



Broughton Neighbourhood Development Order

shaping our future together
2016 through to 2031

Consultation Statement

(Neighbourhood Planning (General) Regulations 2012, Chapter 6)

Contents

		Page
	Introduction	3
	Site Location Map	4
	Neighbourhood Development Order background and Consultation process	5
	Community Consultation Event : Development	5
	Community Consultation Event : Draft Plan – Have Your Say	8
	SEA Consultation	11
	Pre-Submission Consultation	12
	Schedule of Statutory Consultees	13
	Schedule of Statutory Consultation Responses	14

Introduction

The BT Exchange in Broughton has been viewed for some considerable time as an opportunity waiting to happen. The site is distinctly out of keeping with its surroundings in what is one of our key conservation areas in the village.

The Exchange is an automated exchange generating low level vehicle movements mostly for overnight parking. BT are envisaging substantial changes in the delivery of their services in line with evolving technology and changing consumer lifestyle and trends (eg a 12.7% change in landline to mobile use in 2015/6) and have published their Strategic Direction for the medium to long term which is focusing on a digital platform for the future of their services. Our anticipated delivery of this site is aligned with BT for a medium to long term phasing in order to redress the balance of delivery of housing in Broughton during the period of the Neighbourhood Plan.

When the site becomes redundant, it will become of strategic importance to Broughton as it is of size for consideration for delivery of our focused housing supply for young people starting in the housing market, single people and later life downsizing opportunities. Its location is central to all of our village facilities and importantly will not impact unfavourably on our village-central specific issues in particular and village-wide traffic issues generally.

Enabling the process for a Neighbourhood Development Order to be in place at the right time for the right opportunity is a perfect community driven planning tool for this site specifically, delivering both a bespoke solution for the village responding to the vision, objectives and focused sustainable solution of our Neighbourhood Plan and facilitating permission for development for the landowner.

Broughton Parish Council

Neighbourhood Development Order Site



Neighbourhood Development Order

Consultation

The concept of producing a Neighbourhood Development Order for the BT Exchange Site in Church Street has tracked alongside throughout the duration of the consultation process for the Broughton Neighbourhood Plan starting with the initial scoping event (Open Meeting February 2014) which identified concerns for young people being able to find housing and older residents looking to downsize and stay in the village.

Prior to this, the Broughton Parish Plan had provided a recent and valuable, informed reference point where these points were also raised.

The Neighbourhood Plan Steering Group has consulted with the landowners in accordance with regulation 21 (b) iii who understand the objectives of the principle of the NDO. They are supportive of the planning facilitation this process will provide together with the timeframe for delivery.

Community Consultation Meeting

Development

The site in Church Street was brought through the Neighbourhood Plan Consultation Process as a Strategic Site for Development which has been welcomed by Residents. The Steering Committee facilitated a focused community event on Development in December 2014 where the site received strong support.

Broughton Parish Neighbourhood Plan



Development in Broughton

The Broughton Neighbourhood Planning Steering Group is looking for you to have your say.

Please attend the meeting on 1st December 2014 and let us know your thoughts.

Presentation will start at 7pm
Meeting closes at 8.15pm
Venue : Broughton Primary School

Community Consultation Meeting

Development

The meeting was held at Broughton Primary School. The format was a brief presentation followed by freeflow display boards and 1:1 discussion with information on the village boundary, proposed strategic sites of the BT Exchange, Church Street and the Garages, Carter Avenue with possible housing type solutions. Residents were asked to express their thoughts and concerns by leaving comments on post it notes which were collated for reference and discussion by the Neighbourhood Plan Steering Group.

The full Neighbourhood Plan Steering Group were in attendance alongside 2 members of Kettering Borough Council Planning Department.

Key issues from consultation

- Redevelopment of BT site welcome
- Strategic direction preferred to “random” development
- Small homes needed for downsizing and starter homes
- Concern over large developments
- Concern over loss of character of the village

Representation from the village :			
Donaldson Avenue	2	Meadow Close	2
Glebe Avenue	2	Carter Avenue	2
Northampton Road	4	Cox’s Lane	4
Grange Road	2	High Street	2
Oak Close	2	St Andrew’s Close	2
Kettering Road	4		
+ Neighbourhood Plan Steering Committee, Borough and County Councillors, KBC Officers			

Community Consultation Meeting

Development



Community Consultation Meeting

Draft Plan – Have Your Say

Broughton Parish Neighbourhood Plan



**Have Your Say on how our
village and parish develop
during the next 15 years**

What is important for you about where we live?
..... What are your thoughts about issues such
as development, highways, greenspaces,
heritage, village identity What are your
concerns? What do you like/dislike now?
What do you want to see in the future?

