the Brentwood Retail Study Update (document number ref <b>F7B</b> ).	To reflect changes made to the UCO.
<b>Figure 7.8</b>	Please refer to section 3.0 Policy Review of the Brentwood Retail Study Update (document number ref <b>F7B</b> ).	To reflect changes made to the UCO.
<b>Policy PC11: Primary Shopping Areas</b>	Please refer to section 3.0 Policy Review of the Brentwood Retail Study Update (document number ref <b>F7B</b> ).	To reflect changes made to the UCO.
<b>Site specific policies</b>		
<b>Policy R01 (I): Dunton Hills Garden Village Strategic Allocation</b>	Criteria D.d, D.e and D.f: all references to Use Class D1 to be amended to Class F.1 and E.	Schools and early years and childcare nurseries (previously Class D1) now belong to Class F.1 and E.
	Criterion D.c which requires ' <i>provision of 5.5ha of land for Use Class A1-A5 and appropriate B Class uses</i> ' should be amended to ' <i>provision of 5.5ha of land for Class E uses</i> '.	Use Class A1-A5 and B1 are subsumed into Class E.



<b>Policy R02: West Horndon Industrial Estate Strategic Allocation</b>	Criterion A.d which requires ' <b>provision of 2ha of land for employment purposes</b> ' should be amended to ' <b>provision of 2ha of land for Class E uses</b> '.	Employment uses (previously B1/B2/B8) now comprise of B2/B8 uses only, which are not appropriate in residential-led development.
<b>Policy R03: Land North of Shenfield</b>	Criterion A.b which requires ' <b>...a co-located primary school and early years and childcare nursery (Use Class D1)</b> ' should be amended to ' <b>...a co-located primary school and early years and childcare nursery (Use Class F.1 and E)</b> '.	Schools and early years and childcare nurseries (previously Class D1) now belong to Class F.1 and E.
	Criterion A.e which requires ' <b>provision of 2ha of land for employment purposes</b> ' should be amended to ' <b>provision of 2ha of land for appropriate Class E uses</b> '.	Employment uses (previously B1/B2/B8) now comprise of B2/B8 uses only, which are not appropriate in residential-led development.
<b>Policy R04 &amp; R05: Ford Headquarters and Council Depot</b>	Criterion A.d which requires ' <b>provision of 2ha of land for employment purposes</b> ' should be amended to ' <b>provision of 2ha of land for appropriate Class E uses</b> '.	Employment uses (previously B1/B2/B8) now comprise of B2/B8 uses only, which are not appropriate in residential-led development.
<b>Policy E08: Land adjacent to A12 slip road</b>	Criterion A.a which requires ' <b>2.06 ha of employment land (principally use classes B1, B2, B8 and any associated employment generating sui generis uses)</b> ' should be amended to ' <b>2.06 ha of employment land (principally Class B2, B8 uses, supporting Class E uses and any associated employment generating sui generis uses)</b> '.	All Class B1 uses now belong to Class E.
<b>Policy E10: Codham Hall Farm</b>	Criterion A.a which requires provision of ' <b>9.6 ha of employment land (principally use classes B1, B2, B8 and any associated employment generating sui generis uses)</b> ' should be amended to ' <b>9.6 ha of employment land (principally class B2, B8 uses, supporting class E uses and any associated employment generating sui generis uses)</b> '.	All Class B1 uses now belong to Class E.
<b>Policy E11: Brentwood Enterprise Park</b>	Criterion A.a which requires provision of ' <b>at least 25.85 ha of land for employment use (principally use classes B1, B2, B8 and any associated employment generating sui generis uses)</b> ' should be amended to ' <b>at least 25.85 ha of land for employment use (principally Class B2, B8 uses, supporting Class E uses and any associated employment generating sui generis uses)</b> '.	All Class B1 uses now belong to Class E.
	<p>Criterion B. a.ii which requires '<b>use classes A1 to A4 including small shops and eateries</b>'</p> <p>and</p> <p>Criterion B.a.iii which requires '<b>use class D1 including day nurseries, creches and health services</b>'</p> <p>should be merged to state:</p> <p><b>'appropriate Class E uses including small shops and eateries, day nurseries, creches and health services'</b>.</p>	<p>Use Class A1-A5 now belong to Class E.</p> <p>Clinics, health centres, creches, day nurseries, day centre (previously Class D1) now belong to class E.</p>

