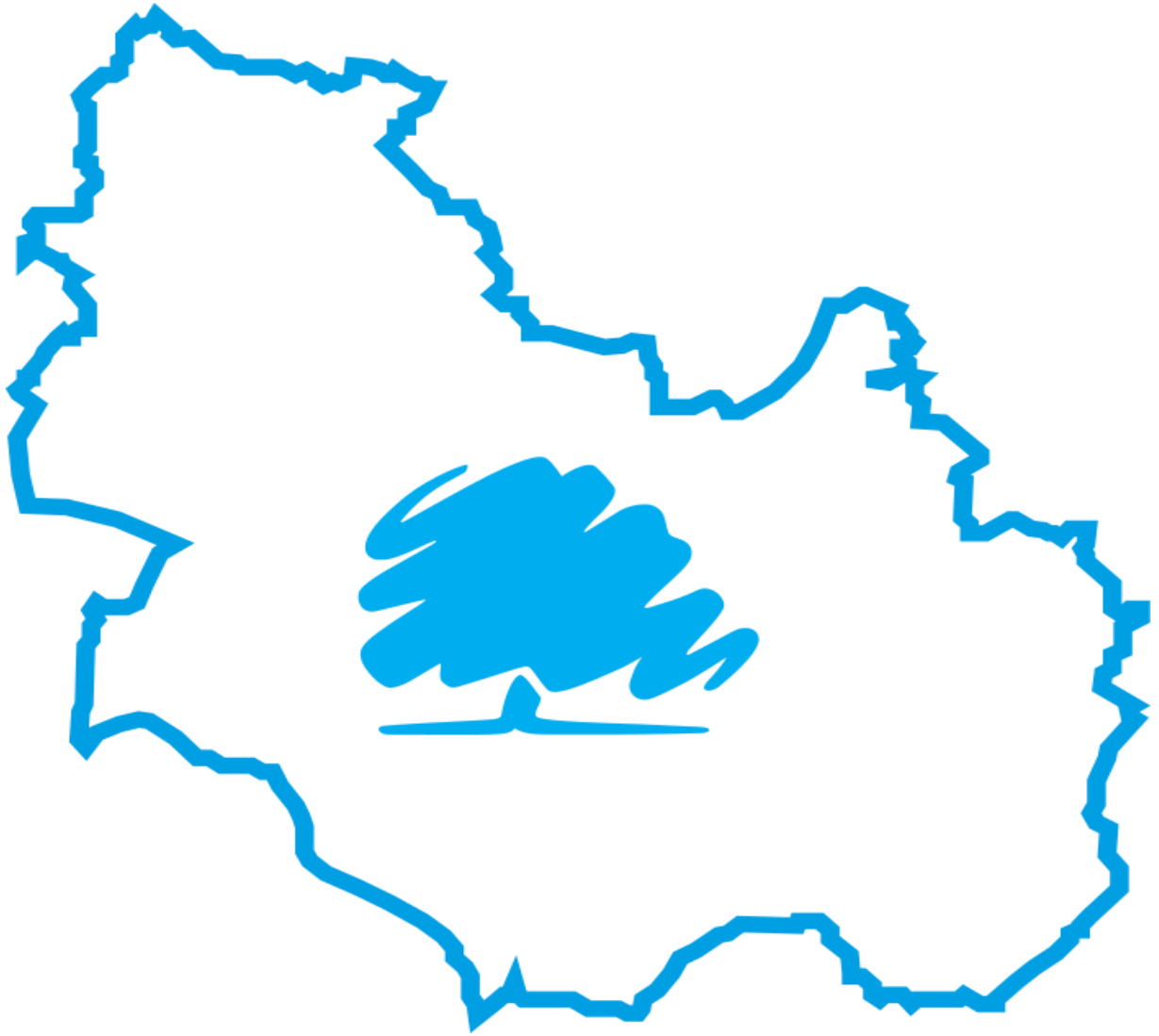


# Kettering Constituency Conservative Association



## Response To Local Government Boundary Commission For England

On Proposed Boundaries for North Northamptonshire

## Contents

Introduction .....	3
Aim of Our Proposals .....	3
Population Data .....	4
Structure of Our Proposals .....	4
Map of Our Proposals – Rural .....	5
Map Of Our Proposals – Kettering .....	6
Electoral Equality & Councillors of Our Proposals .....	7
Summary of Our Proposals .....	8
Desborough & Rockingham Parish .....	9
North Kettering .....	12
William Knibb (Kettering Central) .....	20
Avondale Grange & Pipers Hill .....	22
St Peters .....	29
St Michaels .....	33
Ise Lodge & Hanwood Park .....	37
Burton Latimer & Barton Seagrave .....	47
Pipers Hill – St Edward’s & Isebrook Schools .....	50
Rothwell & Mawsley – Symmetry Park .....	52
Geddington & Stanion – Kettering Business Park .....	55
Geddington & Stanion – Midland Logistics Park .....	57

