

Kettering Town Council
Neighbourhood Planning Committee
Item NH21/06

SOUTH WEST KETTERING (HEADLANDS COMMUNITY)
NEIGHBOURHOOD PLAN 2019 – 2031

BASIC CONDITIONS STATEMENT

Published by Kettering Town Council under the Neighbourhood
Planning (General) Regulations 2012
(as amended)

October 2021

1. INTRODUCTION

- 1.1 This statement has been prepared by Kettering Town Council “KTC” to accompany its submission of the South West Kettering (Headlands Community) Neighbourhood Plan (“the Neighbourhood Plan”) to the local planning authority, North Northamptonshire Council (“the Council”), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the Regulations”).
- 1.2 The Neighbourhood Plan for the Neighbourhood Area of South West Kettering was initially progressed by the South West Kettering (Headlands Community) Neighbourhood Forum as qualifying body. Both the Neighbourhood Area (see Figure 1) and Neighbourhood Forum were designated by the then Local Planning Authority, Kettering Borough Council in 2015.
- 1.3 At that time Kettering was a non-Parished Town and did not have a Town Council. This changed on 1 April 2021 as part of the local government reform for Northamptonshire, which resulted in the replacement of all District and Borough Councils (and the County Council) by two Unitary Authorities. Kettering became a Parish within the unitary authority of North Northamptonshire. This meant, in accordance with the Town and Country Planning Act 61F (8A), that the designation of the SWK Neighbourhood Forum ceased to have effect and the function of qualifying body rested with Kettering Town Council (KTC). At the Annual Town Council Meeting on 19th May 2021, the Members formed a specific committee, the South West Kettering (Headlands Community) Neighbourhood Planning Forum, for the purpose of bringing forward the Neighbourhood Plan to referendum.

- 1.4 In accordance with the Regulations there has been extensive consultation within the local community, with other stakeholders and with the statutory bodies during the preparation of the Neighbourhood Plan.
- 1.5 The policies in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area for South West Kettering (Headlands Community) only. They do not relate to 'excluded development,' as defined in Section 61K of the Town and Country Planning Act 1990.
- 1.6 This statement explains how the submitted Neighbourhood Plan meets the basic conditions as defined in paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act (as amended). The basic conditions for neighbourhood plans are:
- having regard to national policies and advice contained in guidance issued by the Secretary of State.
 - contributing to the achievement of sustainable development.
 - general conformity with the strategic policies contained in the development plan for the local area and;
 - it is otherwise compatible with EU obligations

