



**Kettering**  
TOWN COUNCIL

Community • Environment • Heritage

KETTERING TOWN COUNCIL

REPORT FOR DECISION

Item No:- 22/116

Committee:-	Council
Date:-	19 <sup>th</sup> April 2023
Author:-	Martin Hammond, Town clerk
Report Title:-	Assets of Community Value Green Patch Kettering
Wards Affected:-	Avondale Grange

**1. Purpose of Report**

To seek Council's views on the designation of The Green Patch as an asset of community value

**2. Recommendations**

**Council is recommended** to endorse the designation of The Green Patch as an asset of community value.,

**3. Information**

- 3.1. North Northamptonshire Council has received an application from Groundwork Northamptonshire to designate The Green Patch as an asset of community value, and this Council is being consulted on the proposal. The site is shown in Appendix One and comprises a 2.5 acre site off Margaret Rd, adjacent to the Council's own allotments. The site contains a multi-use building and disabled access toilet facilities and, as members are aware, is a significant asset for the town as well as the immediate area, providing horticultural work experience, mental health support and acting as a focus for community activity as well as providing fresh, healthy produce

for the benefit of an area of relative disadvantage. The site plan is attached as Appendix One.

- 3.2. Members will also be aware that the outline application for Hanwood Park implied the construction of a link road over the River Ise which would have consumed some of the site. Although no decision on the route of the road had been taken, this designation is intended to make the delivery of that road more difficult on the original intended alignment.
- 3.3. A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interests include cultural, recreational and sporting interests.
- 3.4. Once listed as an asset of community value with the local authority, the local community will be informed if the property is listed for sale within the five year listing period. The community can then enact a Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset. This effectively slows up the process by which proposed development might otherwise be delivered and obliges the prospective developer to consider if another solution to their plans is a better route to take. It does not mean that development cannot ultimately happen.
- 3.5. The land in question is owned by NNC and the Groundwork Trust have a 99 lease of the land. Although NNC could refuse to dispose of the land for any access route which is granted planning permission, they would be at risk of frustrating their own planning consent, which is challengeable in law.

#### **4. Consultation and Engagement**

The Council is a consultee. We are asked to respond by 28<sup>th</sup> April; NNC has until 4<sup>th</sup> may to determine the nomination.

#### **5. Finance, Legal and Resource Implications**

None for this Council

#### **6. Climate change implications**

The Green Patch makes a significant contribution to the environment of the Grange estate and to the wider town, has a number of sustainable development features and positively contributes to social, economic and environmental well being of Kettering.

## 7. Other Policy Implications

The Planning Committee have recommended to NNC, and to Hanwood Park, that the proposed route of the link route over the Ise valley be relocated so that it does not affect the Green Patch site, or abandoned entirely if that can be justified for traffic management reasons.

### Background Papers

Letter from NNC 14<sup>th</sup> March 2023

Planning Committee minutes, December 2022

Legislation on assets of community value.