<p><b>Policy E12: Childerditch Industrial Estate</b></p>	<p>Criterion A.a which requires provision of '<b>20.64 ha of employment land (principally use classes B1, B2, B8 and any associated employment generating sui generis uses)</b>' should be amended to '<b>20.64 ha of employment land (principally Class B2, B8 uses, supporting Class E uses and any associated employment generating sui generis uses)</b>'.</p>	<p>All Class B1 uses now belong to Class E.</p>
<p><b>Policy E13: East Horndon Hall</b></p>	<p>Criterion A.a which requires provision of '<b>5.5 ha of employment land (principally use classes B1, B2, B8 and any associated employment generating sui generis uses)</b>' should be amended to '<b>5.5 ha of employment land (principally Class B2, B8 uses, supporting class E uses and any associated employment generating sui generis uses)</b>'.</p>	<p>All Class B1 uses now belong to Class E.</p>

Enclosure 5

Reinstatement of Site 197VAR as part of Schedule S16.1(i)

Site Allocation	Development Guidelines	Provision
<p>Land adjacent to Battlefield Roundabout, Shrewsbury (SHR197VAR)</p>	<p>The site will provide an appropriate mix of <del>B1, B2 and</del> B8 <u>and/or other related non-retail</u> employment uses, which complement provision on the nearby Battlefield enterprise park and within the wider town <u>or uses most appropriate to the site's location within one of the Strategic Corridors. Additional adjacent land in excess of the allocation may be used for related employment development if a clear need can be demonstrated and the development does not unacceptably impact on any of the constraints at the site identified below.</u></p> <p>The employment provided will reflect the objectives of the Big Town Plan, the Shropshire Economic Growth Strategy and Policy SP10. An appropriate vehicular access will be created off the A53 and all necessary improvements to the local and Strategic Road Network will be undertaken. Development will create and enhance pedestrian and cycle links within and through the site and from the site into the town centre. Green infrastructure corridors will form an intrinsic component of this development. It will include effective native planting, contribute to the Big Town Plan's wider strategy to improve the town's green network. A heritage assessment will be required to inform the design</p>	<p><u>Approximately</u> 9ha of employment land</p>

	<p>and layout of the development. The development will reflect and respect the sites heritage and heritage assets within the wider area, particularly Shrewsbury Battlefield.</p> <p>Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise both from and into the site.</p>	
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## Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

### Part B: Representation

Name and Organisation:	Manor Oak Homes
------------------------	-----------------

#### Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- (Please tick one box)

#### Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="S16"/>	Site:	<input type="text" value="SHR197VAR"/>	Policies Map:	<input type="text"/>
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#### Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- |  |      |                                     |     |                                     |
|--|------|-------------------------------------|-----|-------------------------------------|
| A. Legally compliant                     | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/>            |
| B. Sound                                 | Yes: | <input type="checkbox"/>            | No: | <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/>            |
- (Please tick as appropriate).

#### Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to accompanying letter reference GA/AM/01518/L0008am for full assessment of the need case for the allocation of Site SHR197VAR for at least 9ha of employment uses.

(Please continue on a separate sheet if necessary)

**Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.**

*Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.*

**The reinstatement of our client's Site SHR197VAR Land at Battlefield Farm, Shrewsbury, in respect of Policy S16 as part of Schedule S16.1(i) for at least 9ha of flexible land suitable for employment generating uses as defined by Policy SP13 of the plan**

*(Please continue on a separate sheet if necessary)*

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

**Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?**

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

- No, I do not wish to participate in hearing session(s)  
 Yes, I wish to participate in hearing session(s)

*(Please tick one box)*

**Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

**Our client is in control of a suitable employment site, subject of a previous draft allocation at Regulation 18 stage, that will play a key role in securing the economic objectives for Shrewsbury in particular. In addition, and as has been made clear through our client's response to the Regulation 19 plan, we have detailed concerns in respect of the unsound employment strategy included in the plan.**

*(Please continue on a separate sheet if necessary)*

**Please note:** The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature:

Mr G Armstrong

Date:

17/02/2021

Office Use Only

Part A Reference:

Part B Reference:

## Enclosure 6: Policy SP14 Strategic Corridors

### SP14 Strategic Corridors

The Shropshire Economic Growth Strategy seeks to deliver a 'step change' in the capacity and productivity of the local economy. To contribute to this aim, 'Strategic Corridors' along the principal rail and strategic road routes through the County will be the primary focus for major employment development especially along 'strategic corridors' with both rail and road connectivity. Major employment development in the County will be expected to recognise that:

1. The strategic approach in Policy SP2 seeks to deliver significant development and infrastructure investment within the 'strategic corridors' served by the principal rail network and strategic and principal road networks in Shropshire.