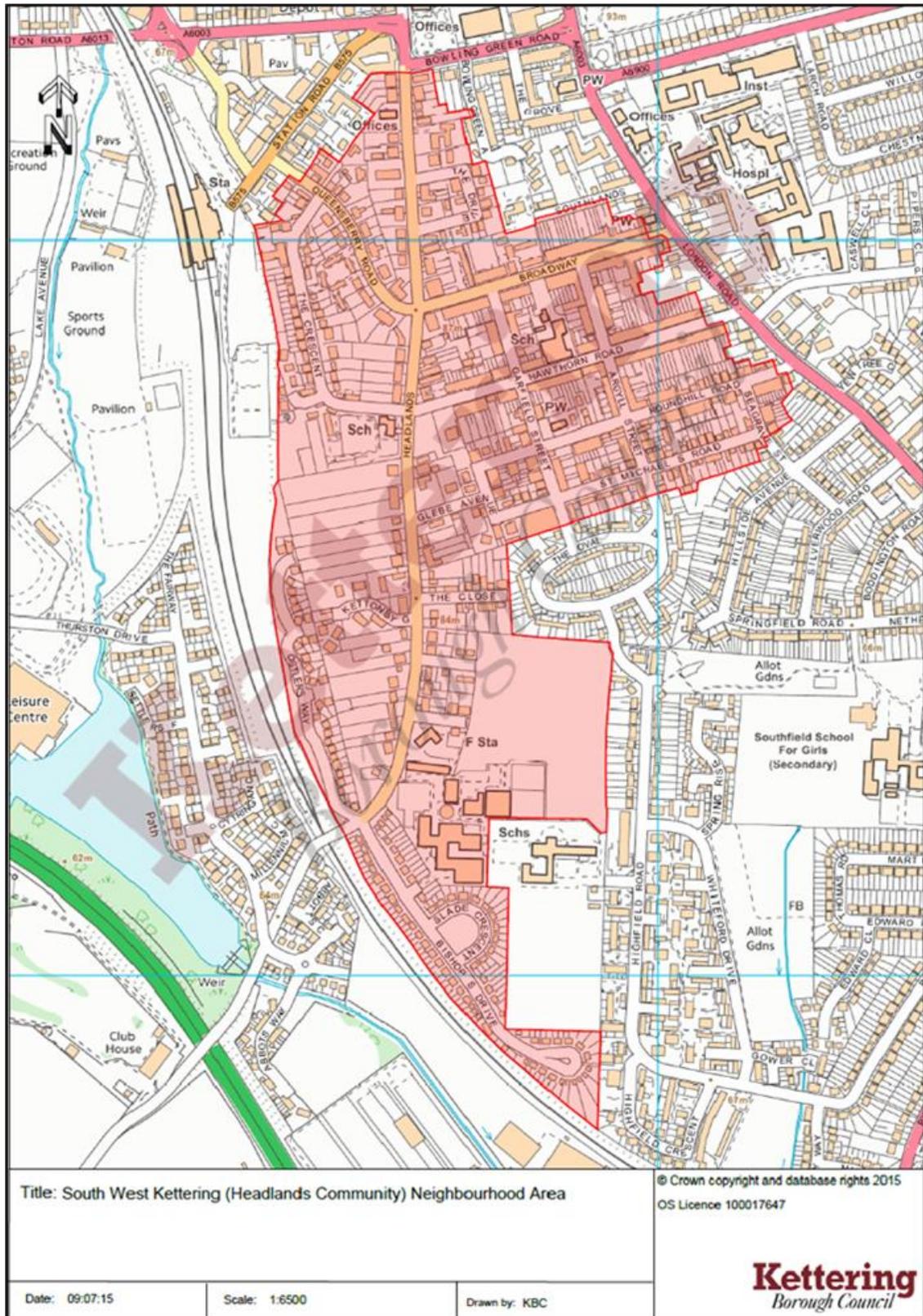


Figure 1: South West Kettering (Headlands Community) Designated Neighbourhood Area

2. CONFORMITY WITH NATIONAL PLANNING POLICY

- 2.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (2021) (NPPF). Due regard has been given to the guidance in the Planning Practice Guidance (PPG).
- 2.2 The Neighbourhood Plan complies with the NPPF in that it seeks to shape, direct and help deliver sustainable development by establishing non-strategic policies that influence local planning decisions. It represents a vision, objectives and policies for the Neighbourhood Area which reflect the desires of the local community for the kind of place that the Neighbourhood Area should be in the coming years.

Table 1: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	Commentary
Policy 1.	Community Services and Facilities.	The objectives of Policy 1 are consistent in particular with NPPF paras. 92-93, which states that planning policies should promote social interaction, enable and support healthy lifestyles, plan positively for community facilities and guard against the unnecessary loss of valued facilities, particularly where this would reduce the community's ability to meet its day-to-day needs.
Policy 2.	Defined Business Area.	The objectives of Policy 2 are consistent in particular with NPPF para. 81 in that it sets a policy that helps create conditions in which business can invest, expand and adapt, whilst ensuring the area functions well, maintains a strong sense of place, is a welcoming and distinctive place to live and work, with an appropriate mix of development that does not undermine quality of life and promotes a high standard of amenity for existing and future users
Policy 3.	Development in the Kettering Conservation Area.	The objectives of Policy 3 are consistent with NPPF Chapter 16 (paras. 189-190) of conserving and enhancing the historic environment as heritage asset.
Policy 4.	Protected Housing Areas	The objectives of Policy 4 are consistent with NPPF para. 8(b) insofar as policy 4 is seeking to retain buildings in residential use within the neighbourhood area where opportunities for creating new homes is constrained. This will contribute to the social objective in the NPPF ensuring that a sufficient number and range of homes are available

		to meet housing need. Furthermore, the retention of residential uses in a Town Centre location will contribute to supporting the vitality of the Town Centre, consistent with NPPF para. 86(f).
Policy 5.	Design of New Development.	The objectives of Policy 5 are consistent with NPPF paras 126, 127 and 130 and can be summarised through the provisions of para. 127 in that Plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable, and that design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics. The provisions of Neighbourhood Plan Policy 5 conform to the NPPF in this regard by requiring new development to meet these requirements with particular reference to the South West Kettering Character Area Assessment
Policy 6.	Natural Features and Landscape.	The objectives of Policy 6 are consistent in particular with NPPF para. 130 in recognising the important contribution that trees make to the character and quality of urban environments and that opportunities are taken to incorporate trees in development, and that existing trees are retained wherever possible. Policy 6 encourages the protection of planting and the enhancement of the area's character through new planting.

3. CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

3.1 To help demonstrate that the Neighbourhood Plan will contribute to the achievement of sustainable development, the social, economic and environmental effects of each policy have been scored in the table 2 below based on positive (+), neutral (0) and negative (-) indicators, together with an explanatory commentary.

Table 2: Neighbourhood Plan & Sustainable Development					
Policy		Social	Economic	Environ	Commentary
Policy 1.	Community Services and Facilities.	+	+	+	The policy is capable of bringing positive social benefits, particularly to those less able to travel, by allowing communities to meet basic needs at the neighbourhood level and encouraging social activities, worshipping faith, and promoting a sense of community. Economic benefits will arise from business creation and employment. Environmental benefits arise from reducing the need to travel.
Policy 2.	Defined Business Area.	+	+	+	This policy is capable of bringing social, economic and environmental benefits. The policy will protect and enhance the built and historic environment, while encouraging a mix and balance of uses in the area. It will help to conserve larger buildings within the Conservation Area and create local employment opportunities for residents, consistent with the character of the area. These businesses will bring footfall to the area, helping to maintain the viability of local businesses and services that support the wider resident population in the neighbourhood area.

Policy 3.	Development in the Kettering Conservation Area.	+	0	+	The policy is capable of having positive environmental effects by preserving and enhancing the character and appearance of the Conservation Area as a heritage asset. Reinforcing and celebrating historical associations with the Town; encouraging guardianship of local heritage and fostering a sense of community would be socially beneficial.
Policy 4.	Protected Housing Areas	+	+	0	The policy is capable of achieving positive social benefits in maintaining the predominance of housing in this part of the neighbourhood area that if lost would be difficult to replace. It would contribute to sustaining community cohesion and retaining a population that brings economic benefits to local business and those a short walk away in the Town Centre, and potentially housing a workforce for local businesses.
Policy 5.	Design of New Development.	+	+	+	The policy is capable of achieving multiple social, economic and environment benefits by reinforcing and enhancing the distinctive varied qualities of the neighbourhood area, keeping it as an attractive place for living and working, and encouraging investment in the area and businesses to stay in the area.
Policy 6.	Natural Features and Landscape.	+	-	+	The policy is capable of positive environment and social effects because retaining existing natural features and trees creates a keen sense of place and provides a quality street scape which promotes social benefits, for example community cohesion and a sense of well-being. Trees, bushes and hedgerows provide habitats within an urban fabric and steppingstones to enable freedom of movement for wildlife.

4. GENERAL CONFORMITY WITH THE POLICIES OF THE DEVELOPMENT PLAN

- 4.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the strategic policies in the development plan for the local area. The strategic policies for the area are contained in the North Northamptonshire Joint Core Strategy 2011 - 2031 (2016), which include policies on place shaping requirements and development management policies.

Table 3: Neighbourhood Plan & Development Plan Conformity Summary		
No.	Policy Title & Refs	Commentary
Policy 1.	Community Services and Facilities.	This policy is consistent with Policy 7 (Community Services and Facilities) of the Joint Core Strategy 2016 insofar as both policies seek the strategic objective of safeguarding existing viable facilities in the Neighbourhood Area because of their positive contribution to the local community, particularly those less able to travel greater distances to access services and facilities. The objectives of Policy 1 are also consistent with the Place Shaping Principles in Policy 8c(i) of the North Northamptonshire Joint Core Strategy 2016 and will contribute to the strategic objective of ensuring adaptable, diverse and flexible places by creating varied and distinctive neighbourhoods which provide for local needs through a mix of uses.
Policy 2.	Defined Business Area.	This policy is consistent with Policy 8c (Place Shaping Principles) of the North Northamptonshire Joint Core Strategy 2016 insofar as both policies share the objective of retaining the neighbourhood area as a varied and distinctive place, where a mixture of uses within the Defined Business Area contributes to the area's distinctive local character and assists in providing for different local needs.
Policy 3.	Development in the Kettering Conservation Area.	This policy is consistent with the objectives of Policy 2 (Historic Environment) and Policy 8 (Place Shaping Principles) of the North Northamptonshire Joint Core Strategy 2016. These policies share the objective of managing development within Conservation Area to ensure the character and appearance of the Conservation Area are preserved as a component of the neighbourhood area's varied and distinctive local character.

Policy 4.	Protected Housing Areas	This policy is consistent with Policy 8c (Place Shaping Principles) of the North Northamptonshire Joint Core Strategy 2016 insofar as both policies share the objective of retaining the neighbourhood area as a varied and distinctive place, with a mix of uses to meet local needs. This policy has the benefit of seeking to retain the resident population within the area that would be difficult to replace if reduced. The resident population uses the local facilities and services in the area and helps to safeguard those services for the benefit of quality of life in the area, which is consistent with the objectives of Policy 7 (Community Services and Facilities) of the Joint Core Strategy 2016. The policy seeks to retain the benefits of mixed uses consistent with the strategic place making principles of the Joint Core Strategy 2016.
Policy 5.	Design of New Development.	Consistent with Policy 8 (Place Shaping Principles) of the North Northamptonshire Joint Core Strategy 2016, which sets detailed design criteria to create well designed places. The Core Strategy emphasises the importance of good design (para 4.1) and sets out the Place Shaping principles through Policy 8. Policy 2 requires that 'Proposals should complement their surrounding historic environment through the form, scale, design and materials'. Policy 3 states that development should 'Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management'. The provisions of Neighbourhood Plan Policy 5 conform by requiring new development to meet these requirements with particular reference to the South West Kettering Character Area Assessment.
Policy 6.	Natural Features and Landscape.	This Policy is consistent with Policy 8 (Place Shaping Principles) of the North Northamptonshire Joint Core Strategy 2016 insofar as both policies encourage the retention and enhance of planting within the area to add character and quality to the area, and to contribute to delivering biodiversity enhancement within the area.

5. COMPATABILITY WITH EU LEGISLATIONS

- 5.1 The scope and nature of the policies in the Neighbourhood Plan are such that the Plan is not considered likely to have any significant environmental effects for the purposes of Strategic Environmental Assessment. This will be considered in more detail through the Screening Report prepared to determine if the Neighbourhood Plan required a Strategic Environmental Assessment in accordance with

the European Directive 2001/42/EC. It will also establish whether a Habitats Regulations Assessment (HRA) is required under the European Directive 92/43/EEC.

- 5.2 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. As well as local residents, a wide range of other interested parties have been consulted. Face-to-face meetings with business operators (including retail, financial services and care home operators) were held. Leaders of Schools and Places of Worship were consulted. Public meetings have been held. Drop-in consultation events were arranged. Leaflets (including post-cards and Christmas Cards) were distributed to all premises within the Neighbourhood Area. A dedicated notice board was installed in a public place adjacent to a School and Butchers shop. Effective use was made of the website and community Facebook accounts were used to publicise consultation events and provide information on how to get involved and the progress milestones of the Plan's preparation.
- 5.3 Opportunity has been available for all interested parties to contribute to the Neighbourhood Plan and considerable care has been taken throughout the preparation and drafting of this Neighbourhood Plan to ensure that the consultation process was thorough, transparent, fair and inclusive: avoiding any unintentional negative impacts on any particular groups.