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## Introduction

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This submission contains the views of the Kettering Constituency Conservative Association (KCCA) on the draft proposals from the Local Government Boundary Commission for England (LGBCE) for North Northamptonshire.

We have not commented on wards outside the Kettering area, our lack of a comment on any ward should not be interpreted as support of those wards and represents our focus on responding to wards in the Kettering area.

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## Aim of Our Proposals

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KCCA believes that the current unitary boundaries provide poor community identity. This is caused by all wards being 3-member, which means they must be large and cut up smaller areas. Examples of this include:

- Ise ward containing part of Kettering town and then all the villages between Kettering and Corby
- Northall ward covering both the St Peters and town centre areas.
- The Windmill ward splitting the historic terraced streets of Northern Kettering in half near Avondale Road.
- The villages of Pytchley and Burton Latimer being contained within a single ward with very poor transport connectivity between the two.

We believe the commission has done a good job in improving the community identity of the mostly rural wards around Kettering town and we broadly support those proposals. However, we also believe that the boundaries within Kettering Town are less strong and they have 4 main flaws:

- There is a poor understanding of the physical geography of Kettering with several wards badly connected and some with unusual edges that do not reflect the natural and manmade boundaries within Kettering.
- The proposed ward patterns in the northwest half of the town (Brambleside, Kettering Central, Avondale Grange & St Peters/St Michaels) does not reflect the community identity of that area.
- The commission has fundamentally misunderstood what the Hanwood Park development is, where it is located and its scale.

We believe our proposals improve on the commission's by ensuring:

- Better community identity in the northwestern part of town.
- Use of easily understood natural and manmade boundaries between communities.
- New developments within the town are reflected in the borders.

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## Population Data

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We believe that the elector data provided by the commission has serious defects. These relate to 2 areas:

- It misses most housing development within the area and does not reflect the figures provided to us by North Northamptonshire Council (NNC), who claim that these are the figures that were provided to the commission.
- The methodology used by NNC to produce the non-development related population growth figures is based on maintaining the same level of relative density throughout the area. This results in unrealistic growth for existing dense urban areas.

We have made these concerns known to NNC who have spoken to the commission and claim nothing can be done this late in the process to change the data.

To ensure our proposal is accepted by the commission we have with one exception (detailed in the Ise Lodge & Hanwood Park submission) used the commissions published polling district-based population data.

We have done this despite believing there are serious defects in it with potentially 1000s of electors missing in the new developments in the area. The most serious example of this oversight is detailed in our Ise Lodge & Hanwood Park submission. However, this is not an isolated case with the examples found all over the NNC area. These include other large developments such as Stanton Cross (3,650 homes) being missing or Desborough North given a growth of 196 despite the NNC numbers predicting a growth of 955 electors.

When calculating how many electors live in each dwelling, we have used NNC's average of 1.7 as explained in their statement on the projected data provided to the commission.

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## Structure of Our Proposals

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We have split our proposals into 2 types:

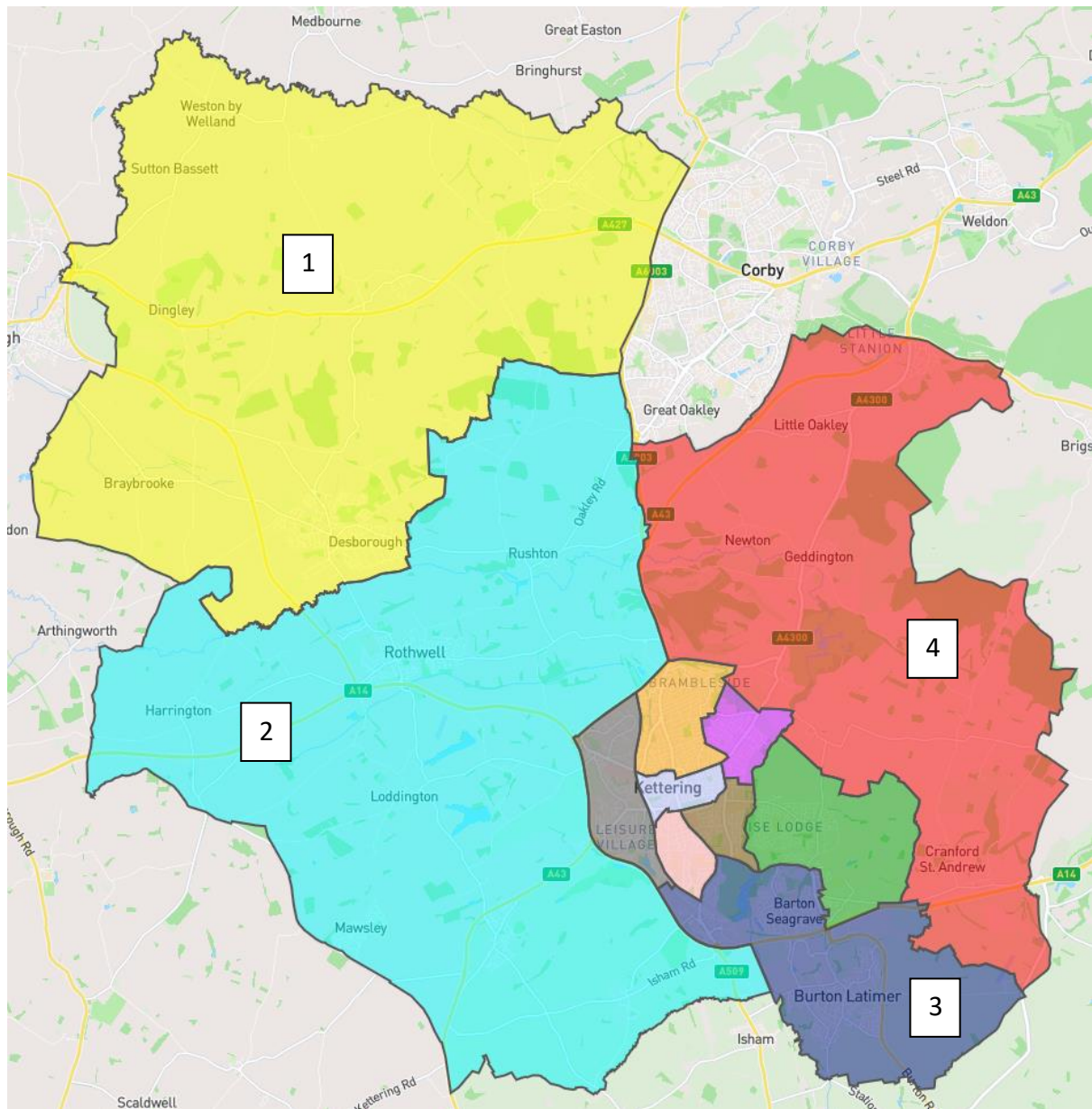
- Major Changes: These have a meaningful impact on the electorate in an area and result in large changes to the boundaries of a ward.
- Minor Changes: These proposals will have either no impact on the electorate of a ward or very minimal ones. We consider these proposals uncontroversial and examples include moving a school into a ward with stronger links to its students or altering boundaries to take into account newly developed industrial estates to prevent the boundary going through the middle of a new warehouses.

We have included our major proposals first followed by our minor proposals.

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## Map of Our Proposals – Rural

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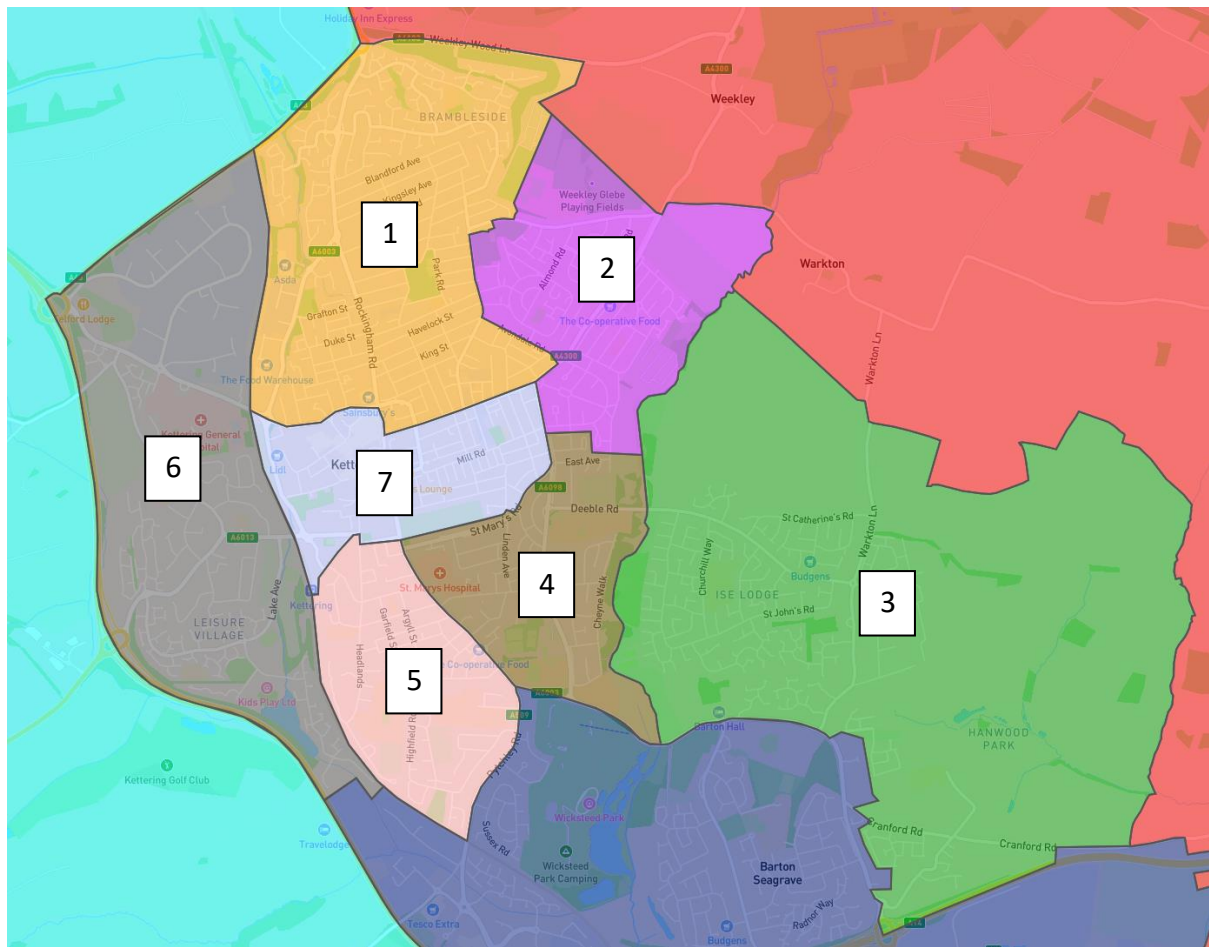


1. Desborough
2. Rothwell & Mawsley
3. Burton Latimer & Barton Seagrave
4. Geddington & Stanion

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## Map Of Our Proposals – Kettering

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1. North Kettering
2. Avondale Grange
3. Ise Lodge & Hanwood Park
4. Pipers Hill
5. St Michaels
6. St Peters
7. William Knibb (Kettering Central)

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## Electoral Equality & Councillors of Our Proposals

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We have ensured all our wards meet the commissions 10% electoral equality guideline.

Name	Cllrs	2022	2022 %	2028	2028 %
Desborough	3	11,920	3.14%	12,904	2.16%
Rothwell & Mawsley	3	11,900	2.97%	12,850	1.73%
Burton Latimer & Barton Seagrave	3	12,996	12.45%	13,847	9.62%
Geddington & Stanion	1	4,160	7.86%	4,487	6.56%
North Kettering	3	12,277	6.23%	13,184	4.37%
Avondale Grange	1	4,170	8.25%	4,501	6.90%
Ise Lodge & Hanwood Park	2	6,910	-10.31%	8,607	2.20%
Pipers Hill	1	3,487	-9.48%	3,833	-8.97%
St Michaels	1	4,148	7.68%	4,486	6.54%
St Peters	1	4,268	10.79%	4,561	8.32%
William Knibb	1	4,150	7.73%	4,524	7.44%

Please note:

- Our submitted Ise Lodge and Hanwood Park figure contains an adjustment to the commission's population figures. This is explained in detail the Ise Lodge and Hanwood Park section of our submission.
- While our Pipers Hill submission is on the smaller end it is still well within the 10% threshold. Should this be an issue this can be rebalanced using an alternative proposal outlined in our section on the Barton/Burton ward.



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## Summary of Our Proposals

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### Major

1. Transfer the parish of Rockingham from Desborough to Greeton and Weldon.
2. Create a 3-member Kettering North ward by moving the border of Brambleside into the northern part of the proposed Kettering Central ward.
3. Creating a 1-member William Knibb ward in Central Kettering.
4. Transfer the Naseby Road area to Avondale Grange from Pipers Hill.
5. Transfer the southern part of Avondale Road from Avondale Grange to Kettering North.
6. Create a 1-member St Peters ward bounded to the east by the railway, but extended south to include all of Thurston Drive.
7. Create a 1-member St Michaels ward which includes the Headlands, Highfield and St Michaels area bounded by Station Road, the railway, London Road and Pytchley Road.
8. Create a 2-member Ise and Hanwood Park ward bounded on Barton Road and Cranford Road.
9. Include east of Pytchley Road and Venture Park area in the proposed 3-member Barton and Burton Latimer ward.

### Minor

1. Include the St Edwards and Isebrook School in Piper's Hill ward.
2. Move the boundary between the new "Rothwell & Mawsley" and "Barton Seagrave & Burton Latimer" wards to run along the Ise river to prevent it bisecting a newly built warehouse.
3. Move the border of the Kettering Business/Venture Park area northwest so that all residential properties on Thurston Drive are within a St Peters ward and all commercial properties are in the Kettering Business/Venture Park area.
4. Move the southern boundary of the "Geddington & Stanion" and "Rothwell & Mawsley" wards to run along the A43 to prevent it bisecting the newly built hotel and police station.
5. Move the boundary of "Greeton & Weldon", "Geddington & Stanion" and "Lloyd & Corby Village" to run along the A6116 and Long Croft Road to prevent it bisecting multiple warehouses in the newly built Midland Logistics Park.



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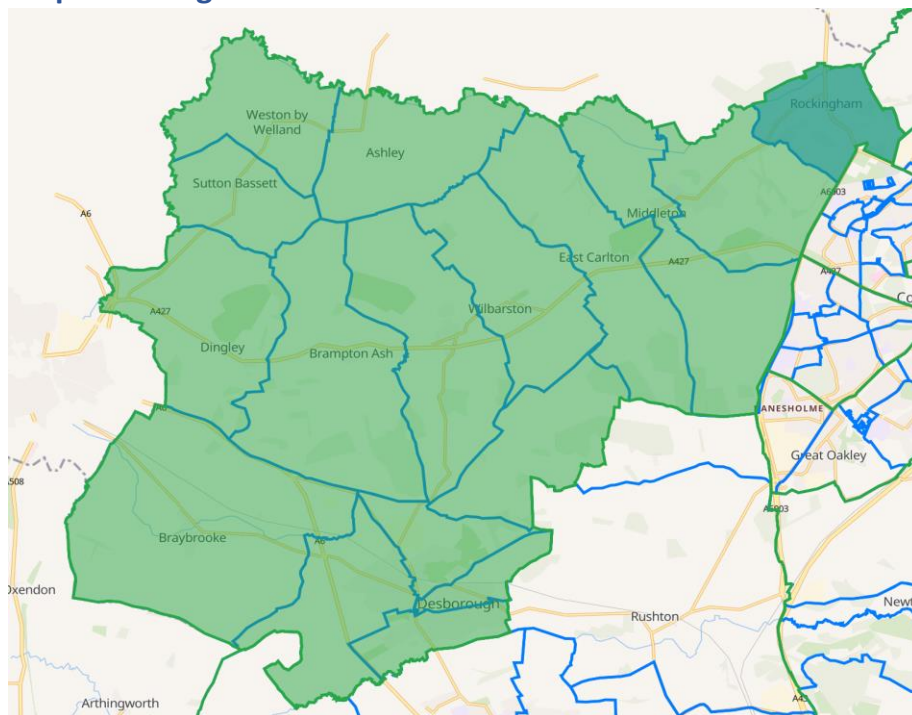
## Desborough & Rockingham Parish

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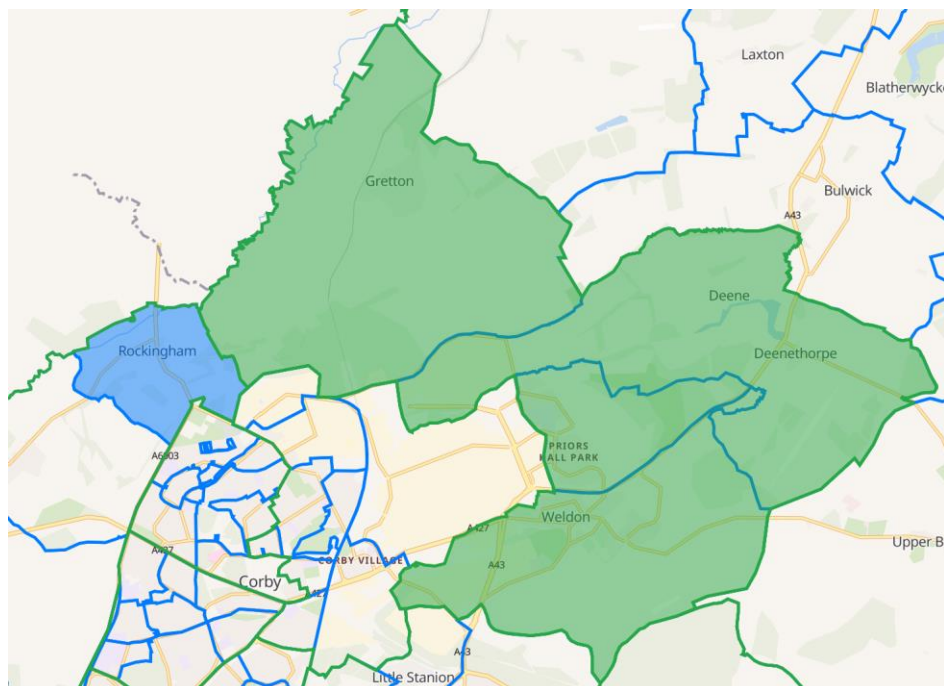
### Summary

Transfer the parish of Rockingham from Desborough to Gretton and Weldon.

### Map Of Changes



Rockingham in the commission's proposed Desborough ward.



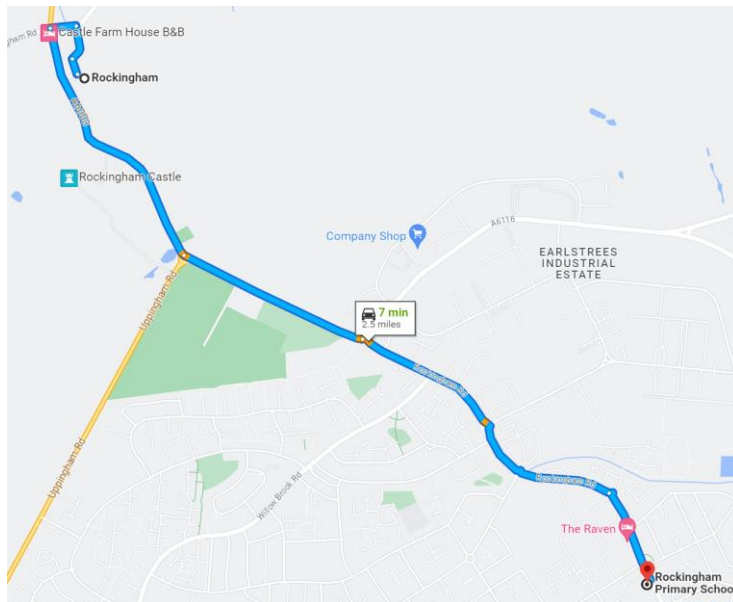
Rockingham as it would appear if transferred to the proposed Gretton and Weldon ward.

## Community Identity

The village of Rockingham is a satellite village of Corby with no connections to Desborough and has strong similarities to the other satellite villages of Corby such as Gretton.

### Use of Rockingham Name In Corby

The connection of Rockingham to Corby can be seen by how multiple organisations located within the town of Corby use the name Rockingham. The best example of this is “Rockingham Primary School” which is not found in Rockingham but instead located 2.5 miles away in the centre of Corby town.



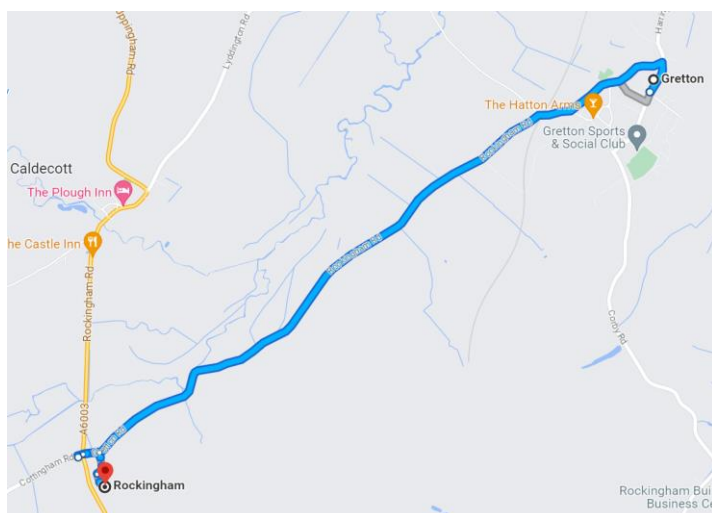
The use of Rockingham by organisations connected to Corby and its surrounding area is further shown by the 11 active companies currently registered in Corby but using the Rockingham name. Including many large and long-established companies such as Rockingham Cars.

This connection demonstrates how Rockingham should be seen as a satellite of Corby and connected to Gretton and Weldon where residents will have similar concerns.

### Transportation Connectivity

The transport connections between Rockingham and Desborough are very poor, especially the public transport options. There is no viable link between the two places that would take less than 1 and half hours and not include at least a 25-minute walk, while also passing through 3 other proposed wards. This means a roundtrip would take at least 3 hours to travel around 10 miles and be impractical for anyone with movement impairments.

In contrast Rockingham is linked to Gretton by the 15-minute Welland Wanderer twice a week on Tuesday and Friday. This is a service run by Lawson’s of Corby and provides a direct regular link between the two communities: <https://coachhireincorby.co.uk/welland-wanderer-timetables>



### Online Discussion Areas

We can also see other small examples of community connections between the village of Rockingham and Gretton in their local Facebook page:

<https://www.facebook.com/groups/GrettonNewsAndViews>

This page invites and allows: “Local businesses in Gretton, Rockingham, Lyddington and Harringworth may advertise in this group.”

### Effective and Convenient Local Government

The proposed expansion of the Desborough ward will add 4 new Parishes Councils to a ward that already contains 10 parishes bringing the number of councils that unitary councillors would need to liaise with to 14.

In contrast the proposed Gretton and Weldon ward only contains 4 parishes, expanding this ward to include Rockingham would provide a slightly better balance between the two areas and allow unitary councillors to better interact with the parish councils within their area.

### Electoral Equality

The two wards effected by this change would retain the same number of councillors in the LGBCE draft proposal:

- Desborough: 3 Members
- Gretton and Weldon: 2 Members

The Rockingham is a small parish that is home to only 111 electors on the 2022 figures and 118 on the 2028. Moving the parish between wards will therefore have only a marginal impact on electoral equality and keep both wards well within the 10% threshold:

	Draft				Proposed Changes			
	2022 Pop	2022 Var %	2028 Pop	2028 Var %	2022 Pop	2022 Var %	2028 Pop	2028 Var %
<b>Desborough</b>	12,031	4.10%	13,022	3.09%	11,920	3.14%	12,904	2.16%
<b>Gretton and Weldon</b>	5,833	24.29%	8,950	6.28%	5,944	22.85%	9,068	7.67%

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## North Kettering

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### Summary

Create a 3-member North Kettering ward by moving the border of Brambleside south to Stamford Road and Lower Street.

