



Broughton Neighbourhood Development Order Basic Conditions Statement

shaping our future together
2016 through to 2031

Contents

	Page
Introduction	3
Designated Area	4
Qualifying Body	4
Section A – National Policies	5
NPPF Three Criteria to Achieve Sustainable Development	5
NPPF Core Principles	8
Sections B and C: Architecture, Heritage and Conservation Area	11
Section D: Sustainable Development	14
Section E : Regional & Local Policies	18
NNJCS Evidence Base Documents	32
Section F & G: European Obligations	34

Introduction

A statement (a basic conditions statement) setting out how a draft neighbourhood plan or Order meets the basic conditions must accompany the draft Neighbourhood Plan or Order when it is submitted to the local planning authority (see regulation 15(1)(d) and [regulation 22\(1\)\(e\)](#) of the Neighbourhood Planning (General) Regulations 2012 (as amended)).

Only a draft Neighbourhood Plan Development Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

This Basic Condition Statement will demonstrate how the Broughton Neighbourhood Plan Development Order is compliant with these conditions.

A draft order meets the basic conditions if :

- a)having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- b)having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- c)having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- d)the making of the order contributes to the achievement of sustainable development,
- e)the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f)the making of the order does not breach, and is otherwise compatible with, EU obligations, and
- g)prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

78A. A neighbourhood development order may not grant planning permission for development which :

- a)is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and
- b)is not directly connected with or necessary to the management of the site.

The Designated Area

The Broughton Neighbourhood Development Order covers the proposed development of the existing BT Exchange site in Church Street, Broughton

Broughton Parish Council as a qualifying body applied to Kettering Borough Council to designate the Parish of Broughton as the Neighbourhood Plan Area for the Broughton Neighbourhood Plan. A consultation on the proposed Neighbourhood Plan Area took place from 4th November 2013 to 16th December 2013.

On 15th January 2014 Kettering Borough Council designated the Parish of Broughton as the Neighbourhood Plan Area for the Broughton Neighbourhood Plan.

Broughton Neighbourhood Plan is the only Neighbourhood Plan in the designated area. No other Neighbourhood Plan exists or is in development for any part of the Neighbourhood Area. The proposed development site lies within the Neighbourhood Plan Designated Area

The Qualifying Body

The Broughton Neighbourhood Plan is submitted by Broughton Parish Council which is a Qualifying Body as defined by the Localism Act 2011.

National Policies

For the purposes of the Neighbourhood Plan the National Policy outlined within the National Planning Policy Framework has been considered alongside relevant national policy guidance. The NPPF sets out three criteria to achieve sustainable development, social, economic and environmental.

The Broughton Neighbourhood Plan Development Order must support these principles.

NPPF	Broughton Neighbourhood Plan
An economic role	Development Order
<p>Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.</p>	<p>It was felt important to encourage a sustainable and balanced community across the age spectrum in order to maintain a thriving village economy.</p> <p>The shortage of small open market properties makes it difficult for first time buyers and those wishing to downsize to find a home in Broughton.</p> <p>The NDO seeks to address this issue by providing open market small properties to suit both ends of the age spectrum.</p> <p>18 Affordable housing units were constructed in 2016/17 in addition to 12 1, 2 or 3 bed units constructed since 2011. This NDO development site is anticipated to become available towards the end of the plan period.</p>

National Policies

A social role

Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being

Development Order

Analysis of the housing stock in Broughton has demonstrated that there is a disproportionate amount of larger dwellings. This results in young people wishing to live in the village finding it difficult to find a suitable property. It also results in older people living in larger properties who may wish to downsize and remain in Broughton finding it difficult to find a property to suit their needs.

Broughton does have significant capacity of Affordable properties both for social rent and shared ownership but this solution is not always desirable or available to those looking for a home.

The NDO will provide small open market properties close to the village centre which will be sympathetic to the local built environment and will be constructed to a standard which will make them economic to own by using energy efficient solutions.