2. Development in the 'strategic corridors' through the Green Belt or Shropshire Hills Area of Outstanding Natural Beauty will be subject to appropriate national and local policy. Development likely to affect an internationally designated wildlife site, through atmospheric emissions must comply with the requirements for a project level HRA in accordance with policy DP12.

3. Development on these 'strategic corridors' will be located in accordance with the following sequential preference;

- a. In Shrewsbury or the Principal or Key Centres on an allocated site;
- b. On the identified 'Strategic Sites' in the Local Plan;
- c. On appropriate windfall development sites which are:
  - i. Located immediately adjoining Shrewsbury or a Principal or Key Centre; and
  - ii. Brownfield sites with direct access to the rail and road routes in the corridor; or
  - iii. Greenfield sites ~~in exceptional circumstances~~ where the:
    - Strategic objectives of national and local policy are fully satisfied and comply with Policy SP13;
    - Proposal will strengthen the role and function of strategic settlements particularly Shrewsbury and the Principal Centres;
    - ~~Proposal is a large and significant investment opportunity that cannot reasonably access sequentially preferable sites;~~
    - Proposal will:
      - o Deliver the greenfield site as a fully serviced ~~and developed~~ employment area,
      - o Meet the ~~immediate~~ needs of ~~at least one the~~ proposed 'end user' or occupiers ~~along with a demonstration of the market demand for any additional serviced land to come forward;~~ and
      - o Deliver off-site infrastructure investments within the 'strategic corridor'.

~~Exceptionally the sequential approach would not apply where a proposal is a large and significant investment opportunity and commitment to a specific development site well related to the highway or rail network can be demonstrated.~~

4. Proposals for development in the 'strategic corridors' must satisfy the requirements of Policy SP13 and consider:

- a. The need to achieve a sustainable pattern of development particularly to balance the delivery of housing with employment growth;
- b. The need for infrastructure investment to support the:
  - i. Delivery of the development; and
  - ii. Accessibility of the rail and road networks; and
  - iii. Further growth in the 'strategic corridor'.
- c. The scale of the proposal in relation to the location, landscape, character of the surrounding area and the significance of the natural and historic environment;
- ~~d. The availability of land allocated for the proposed use in the same locality;~~
- ~~e. Other sites with long-term potential around the Strategic, Principal and Key Centres;~~
- f. The policies and strategies of adopted Neighbourhood Plans, Community / Parish Plans or growth strategies for the Strategic, Principal or Key Centres.



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### Part B: Representation

Name and Organisation:	Manor Oak Homes
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#### Q1. To which document does this representation relate?

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- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- (Please tick one box)

#### Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	SP14	Site:	Click or tap here to enter text.	Policies Map:	<input type="text"/>
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#### Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- |  |      |                                     |     |                                     |
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| B. Sound                                 | Yes: | <input type="checkbox"/>            | No: | <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/>            |
- (Please tick as appropriate).

#### Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to accompanying letter reference GA/AM/01518/L0008am for full assessment of the need case for the allocation of Site SHR197VAR for at least 9ha of employment uses and the inadequacy of Policy SP14 in delivering the employment needs of the plan area.

(Please continue on a separate sheet if necessary)

**Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.**

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**Amendments to paragraph 3 of Policy SP14 to more easily allow windfall employment development to come forward on greenfield sites either: in the instance that it is demonstrated that it clearly responds to the needs of the wider market rather than specifically a named end user; or in the instance that a major investment opportunity is identified that would otherwise be frustrated by adherence to the sequential approach.**

(Please continue on a separate sheet if necessary)

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(Please continue on a separate sheet if necessary)

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Office Use Only	Part A Reference:
	Part B Reference:

Signature:

Mr G Armstrong

Date:

17/02/2021

Office Use Only	Part A Reference:
	Part B Reference: