



Broughton Neighbourhood Plan Neighbourhood Development Order

shaping our future together
2016 through to 2031

Procedure and Policy

The Neighbourhood Development Order is developed with community engagement through consultation and consented by the community by Referendum.

Once the draft is complete, this document is submitted to Kettering Borough Council for review and to establish conformity with prevailing planning policy. It is then put forward for a public pre-submission consultation. Thereafter, it is resubmitted for public consultation by Kettering Borough Council before being sent through for examination by an Independent Examiner and, if approved, a Referendum will take place. When it passes through the Referendum, the Neighbourhood Development Order will become a statutory planning document consenting development as outlined by the Order.

An Environmental Impact Assessment for this Neighbourhood Development Order is not required as it does not include a classification of development set out in Schedule 1 and is less than the threshold size of 0.5 Ha in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

A Habitat Regulation Screening Assessment has been conducted by Kettering Borough Council.

An SEA Screening Opinion and Assessment have been completed.

The Neighbourhood Development Order complies with The Neighbourhood Planning (General) Regulations 2012, Chapter 6.

Neighbourhood Development Order

Our Neighbourhood Plan has established that Broughton is not delivering a full spectrum of housing size and that there is an evidenced need for smaller properties of 1 and 2 bedrooms.

The current BT Exchange in Church Street is considered to be a valuable strategic site for the village which will provide an excellent opportunity for the delivery of a development of smaller sized properties of one or two bedrooms for young people, single occupancy or later life downsizing which would be close to the village centre (a rare remaining opportunity).

Neighbourhood Development Order

This Neighbourhood Development Order will consent :

- a) Delivery of a strategic site for locally identified open market housing need
- b) Deliver a development of a minimum of 5 and a maximum of 7 dwellings consisting of small “mews” flats and/or terraced houses of 1 or 2 bedrooms
- c) will have special regard to the enhancement of our Conservation Area in Church Street.
- d) will contribute to the achievement of sustainable development and identified need for Broughton.

This site is currently unattractive and without merit for design but benefits from a scale of being suitable for consideration for development and has good access. It is also currently starkly out of keeping with its surroundings in Church Street and is excluded in an isolated pocket from one of our key Conservation Area locations for this reason.

Church Street therefore, will be significantly enhanced by a sympathetic and quality development which will bring this site into alignment with its surroundings.

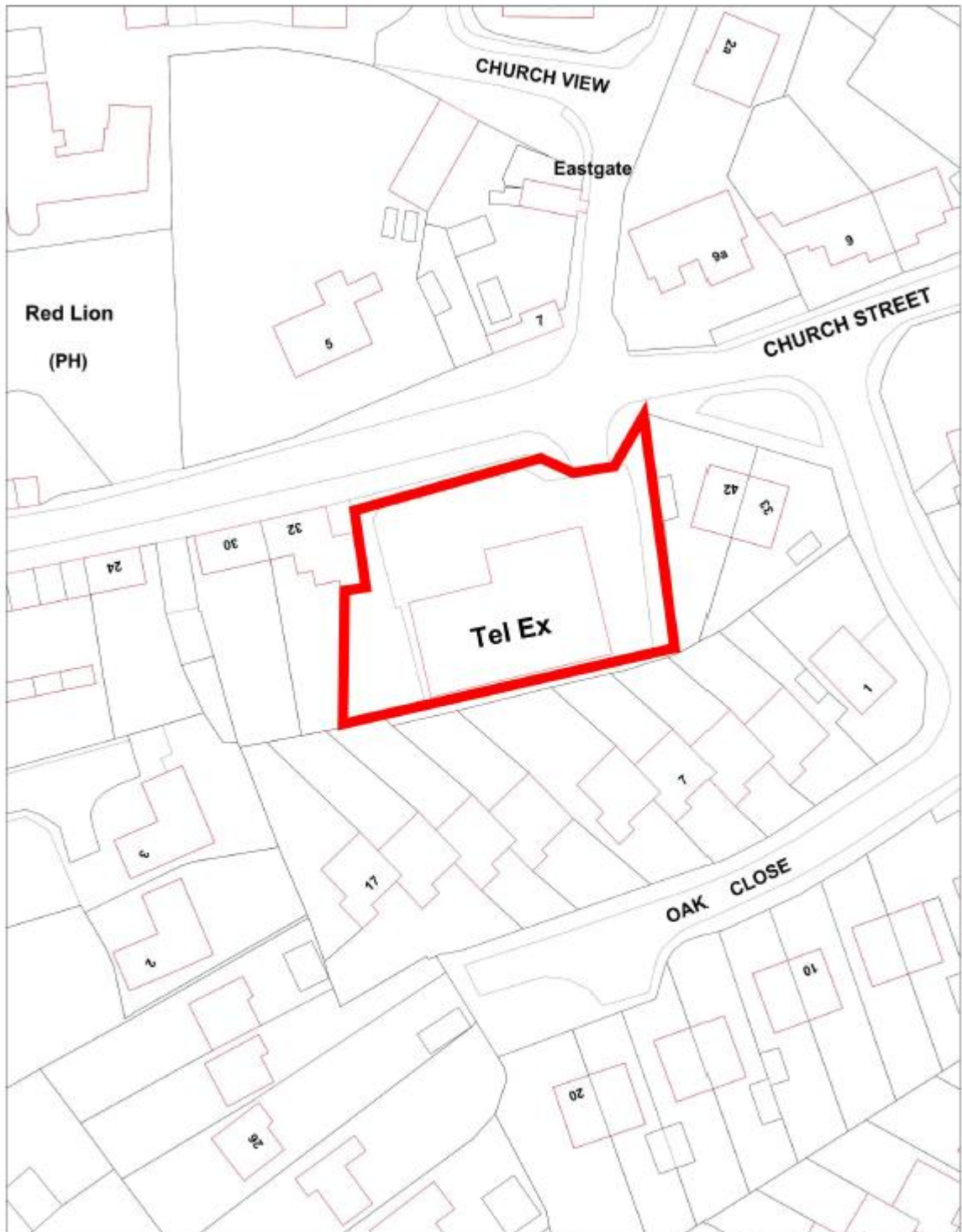
The development will be permitted by this Neighbourhood Development Order and, subject to approval by The Examiner, will be valid for the lifetime of the Broughton Neighbourhood Plan through to December 31st 2031. An annual review will be conducted during the plan period as part of the Monitoring due diligence process.

In addition to the above comments, the site assessment for this location is returning a very favourable rating – in most part due to its close proximity to our village amenities of the school, church, parks, local convenience store and local transport along with the fact that it will generate the re-use of an existing brownfield site.

The desire therefore is to facilitate the planning permission for development for the landowner which in turn will deliver certainty of outcome for the Broughton Community.

The site is in use as a village telephone exchange at the start of the Plan with the landowners being aware and supportive of the planning facilitation this NDO will provide. The expectation for landowners and the Neighbourhood Plan is that this site will be a medium to long term delivery in line with BT/Ofcom Strategy for national digital switchover and corresponding to the desired long term phasing of the delivery of the remaining housing allocation for the Neighbourhood Plan.

Neighbourhood Development Order



Title: Telephone Exchange, Church Street, Broughton

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright. All rights reserved.

Licence 100017647

Date: 20:08:17

Scale: 1:500

KBC

Kettering
Borough Council

Neighbourhood Development Order

This Neighbourhood Development Order will consent :

- Delivery of a strategic site for locally identified open market housing need,
- Deliver a development of a minimum of 5 and a maximum of 7 dwellings consisting of small “mews” flats and/or terraced houses of 1 or 2 bedrooms
- will have special regard to the enhancement of our Conservation Area in Church Street.
- will contribute to the achievement of sustainable development and identified need for Broughton.

Examples of site layouts are detailed below however these are not binding or prescriptive.

Church Street

Option 1: 5x 2 bedroom terraced houses

Church Street

Option 2: 3x 2 bed terraced houses + 4x 2bed apartments

Title			
© The contents of this drawing are the property of Maquarius and are not to be used, reproduced, copied, or disseminated in any form without the written permission of Maquarius.			

Maquarius	
Architecture & design	
The Station 10 Church Street Broughton, Broughton	
www.maquarius.co.uk	
Client: Broughton Parish	
Site: Church Street Broughton	
Drawing title: Draft Plans	
Drawn by: [Name]	Checked by: [Name]
Date: [Date]	Date: [Date]
Issue: [Version]	February 2017
Drawing number: B17-121-001	

Neighbourhood Development Order

Key Design Principles

This Neighbourhood Development Order will comply with the Broughton Neighbourhood Plan Development Design Policy 3, Building Regulations and, will specifically apply the following NDO Design Principles to ensure a build of highest quality and suitability whilst providing for the satisfactory delivery of an enhancement of the immediate conservation area.