National Policies

An environmental role	Development Order
<p>Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p>	<p>The Development Order has been created to ensure that redevelopment of a commercial site adjacent to the Conservation Area will result in properties more in keeping with the neighbouring historic street scene.</p> <p>The development site is close to the village centre services and public transport.</p>

NPPF Core Principles

NPPF Core Principle	Development Order
<p>1. Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area</p>	<p>The principle of the NDO was included during consultations on the general Neighbourhood Plan which received a great deal of support. A separate 6 week public consultation on the detail of the Development Order was also carried out</p>
<p>2. Be a creative exercise in finding ways to enhance and improve the places in which people live their lives,</p>	<p>The analysis of housing stock in Broughton found there to be an oversupply of large properties making it difficult for first time buyers looking for open market properties and those wishing to downsize to find a suitable home.</p> <p>Redevelopment of an industrial site which is close to the village centre and is out of keeping with the surrounding area in order to provide small open market properties will go some way to address this deficit and will enhance the neighbouring street scene.</p>
<p>3. Objectively to identify and then meet the housing, business and other development needs of an area,</p>	<p>The 2011 census shows that Broughton has a lesser percentage of 1 and 2 bedroom properties than the average of Kettering Borough and greater than average of 4 bedroom and above. This has been exacerbated further by the completion of a further 32 4 or 5 bed properties during 2016/17. While Broughton has considerable affordable housing provision including 18 units completed during 2016/17 there is a shortage of smaller open market properties to meet the demand of first time buyers and those wishing to downsize.</p>

NPPF Core Principles

NPPF Core Principle	Development Order
4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;	The Development Order requires the development to be of such design and be constructed with materials which enhance and reflect the immediate surroundings and provide good quality accommodation.
5. Recognise the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;	The development site is brownfield which will avoid unnecessary encroachment into the surrounding countryside. It will provide small properties which are in short supply in Broughton which will support young people and those wishing to downsize to find homes in the village.
6. Support transition to a low carbon future	The development site is in the centre of the village close to shops and public transport which will help to reduce car use. The Development Order will also require the use of energy efficient materials.
7. Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value	The development site is a brownfield site which reduces the need for encroachment into the countryside.
8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land),	The development site is a brownfield site.
9. Recognise that some open land can perform many functions (such as for wildlife, recreation)	The development site is a brownfield site so no open land is required
10. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	The development site is adjacent to the Conservation Area which includes listed buildings but it is starkly out of character with the adjacent heritage street scene. Redevelopment of this site with domestic dwellings of an appropriate design will improve and enhance this area.

NPPF Core Principles

NPPF Core Principle	Development Order
<p>11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>The development site is close to the centre of the village and within easy walking distance of shops, public transport and the school</p>
<p>12. Improve health, social and cultural wellbeing for all</p>	<p>The lack of smaller properties available on the open market risks driving young families and those older residents seeking to downsize out of the village. This imbalance would not make for a socially cohesive community. By working towards addressing the availability of a wider range of homes the Development Order will contribute towards a “whole life” offer for those wishing to make Broughton their home and thus maintain a lively and sustainable community.</p>

Sections B and C: Architecture, Heritage and Conservation Area

Background

Broughton is an ancient village which is mentioned in the Domesday Book of 1086 under the Medieval name Burtone although it can be traced back to Anglo Saxon times. The hamlet of Little Cransley to the North of Broughton was incorporated into the administrative area of Broughton and although the name remains the two villages are to all intent and purpose one place. Historically Broughton was a dispersed village mainly based around agriculture. There is very little employment in the village, based mainly around the blacksmith, the primary school, the pub and the Co-Op, other businesses are more typically owner operated. In recent times it has seen rapid growth to serve commuters to nearby Kettering, Northampton and beyond as Kettering has a rail link to London and Leicester. There are several Grade II listed buildings in the village including the 12th century St Andrews Church, the Gables in Church St which incorporates a 16th century open hall house and the early 17th century Yeomans House. Many of the buildings in High St are 19th century and the blacksmith's George James & Sons in Cransley Hill dates back to 1841.

A Conservation Area covering the oldest areas of Boughton and Little Cransley was adopted in April 2014. The Conservation Area Appraisal together with a map showing the extent of the Conservation Area are included in the appendix of the Neighbourhood Plan.