Please come and tell us

Free
Refreshments

Draft Plan on
display

**Broughton Village Hall
Saturday 20 February 2016 1-3pm**

Thereafter, the Steering Committee facilitated an open Consultation Meeting which was held at Broughton Village Hall. The format was a freeflow display of posters and display boards of each individual page of the Draft with additional information on the village boundary, proposed strategic sites of the BT Exchange, Church Street (NDO) and the Garages, Carter Avenue, possible housing type solutions and policy documentation (National and local). The full Neighbourhood Plan Steering Group were in attendance alongside our Local Borough and County Councillors. The meeting was designed to be an opportunity for free discussion and sharing information and a check point for the Steering Group Committee for course correction.

Key issues from consultation with regard to Development

- Strong support for redevelopment of BT site and Carter Avenue as strategic sites for starter/downsizing properties which should be prevented from being enlarged
 - Restriction on future development than that outlined in the plan otherwise the identity of what remains of the village will disappear.
- A general clean and tidy of the village would be welcomed.

Community Consultation Meeting

Draft Plan – Have Your Say

Representation from the village :			
Glebe Avenue	16	Lenton Close	2
Ivydene Terrace	6	Bentham Close	2
High Street	4	Manor Farm Close	2
Northampton Road	6	Silver Street	2
Kettering Road	7	Cox's Lane	4
Cransley Hill	1	Brookhaven	3
Wellingborough Road	3	Donaldson Avenue	7
Church Street	2	Meadow Close	2
Thurburn Close	2	Carter Avenue	5
Members of Pytchley, Cransley and Mawsley Parish Councils			7
+ Neighbourhood Plan Steering Committee and Local Borough Councilor and County Councilor			



SEA

Kettering Borough Council initiated the SEA process in March 2016 seeking a Screening Opinion from the statutory consultees, Historic England, Environment Agency and Natural England. It was concluded that an SEA would be required as a result of significant effects on Broughton Conservation Area, from comments made by Historic England.

At this stage, clarity was obtained on the different sites within the plan and their status, and whether they had been previously subject to a Sustainability Appraisal.

As a result, a further opinion was received in September 2016, where the conclusion reached by Historic England was the same as previously. This is specifically as a result of the BT Exchange (Church Street) proposed allocation, being adjacent to the Broughton Conservation Area and is deemed to have 'significant impacts on the historic environment' meaning that an SEA is required because there has been no assessment of this site through a Sustainability Appraisal.

An SEA was produced by the Broughton Neighbourhood Plan Steering Group in December 2016 in preparation for further consultation together with the Neighbourhood Plan and Neighbourhood Development Order with Historic England, Natural England and the Environment Agency. Historic England were content other than a minor change in the wording of one sentence. The Environment Agency and Natural England had no further comment.

The full SEA is complete and is attached in annexe to this document.

Neighbourhood Plan and Neighbourhood Development Order Pre-Submission Consultations

The proposal for a Neighbourhood Development Order is included in the Broughton Neighbourhood Plan. The Neighbourhood Plan has completed a pre-submission Consultation during the period 1st December through to 19th January – extended beyond the statutory period to account for the Christmas Break.

The Steering Committee engaged in a wide consultation exercise at this stage to facilitate contact with residents and raise general awareness levels for the project.

The Consultation was advertised through the Broughton Neighbourhood Plan Facebook and Twitter pages, posters in the village, whole village household door drop and Kettering Borough Council website. Hard Copies of the document were held in various locations in the village and other hard copies were available for loan. Electronic copies of the Draft Plan were available via the Parish Council website and Facebook pages. A questionnaire was also available to assist in commenting on the plan. Questions 8 and 9 of this consultation was specific to the NDO and responses are recorded.

Statutory Consultees were notified of the period of consultation and were issued with a copy of the draft Plan.

In accordance with the Neighbourhood Planning (General) Regulations 2012, Chapter 6 (Regulation 21), the Neighbourhood Development Order has equally completed a pre-submission Consultation during the period 14th June through to 26th July 2017. The Steering Committee publicised this consultation exercise through social media and promoted the event on our village web pages, Parish Council website and via the Kettering Borough Council website. Consultation responses are provided.

Statutory Consultees were notified for both of these consultation and were issued with a copy of the draft Plan and Neighbourhood Development Order. The comments from the NDO Statutory Consultees are provided.



**Broughton
Neighbourhood Plan**
shaping our future together
2016 through to 2031

**This is the future of
our village
please support The
Plan 😊**

The Neighbourhood Plan and survey are available online and we have paper copies that we can share. see www.broughton-parish-council.org.uk, email us broughtonplan@aol.com or call 07749739165.

Consultation open from 1st December to 19th January

Statutory Consultees

Anglian Water

NCC (Schools Service), John Dryden House

English Heritage

Environment Agency

Fields in Trust

Garden Society

Highways Agency

JPU

KBC - Community Services

KBC – Environmental Care (Rachel Gratton)

KBC - Environmental Health

KBC - Housing Strategy

Nat Soc Of Allotment

National Grid UK Gas Distribution / Transmission

Natural England

NCC (Archaeology)

NCC (Minerals & Waste)

NCC (Natural Development Officer)

NCC (Trans & Highways)

NCC (Walking & Cycling Officer)

NHS, Hertfordshire & South Midlands Area Team (GP Services)

NHS, Nene Clinical Commissioning Group (Secondary Care)

North Northants Badger

Northamptonshire Fire & Rescue

Northamptonshire Police

Sport England

The Ramblers

Wildlife Trust

The SIX:

(consult@georgiangroup.org.uk)

(notifications@victoriansociety.org.uk)

(casework@spab.org.uk)

(caseworker@c20society.org.uk)

(office@ancientmonumentsociety.org.uk)

(casework@britarch.ac.uk)

Neighbouring Town and Parish Councils

Cransley

Pytchley

Walgrave

Orlingbury

NDO Pre-Submission Consultation

Statutory Consultee Responses

Consultee	Comment	Response
BT/Telereal Trillium	we are happy with a Development Order for residential housing in the Neighbourhood Plan however would not want to agree to details given the timeframe outlined for anticipated occupancy by BT of at least 10 years	Thank you for your comments. We appreciate the support of the proposed NDO which will deliver a specific response on this site for the village. The anticipated NDO delivery of this site is medium to long term to facilitate a balanced phased delivery of new development in Broughton. Are aware of the changing platform for delivery of BT services and changing customer profile during the next 5-10 as published in BT annual report, strategic report and results statement.
Anglian Water	No comment	
NCC Schools Service	No Comment	
English Heritage	No Comment	
Environment Agency	No Comment	
Fields in Trust	No Comment	
Garden Society	No Comment	
Highways Agency (Highways England)	No comment	
JPU	No Comment	
KBC Community Services	No Comment	

NDO Pre-Submission Consultation

Statutory Consultee Responses

Consultee	Comment	Response
KBC Environmental Care	<p>I have no objection to this application subject to the following conditions:</p> <p><u>XCD3 Demolition and Construction Management Plan</u></p> <p>Prior to the commencement of development a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works</p> <p>REASON: Details are required prior to the commencement of development in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy</p> <p>Informative: The Statement required to discharge the Demolition and Construction Management Plan condition of this consent is expected to cover the following matters: the recycling/disposing of waste resulting from the demolition and construction works, which must not include burning on site. design of construction access hours of demolition and construction work control of noise and/or vibration measures to control overspill of light from security lighting</p> <p>Informative: Contractors and sub contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.</p> <p>Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.</p> <p>Works audible at the site boundary outside the approved hours may result in the service of a Notice restricting the hours. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.</p>	Noted, thank you for your comments

NDO Pre-Submission Consultation

Statutory Consultee Responses

Consultee	Comment	Response
KBC Environmental Care	<p><u>XCL1 Development on land affected by contamination</u></p> <p>Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.</p> <p>A. Site Characterisation</p> <p>An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:</p> <p>(i) a survey of the extent, scale and nature of contamination;</p> <p>(ii) an assessment of the potential risks to:</p> <ul style="list-style-type: none"> - human health, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - adjoining land, - groundwaters and surface waters, - ecological systems, - archaeological sites and ancient monuments; <p>(iii) an appraisal of remedial options, and proposal of the preferred option(s).</p> <p>This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'. </p>	

NDO Pre-Submission Consultation

Statutory Consultee Responses

Consultee	Comment	Response
KBC Environmental Care	<p>B. Submission of Remediation Scheme</p> <p>A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>C. Implementation of Approved Remediation Scheme</p> <p>The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.</p> <p>Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p>D. Reporting of Unexpected Contamination</p>	

NDO Pre-Submission Consultation

Statutory Consultee Responses

Consultee	Comment	Response
KBC Environmental Care	<p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.</p> <p>REASON: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the NPPF and Policies 6 & 8 of the North Northamptonshire Joint Core Strategy.</p> <p>Informative: Due to the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use. Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide. This document is downloadable at</p>	

NDO Pre-Submission Consultation

Statutory Consultee Responses

Consultee	Comment	Response
KBC Environmental Care	http://www.kettering.gov.uk/downloads/developers_guide_may_04.pdf IEH1 Radon - Protection of Dwellings Informative - Northamptonshire has varying levels of radon due to its underlying geology. Radon can enter buildings and affect the health of the occupants living in affected areas. Advice should be sought from local authority building control officers or from approved inspectors to establish if radon protection is necessary and if this is the case radon protection measures will need to be installed in accordance with BRE Report (BR 211 Radon: guidance on protective measures for new dwellings).	Noted, thank you for your comments
KBC Environmental Health	<p>I would not be opposed to this development as long as adequate provisions are made for the storage and collection of waste and recycling for the site.</p> <p>We do not operate collections from private roads or shared access/driveways so residents would need to pull their bins up to a designated collection point at the kerbside of Church Street. When looking at the site layout I would recommend that an area is allocated at the kerbside/access point to accommodate this.</p>	Noted, thank you for your comments.
KBC Housing Strategy	No Comment	
Nat. Soc. Of Allotments	No Comment	
National Grid UK Gas Distribution	No Comment	
Natural England	No Further Comment	noted
NCC Archaeology	No Comment	
NCC Minerals & Waste	No Comment	
NCC Natural Development	No Comment	
NCC (Trans & Highways)		
NCC (Walking & Cycling Officer)	No Comment	
NHS, Hertfordshire & South Midlands Area Team (GP Services)	No Comment	

NDO Pre-Submission Consultation

Statutory Consultee Responses

Consultee	Comment	Response
NHS, Nene Clinical Commissioning Group (Secondary Care)	No Comment	
NCC (Minerals & Waste)	No Comment	
North Northants Badger		
Northamptonshire Fire & Rescue	No Comment	
Northamptonshire Police	No Comment	
Sport England	It is important that the Neighbourhood Plan reflects national policy for sport as set out in the NPPF with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'. http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/	Thank you for your comments. The Neighbourhood Plan is designating the School Playing Fields + High Street and Podmore Play areas as LGS specifically to maintain and promote sport and exercise in young people. The Village Hall Playing Field is already protected by a Fields in Trust agreement . Each of these areas are in close proximity to Church Street
The Ramblers	No Comment	
The Wildlife Trust	No Comment	
The Georgian Group	No Comment	
The Victorian Society		
The Society for the Protection of Ancient Buildings	No Comment	
The Twentieth Century Society	No Comment	
Ancient Monuments Society	No Comment	

NDO Pre-Submission Consultation

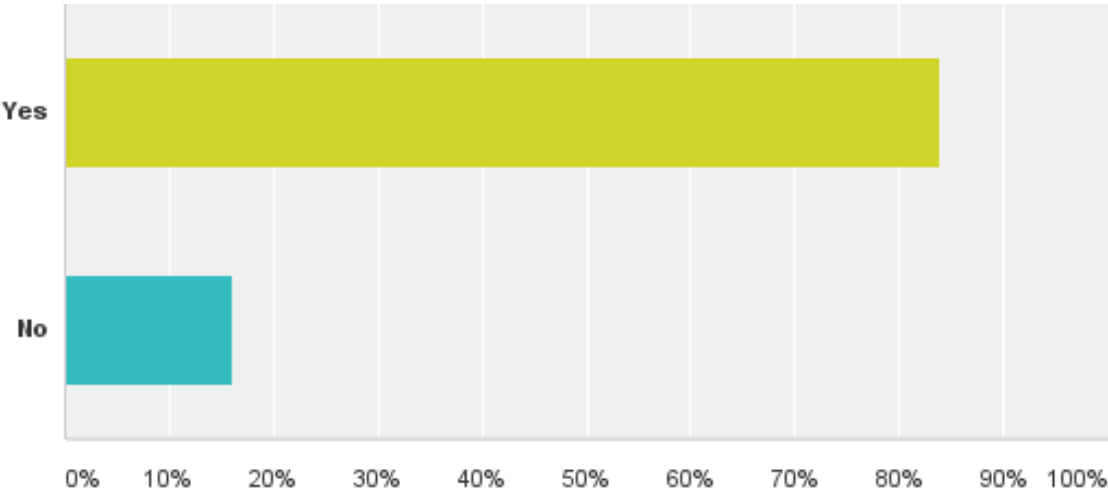
Statutory Consultee Responses

Consultee	Comment	Response
British Archaeology	No Comment	
Historic England	No Comment	
Town & Parish Councils		
Cransley	No Comment	
Pytchley	No Comment	
Walgrave	No Comment	
Orlingbury	No Comment	

Q7: Do you support the list of preferred identified sites for development in Table B (page 35)

Answered: 106 Skipped: 4

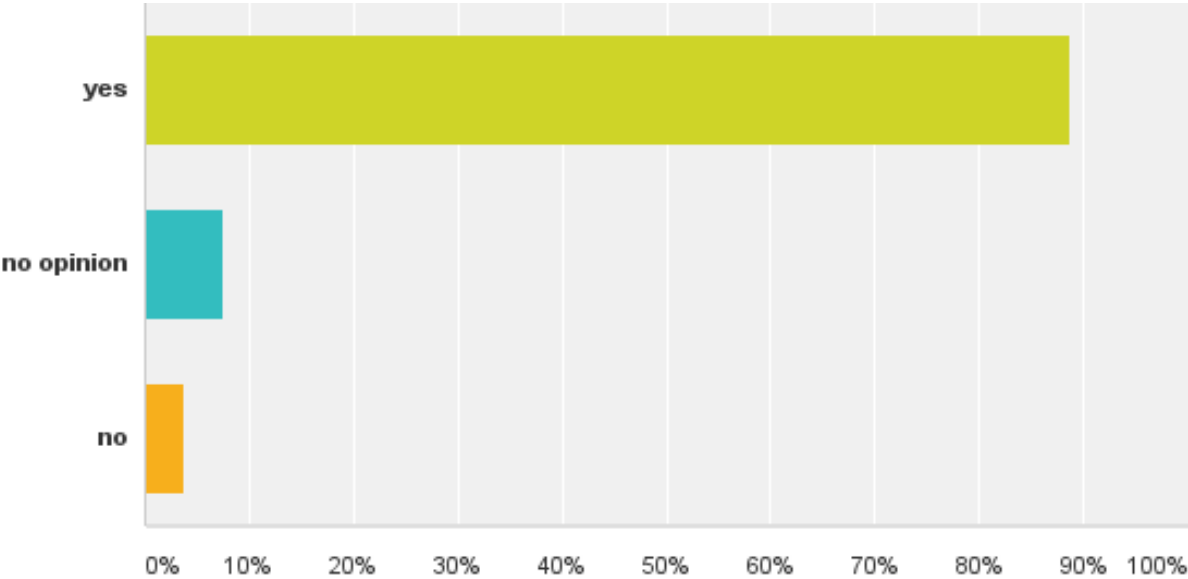
Answer Choices	Responses	
Yes	83.96%	89
No	16.04%	17
Total	106	



Q9: Do you agree with the principle of a Development Order for the BT Exchange in Church Street?

Answered: 106 Skipped: 4

Answer Choices	Responses	
yes	88.68%	94
no opinion	7.55%	8
no	3.77%	4
Total	106	



Q9: Do you agree with the principle of a Development Order for the BT Exchange in Church Street?

Answered: 106 Skipped: 4

Q9 Individual Responses	
I think this site should be used for a medical centre with a few small starter homes. 5 units rather than 10. It could also have a car park for village residents.	noted
Starter homes for young residents of Broughton would be a good idea	noted
yes but where are 12 houses going?	The location for development through to 2031 is set out in Table B. There is a windfall allocation of 5% which is non determined.
Although they won't simply be able to get rid of the exchange complete if whilst we want phone and broadband lines into our homes.	Infrastructure and technology for broadband and telephones is a rapidly changing industry. We are looking to safeguard the potential of this site when it becomes available and facilitate the opportunity with the landowners.
Agree as long as access to the properties is appropriate in terms of parking	noted
Good idea	noted
Yes, ghastly site that detracts from street. Be good to see it presented in a better way.	noted
This looks good and a sensible approach to the use of that land. I am glad to see that consideration has been given to the use of traditional materials and design that will avoid a repeat of the monstrosity next to the church. Well done	Noted, thank you for your comment. The Neighbourhood Development Order advocates respect and consideration for the adjoining conservation area with focused design principles.