Neighbourhood Development Order Design Principles

Development on the site will require compliance with the following principles :

- a) The dominant heritage external materials are ironstone and welsh slate in Broughton. The Church Street frontage will be built with ironstone or be predominantly ironstone featured with heritage style red brick providing the opportunity to enhance and align with the core heritage of the immediately adjacent conservation area of Church Street and core heritage of the village reinforcing local identity and sense of place.
- b) The development of this site must observe the principle for development of 1 or 2 bedroom properties.

Additionally,

- c) This new development will provide dwellings which abut to the pavement or retain small front gardens respecting the historic character of Broughton.
- d) The Development will preserve or enhance characteristic views within, from and into the Conservation Area.
- e) White UPVC windows and doors are inappropriate for this site.
- f) Parking and services (waste bins) will be located as unobtrusively as possible and will not be a dominant feature of the development to mitigate any adverse visual impact on the street scene.
- g) If the Development requires an area of paving or surfacing within the site, simple, attractive, durable and sustainable materials will be required to provide a subordinate foreground which relates well to the surrounding buildings.
- h) Building height will reflect the building heights of immediately adjacent properties in Church Street

Neighbourhood Development Order

Key Design Principles

- i) Roof form will be complementary to adjacent properties in Church Street.
- j) The principal elevations will be fronting Church Street.
- k) The Development will not serve to have an overbearing impact on Church Street and must align and blend with sympathetic design and form of the heritage street layout.
- l) Internal floor areas will meet the National Space Standards
- m) An adaptable housing layout design will be encouraged to provide for flexible internal layout and enabling cost effective alterations.
- n) The Development will incorporate suitable design attributes appropriate for later life downsizing opportunities eg wider doorways suitable for impaired mobility users.

In order to secure a satisfactory development, this Neighbourhood Development Order requires the following matters to be approved prior to commencement of development:

- Submission of reserved matters (regarding access, appearance, landscaping, layout and scale)
- Details of materials
- Parking
- Ground and floor level Plan
- Scheme for bin storage and collection
- Submission of a construction management plan
- Boundary treatment details
- Surface water drainage solution
- Ecological survey
- Contamination Assessment
- Archaeological Assessment

Neighbourhood Development Order

The Broughton Neighbourhood Plan has promoted this site in our consultation exercises and has received strong favourable support from the community. The Neighbourhood Development Order is included within our Neighbourhood Plan document which has completed pre-submission public consultation from 14th December 2016 through to 19th January 2017 with the Neighbourhood Development Order pre-submission public consultation running from 14th June to 26th July 2017.

The Neighbourhood Plan will apply a specific Neighbourhood Development Order policy as follows and the Development will be subject to stringent suitability with regard to the immediate adjacent Conservation area in Church Street.

Subject to approval, this Neighbourhood Development Order will be valid for the duration of the Neighbourhood Plan period through to December 2031 after which time it will expire.

For information, the Neighbourhood Plan Development Order Policy is shown below.

Neighbourhood Development Order Policy

Objective

- To deliver a strategic site for locally identified open market housing need
- Speed for delivery by developer and certainty of outcome in delivery for the Broughton Community.

Policy

The Neighbourhood Development Order for the existing BT Exchange in Church Street will consent :

- a) a development of a minimum of 5 and a maximum of 7 dwellings consisting of small “mews” flats and/or terraced houses of 1 or 2 bedrooms
- b) Dwellings will be in the form of a small two storey mews (with roof height and scale in proportion to immediate neighbouring dwellings)
- c) The Neighbourhood Development Order will have special regard to the enhancement of our Conservation Area in Church Street.
- d) The Neighbourhood Development Order will contribute to the achievement of sustainable development and identified need for Broughton.

Conformity

- Broughton Housing Needs Survey
- The Neighbourhood Planning (General) Regulation 2012 [The Neighbourhood Planning \(General\) Regulation 2012](#)
- National Planning Policy Framework

Neighbourhood Development Order



The existing BT Exchange in Church Street

The potential of the site will be a significant enhancement in Church Street