Sections B and C: Architecture, Heritage and Conservation Area

Strategic Environmental Assessment

The Strategic Environmental Assessment Directive is a European Union requirement that seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the Directive is “to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.” The Strategic Environmental Assessment Directive is implemented through the Environmental Assessment of Plans and Programmes Regulations 2004, which apply to a plan or programme related solely to England (or part of England), or to England (or part of England) and any other part of the United Kingdom. Where the Directive applies, there are some specific requirements that must be complied with. Strategic environmental assessment alone can be required in some exceptional situations, where a neighbourhood plan could have significant environmental effects.

Kettering Borough Council conducted an Environmental Screening Opinion request on behalf of the Broughton Neighbourhood Plan in March 2016. Environment Agency, Natural England and Historic England were consulted. Environment Agency and Natural England saw no reason for a Strategic Environmental Assessment but as one of the development sites proposed in the Plan is located adjacent to the Conservation Area Historic England requested that one be carried out.

A Scoping Report was subsequently issued to all three consultees, Historic England requested a slight change in the wording of one item but other than that all three agencies were content. A Strategic Environmental Assessment (SEA) was then completed which is included in the appendix of the Neighbourhood Plan. This SEA complies with the specific requirements of the Directive.

Sections B and C: Architecture, Heritage and Conservation Area

Conformity with NPPF

The development site is adjacent to the Conservation Area but is an industrial site starkly out of keeping with the immediate surroundings. The Development Order requires future development of the site to be of such design as to compliment and enhance the neighbouring heritage street scene. Materials and roof lines will be required to reflect the adjoining properties so as to create cohesive street scene.

Listed buildings are in the vicinity of the development site although not immediately adjacent. Redevelopment of the site will not have a direct impact on any listed building but the resulting enhancement of the general area will improve the setting of these buildings.

Section D : Sustainable Development

NPPF Principle	NPPF Objective	Development Order
1. Building a strong, competitive economy	Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure	By requiring the development site to be used for small open market properties the Development Order works towards addressing the imbalance of housing stock and thus encourages a diverse range of residents to make their home in Broughton.
2. Ensuring the vitality of town centres	Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality	By increasing the range of property available the Development Order will contribute towards a “whole life” offer which will help to maintain an economically sustainable community.
3. Supporting a prosperous rural economy	Promote the development and diversification of agricultural and other land-based rural businesses	Not covered by Development Order
	Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship	By increasing the range of property available the Development Order will contribute towards a “whole life” offer which will help to maintain an economically sustainable community.
4. Promoting sustainable transport	Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter	The Development Order will require adequate off street parking to avoid further congestion

Section D : Sustainable Development

NPPF Principle	NPPF Objective	Development Order
5. Supporting high quality communications infrastructure		Beyond the scope of Development Order
6. Delivering a wide choice of high quality homes	Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.	The development site is anticipated to be deliverable towards the end of the plan period as there has been significant development at the start of the period and a separate proposed site is currently available for development.
	Set out their own approach to housing density to reflect local circumstances.	
	Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;	The Development Order requires the site to provide small properties suitable for first time buyers or those wishing to downsize which is the identified sector currently in short supply. The development site is a brownfield site adjacent to the Conservation Area, the Development Order will require the development to be sympathetic to and in keeping with the immediate heritage street scene
	Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area	
7. Promoting healthy communities	Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.	The Development Order will contribute towards maintaining an economically balanced community and thereby help to support local services
	Planning policies should protect and enhance public rights of way and access.	The development site is a brownfield site with no current public access
	Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them.	

Section D : Sustainable Development

NPPF Principle	NPPF Objective	Development Order
8. Requiring good design	<p>Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area</p> <p>Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation</p> <p>Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.</p> <p>Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions</p>	<p>The Development Order will determine the broad design and scale of the development site in order to provide the required type of property. The design and choice of materials will be required to be sympathetic to and reflect the immediate surroundings of the heritage street scene of the adjacent Conservation Area.</p>
9. Protecting Green Belt land		<p>The development site is a brownfield site</p>
10. Meeting the challenge of climate change, flooding and coastal change	<p>Plan for new development in locations and ways which reduce greenhouse gas emissions</p>	<p>The development site is close to the village centre and within easy walking distance of services and public transport</p>

Section D : Sustainable Development

NPPF Principle	NPPF Objective	Development Order
<p>11. Conserving and enhancing the natural environment</p>	<p>In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value</p>	<p>The development site is a brownfield site and will thus avoid any encroachment into the wider countryside</p>
	<p>Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.</p>	
<p>12. Conserving and enhancing the historic environment</p>	<p>Local planning authorities should take account of the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring and the opportunity to draw on the contribution made by the historic environment to the character of a place.</p>	<p>The development site is adjacent to the Conservation Area but is an industrial site starkly out of keeping with the surrounding area. Redevelopment of this site will have no direct impact on the listed buildings in the area but by creating a development more sympathetic to the heritage environment it will improve the setting of these buildings and the area as a whole</p>
<p>13. Facilitating the sustainable use of minerals</p>		<p>Not applicable</p>

Section E : Regional & Local Policies

Development Plan for Kettering Borough

The Adopted Local Development Plan for Kettering Borough is North Northamptonshire Joint Core Strategy (NNJCS). Kettering Borough's Site Specific Local Plan 2 (SSLP2) is emerging but not expected to be adopted until September 2018 (Source: LDS Timetable). Until the Site Specific Local Plan 2 is adopted the saved policies from the 1995 Local Plan remain in place.

The following table will demonstrate how the Broughton Neighbourhood Development order complies with the relevant policies in the NNJCS and the saved policies from the 1995 Local Plan . Where NNJCS principles in addition to policy are relevant they are included in the appropriate section of this table.

NNJCS policies are designed to cover a wide range of situations and thus some sections are not relevant to this Neighbourhood Plan.

Where NNJCS policy refers to areas not relevant to the Neighbourhood Order only those sections which are relevant are mentioned to avoid unnecessary clutter.

NNJCS Policy 1 Presumption in favour of sustainable development	Development Order
To be regarded as “sustainable” within the context of North Northamptonshire, development should contribute to delivering the Plan Vision and Outcomes through compliance with the relevant policies of this Plan. Development that conflicts with policies of the Plan will be refused unless material considerations indicate otherwise. The NNJCS Plan Vision and Outcomes include:	The Broughton Neighbourhood Development Order has given the community an opportunity to determine the type of development it wishes to see in one of the few remaining strategic sites within the village. There is a recognised desire for a site which is inappropriate in its current setting to be redeveloped to provide sympathetically designed small properties to encourage young families to set up home in the village and to provide an attractive offer for those wishing to downsize. This opportunity will make a contribution to maintaining a well balanced and sustainable community into the future.

Section E : Regional & Local Policies

NNJCS Policy 1

Presumption in favour of sustainable development

Development Order

1. EMPOWERED AND PROACTIVE COMMUNITIES

The Plan sets out a framework for place shaping, focusing on the issues that matter to local communities and providing a context within which community led planning initiatives can flourish and prosper. It seeks to create successful, safe, strong, cohesive and sustainable communities where residents are actively involved in shaping the places where they live.

3. DISTINCTIVE ENVIRONMENTS THAT ENHANCE AND RESPECT LOCAL CHARACTER AND ENHANCE BIODIVERSITY

The Plan sets out a framework for retaining the area's distinctiveness, by maintaining and enhancing landscape and townscape character. It promotes an integrated approach to biodiversity management and a net gain in Green Infrastructure, strengthening links between the countryside and the towns.

10. ENHANCED QUALITY OF LIFE FOR ALL RESIDENTS

The Plan identifies the quality and mix of housing needed to meet the full, objectively assessed needs of the housing market area, ensuring that a sufficient proportion is affordable and accessible to all. It supports initiatives that build stable, safe, healthy and strong communities, which means respecting cultural diversity and distinctiveness; planning new development to help reduce crime, anti-social behaviour and the fear of crime; promoting well-being and health; ensuring that development is of local character; and supporting area based renewal.

Section E : Regional & Local Policies

NNJCS Policy 2 Historic Environment

The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;
- b) Proposals should complement their surrounding historic environment through the form, scale, design and material

Development Order

Broughton has a Conservation Area which encompasses a large part of the historic heart of the village. The development site is adjacent to this area and the Development Order will require new development to be in keeping with the immediate heritage street scene both in terms of design and materials.

While the development would not impact directly on any heritage asset it would improve the setting of these assets.

A Strategic Environmental Assessment was carried out to accompany the associated Neighbourhood Plan which tested the policies and strategies against relevant European Directives, national and regional policies.

This report is contained in a separate document.

NNJCS Policy 3 Landscape Character

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area in which it would be situated or viewed from.

- d) protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence;

Development Order

The development site is a brownfield site in the centre of the village and cannot be seen from the surrounding landscape.

Section E : Regional & Local Policies

<p>NNJCS Policy 4 Biodiversity and Geodiversity</p>	<p>NNJCS Additional principles</p>	<p>Development Order</p>
<p>Protecting existing biodiversity and geodiversity assets by: i. Refusing development proposals where significant harm to an asset cannot be avoided, mitigated or, as a last resort, compensated.</p>		<p>The development site is a brownfield site with no recorded protected species of flora or fauna. A biodiversity assessment would be carried out prior to commencement of any construction as required by KBC Biodiversity SPD</p>
<p>NNJCS Policy 6 Development on Brownfield Land</p>	<p>NNJCS Additional principles</p>	<p>Development Order</p>
<p>In allocating land for development and considering planning applications, priority will be given to the reuse of suitably previously developed land and buildings within the urban areas.</p>	<p>Para 3.65 Focusing development on previously developed land (commonly referred to as brownfield land) is a priority for North Northamptonshire. It is an important part of ensuring North Northamptonshire’s resilience, limiting the use of greenfield land, particularly of the best and most versatile agricultural quality, and ensuring the regeneration and restructuring of settlements.</p>	<p>The development site is a brownfield site</p>

Section E : Regional & Local Policies

<p>NNJCS Policy 7 Community Services and Facilities</p>	<p>Development Order</p>
<p>Development should support and enhance community facilities and assets, where appropriate by</p> <p>d) Not resulting in a net loss of open space, allotments, sports and recreation buildings and land, including playing fields unless:</p> <ul style="list-style-type: none">I. the facility is surplus to requirements; orII. a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing;	<p>The development site is a brownfield site</p>

Section E : Regional & Local Policies

<p>NNJCS Policy 8</p> <p>North Northamptonshire Place Shaping Principles</p>	<p>NNJCS Additional principles</p>	<p>Development Order</p>
<p>Development should:</p> <p>d) Create a distinctive local character by:</p> <p>i. Responding to the site’s immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation;</p> <p>ii. Responding to the local topography and the overall form, character and landscape setting of the settlement;</p> <p>e) Ensure quality of life and safer and healthier communities by:</p> <p>i Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.</p>	<p>Para 4.1 A key element of the Place Shaping agenda that underpins the Plan is the importance of good design, both at proposal and settlement level. Good design is critical in ensuring that proposals create sustainable, connected, characterful and healthy places, which people will enjoy for years to come.</p> <p>Para 4.7 Character can be defined as the combination of qualities or features, which distinguish one place from another. As such, it is insufficient to examine any single aspect of place in isolation, and ‘character’ must be considered at all scales, from settlement to building.</p> <p>Para 4.8 Development should respect and enhance local character by ensuring that it responds to its topography, wider context, the landscape setting within which it is located, and the local streetscape and local building materials.</p> <p>.</p>	<p>The Development Order requires the development to be of such a design as to be sympathetic and reflect the immediate heritage street scene and use materials which will reflect the neighbouring street scene.</p> <p>The design of the development is required to provide an attractive offer for both first time buyers and those wishing to downsize.</p>

Section E : Regional & Local Policies

<p>NNJCS Policy 9 Sustainable Buildings and Allowable Solutions</p>	<p>Development Order</p>
<p>Development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress.</p>	<p>The Development Order states that development must comply with the Broughton Neighbourhood Plan Design Policy 3B which requires the use of energy efficient solutions.</p>

Section E : Regional & Local Policies

<p>NNJCS Policy 10</p> <p>Provision of Infrastructure</p>	<p>NNJCS Additional principles</p>	<p>Development Order</p>
<p>Development must be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development and to support the development of North Northamptonshire</p> <p>c) Planning permission will only be granted if it can be demonstrated that there is or will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements arising from the proposed development.</p>	<p>Para 3.76 Local shops, community facilities (including places of worship) and other services play a vital role in promoting the sustainability of communities and contributing towards their self-reliance. Whilst the Growth Towns and Market Towns are the focus for facilities it will be important to provide services and facilities where they are appropriate to the needs of a community and to ensure the retention of premises and land for such uses.</p> <p>Para 3.77 The loss of services and facilities can have a significant impact on people's quality of life and the overall viability of communities. With an increasing proportion of older people in the population, access to locally based services will become increasingly important, reflecting lower mobility levels.</p> <p>Para 3.79 Open space, sports, arts and culture, recreation are essential elements of sustainable communities that contribute towards health, quality of life, sense of place and overall well-being. In addition they can add to an area's uniqueness, making it a distinctive, stimulating an exceptional place in which to live and work.</p> <p><u>4. DELIVERING ECONOMIC PROSPERITY</u></p> <p>Paragraph 6. Promoting the diversification of the rural economy, in particular by supporting the retention and development of local services and community facilities in villages</p>	<p>The Development Order is for a development of up to 7 small properties so it is not anticipated that there will be any significant additional infrastructure required.</p> <p>As the development site is in the centre of the village and within walking distance of local shops and services the expectation is that it will contribute towards the support of those businesses.</p>

Section E : Regional & Local Policies

<p>NNJCS Policy 11 Network of Urban and Rural Areas</p>	<p>NNJCS Additional principles</p>	<p>Development Order</p>
<p>Development will be distributed to strengthen the network of settlements in accordance with the roles in Table 1.</p> <p>Priority will be given to the re-use of suitable previously developed land and buildings within settlements, then to other locations that are readily accessible by a choice of means of travel.</p> <p><u>TABLE 1: SPATIAL ROLES</u></p> <p>The scale of development in an individual village, other than small scale infill opportunities, will be led by locally identified employment, housing, infrastructure and service requirements and dependent upon the form, character and setting of the village and its proximity to larger settlements.</p> <p><u>SETTLEMENT ROLES</u></p> <p>Supporting villages as focal points for community infrastructure and development to meet locally identified needs, where these cannot be met more sustainably at nearby larger settlements.</p>	<p>Para 5.12 The strategy is for development at villages to be limited to meeting locally arising needs unless meeting those needs would harm the form, character or setting of the village, result in coalescence or could not be served with suitable infrastructure. In these cases that need would be more sustainably met at a nearby larger settlement.</p>	<p>The development site is a brownfield site in the centre of the village.</p> <p>The re-development of this site determined by a Development Order will not only provide a predictable style of properties which may not otherwise be the case but also significantly enhance the adjacent Conservation Area and neighbouring street scene.</p> <p>This approach will provide the opportunity for first-time buyers and those wishing to down-size to remain in the village thus encouraging a balance of age-groups and a thriving community.</p>

Section E : Regional & Local Policies

<p>NNJCS Policy 29 Distribution of New Homes</p>	<p>NNJCS Additional principles</p>	<p>Development Order</p>
<p>Other than small scale infilling (Policy 11) or rural exceptions schemes (Policy 13), levels of housing development in excess of the identified requirements for the named Villages and Rural Areas will only be permitted where tested and supported through Part 2 Local Plans or Neighbourhood Plans. These plans should also identify the phasing of individual housing sites in the rural areas to ensure that development opportunities are not exhausted early in the plan period.</p>	<p>Para 5.5 Supporting villages as focal points for community infrastructure and development to meet locally identified needs, where these cannot be met more sustainably at nearby larger settlements;</p> <p>2. THE RURAL AREAS</p> <p>a) Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement;</p> <p>b) Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and/or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs.</p> <p>c) Local and Neighbourhood Plans will identify sites within or adjoining the villages to meet the rural housing requirements identified in Table 5. Other than small scale infilling or ‘rural exceptions’ schemes, development above these requirements will be resisted unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity;</p>	<p>The development site is within the village boundary and contributes to the identified housing need for the village.</p> <p>The delivery of this site is anticipated to be towards the end of the plan period as there has been significant development at the start of the period and there is another proposed site in the Neighbourhood Plan which is available for development.</p>

Section E : Regional & Local Policies

NNJCS Policy 30

Housing Mix and Tenure

Housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities. In particular:

- a) The mix of house types within a development should reflect
 - i. The need to accommodate smaller households as set out in paragraph 9.26 and 9.27 with a strong emphasis on the provision of small and medium sized dwellings (1-3 bedrooms) including, where appropriate, dwellings designed for older people.

NNJCS Additional principles

Para 2.28 Population trends referred to above have significant implications for the type of housing required. The SHMA indicates that for singles and couples, there is an increased requirement for 1 and 2 bed properties in an area with historically low supply of smaller homes. A small increase in the requirement for family housing is complicated by the projected large increase in lone parent households who have incomes typically a third of the average. The implication is that there is a need for more family housing that is affordable to lone parents

Para 2.29 The home ownership sector has been less responsive to demographic trends and has continued to develop a high level of traditional and larger family housing. The social rented sector continues to play an important role in housing smaller households and both need and demand are likely to increase under the joint pressures of demographic change and welfare reform.

Development Order

The 2013 Broughton Housing Needs Survey highlighted the over supply of larger properties in Broughton and this has been exacerbated by the development completed in 2017. The projection for housing requirements undertaken by the Cambridge Centre for Housing and Planning Research (CCHPR) for the North Northamptonshire Joint Core Strategy predicts a 30% increase in single occupancy households and a 21% growth in couples with no dependent children during the period of the plan. The Development Order will provide a predictable contribution to the stock of small open market properties to meet this growing demand.

Section E : Regional & Local Policies

NNJCS Policy 30

Housing Mix and Tenure Continued.....

NNJCS Additional principles

Development Order

ii. The existing housing stock within the settlement or neighbourhood/ward in order to address any gaps in provision and to avoid an over-concentration of a single type of housing where this would adversely affect the character or infrastructure of the area

Para 9.27 As well as providing flexibility to accommodate some of the demand for larger dwellings, **Policy 30** requires account to be taken of the composition of the existing dwelling stock in the neighbourhood/ward and the role that a development can play in filling any gaps in the provision of housing for different types of household. For instance an area where the housing stock is dominated by small (1 and 2) bedroom dwellings, it may benefit from the provision of some larger family housing. An over-concentration of single house types or tenures will be resisted where this would impact adversely on local infrastructure and amenities.

Para 9.28 The SHMA toolkit highlights the issue of 'under-occupation', whereby either through choice or necessity, households live in properties with more bedrooms than they theoretically need. It forecasts that 11,900 older households (aged 65+) will be 'under-occupying' their homes by 2031. Policy 30 encourages the provision of attractive housing opportunities to allow these households to down-size to smaller accommodation.

Section E : Regional & Local Policies

Saved Local Policies

Kettering Borough Council's Development Plan comprises the following list of saved policies from the 1995 Local Plan. Broughton is classified as a Restricted Infill Village

Updated July 2016

SCHEDULE

LOCAL PLAN FOR KETTERING BOROUGH ADOPTED JANUARY 1995

POLICY No.	POLICY NAME/DESCRIPTION
1	Development: Supplementary Planning Guidance
7	Protection of the Open Countryside
10	Cransley & Thorpe Malsor Reservoirs
33	Advertisement, signs and shop fronts
35	Within Towns
49	Temporary Dwellings
52	Changes of Use to Small Offices
58	Within Towns
64	Development within Established Shopping Areas
86	Existing Public Car Parks
99	Class A3 Uses
103	Hotel Accommodation
B2	Environmental Improvement
B9	New Leisure Facilities
D2	Environmental Improvement
D12	Back Lane
D13	Green Lane
K4	Slade Valley
K6	Environmental Improvement
K12	New Housing Sites
K15	Character and Density in Defined Housing Areas
K16	Protected Housing Areas
R2	Environmental Improvement
R4	Area of Special Advertisement Control
R9	The Slade Valley
R11	Rowell Fair
RA1	Area of Special Advertisement Control
RA3	Housing in Restricted Infill Villages
RA4	Housing in Restraint and Scattered Villages
RA5	Housing in the Open Countryside
RA14	Reuse and Conservation of Rural Buildings

Section E : Regional & Local Policies

<p>RA3. RURAL AREA: RESTRICTED INFILL VILLAGES</p>	<p>Development Order</p>
<p>Planning permission will only be granted for new residential development in the Restricted Infill Villages listed in the schedule, where the following criteria are met:</p>	
<p>i. the proposal is within the defined village limits shown on the Proposals Map;</p>	<p>The proposed development site falls within the defined village limits</p>
<p>ii the proposal is appropriate in terms of size, form, character and setting of the village and in terms of the local community and its environment;</p>	<p>The Development Order will ensure that development of this site will be in keeping with the Conservation Area street scene. It will create an area of dwellings which is consistent with the immediate area rather than the existing industrial use of the site. The design and materials will be sympathetic to the immediate area and will enhance the setting of nearby listed buildings.</p>
<p>lii the proposal does not involve the development of open land shown on the Proposals Map as particularly significant to the form and character of the village;</p>	<p>The proposed development site is a brownfield site.</p>
<p>iv. The proposal is compatible with other policies and proposals in the Plan, particularly in relation to conservation, design, density, site layout, access, drainage, landscaping and open space provision</p>	<p>The Development Order which will ensure that any development is in keeping with the Conservation Area street scene. The design will be required to have regard to its immediate vicinity in terms of both design and density. The site is brownfield so has existing access to the highway.</p>
<p>v the proposal takes account of the need to conserve energy through good building design and the use of appropriate materials.</p>	<p>The Development Order requires development to comply with Broughton Neighbourhood Plan design Policy 3 which requires the use of energy efficient solutions to reduce carbon emissions.</p>

Section E : Regional & Local Policies

<p>RA5. RURAL AREA: HOUSING IN THE OPEN COUNTRYSIDE</p>	<p>Development Order</p>
<p>Planning permission will not normally be granted for residential development in the open countryside. Exceptions may include:</p>	<p>The proposed development site is within the existing limits of the defined village boundary.</p>
<p>i development essential for the purposes of agriculture or forestry, which</p> <p>a. by the design, materials and siting, would be sympathetic to the character of the surrounding countryside; and</p> <p>b. is not normally more than 180 square metres in total floor space except where there are particular personal, family or business reasons for justifying a larger floor area and provided that in all circumstances it is appropriate to the character of the surrounding countryside;</p>	
<p>ii reuse/conversion, retention and/or reinstatement of a suitable rural building (see Policy RA14)</p>	

Section E : Regional & Local Policies

NNJCS Evidence Base Documents

<p>North Northamptonshire Joint Core Strategy 2011-31 Pre-Submission Plan Housing Background Paper Objectively Assessed Need and Housing Requirements</p>	<p>For Kettering Borough, the rural housing requirement draws on the findings of a Rural Masterplanning project funded by DEFRA20. This made a detailed assessment of each of the village in terms of needs, aspirations, and opportunities for improvement and potential capacity for future development that preserves and enhances local character.</p>
<p>Kettering Borough Rural Masterplanning Report February 2012</p>	<p>Draft Design Principles</p> <ol style="list-style-type: none"> 1. The extent of new development in Broughton will depend largely on the result of future public consultation at the Options stage of the Site Specific Proposals LDD, and may range from modest to no allocated development. 2. Prioritise conversion of redundant buildings, affordable housing and starter homes 3. Enhance the High Street environment to encourage a more viable and vibrant heart to the village as a focus for economic activities and facilities,
<p>Kettering Borough Council Housing Strategy 2015 – 2020 (Exec committee Oct 2014)</p>	<p>There is an ongoing requirement for more affordable housing in the Borough. As traditional sources of rented housing, such as that provided by housing associations, makes less and less of a contribution towards meeting local housing needs there is a clear need to consider other options such as building new Council housing. The freedoms provided by the HRA self-financing regime, introduced in 2012, now makes it a realistic prospect for local authorities to consider building new homes and we plan to undertake detailed feasibility work in this area during 2015</p> <p>Households are now typically smaller and more are non-traditional with a 46% increase in single person households and a 35% increase in single parent households by 2037. The largest household increases are expected to be seen in single person and couple households aged over 75</p>

Section F & G : European Obligations

The Broughton Neighbourhood Development Order does not concern itself with matters which would bring it into conflict with ECHR legislation.

The proposed site is not protected under European legislation although as it is adjacent to the Conservation Area, a Strategic Environmental Assessment and a Habitat Regulation Assessment were carried out.