This will better represent the strong connections between the Avenues and Brambleside areas. As well as the connections between the Avenues and the terraced areas of northern Kettering

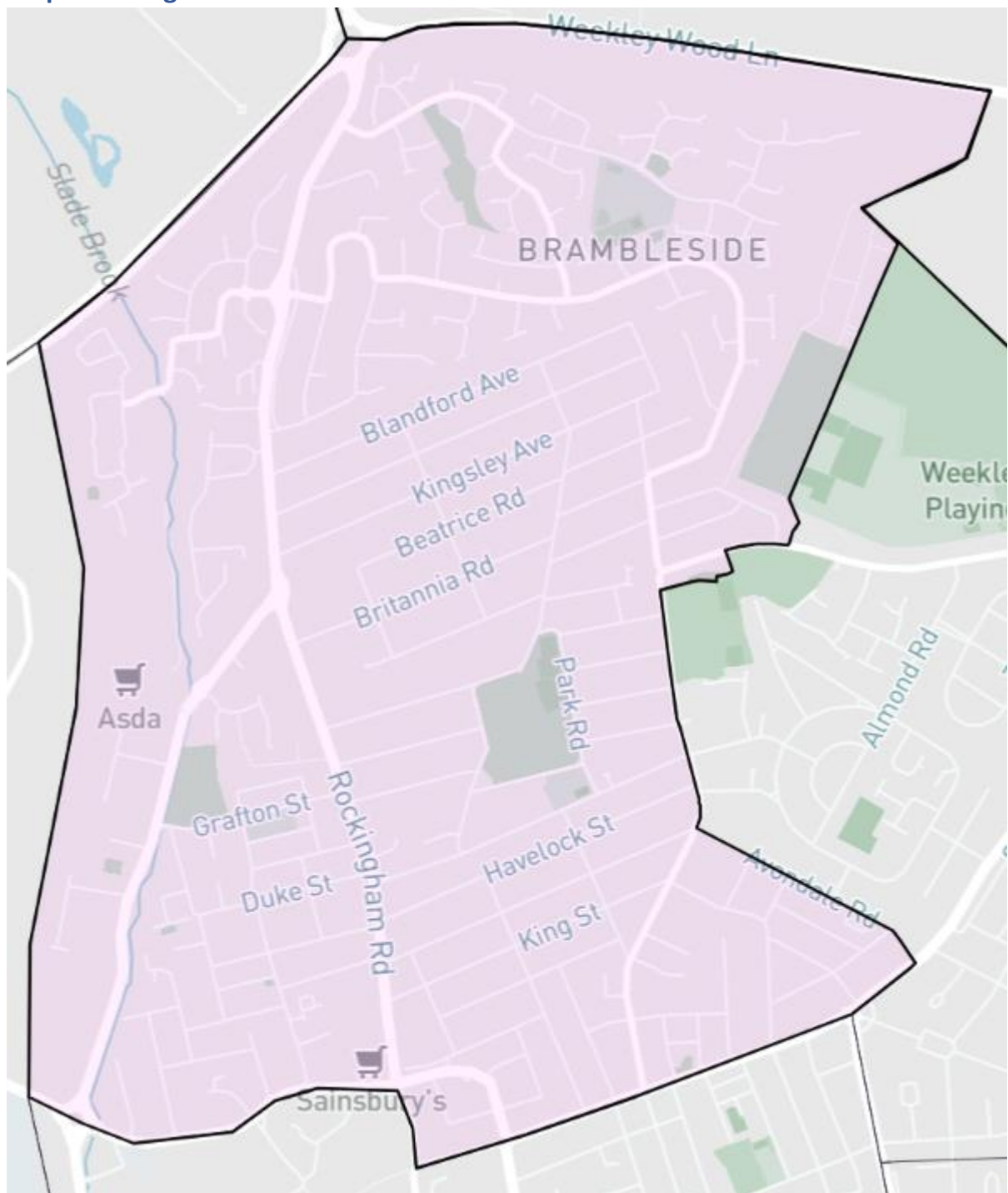
### Alternative 2 Member Proposal

We have also included in this section a discussion on an alternative proposal we explored which would create a 2-member wards dividing the proposed North Kettering ward at Wood Street and Dyson Drive, then two 1-member wards for one for William Knibb and another combined Northfield and southern All Saints ward.

We believe this proposal delivers much enhanced community identity; however, we were unable to make this proposal work on electoral equality grounds. Specifically, the proposed combined Northfield and southern All Saints ward was too large at around at 15-16% variance.

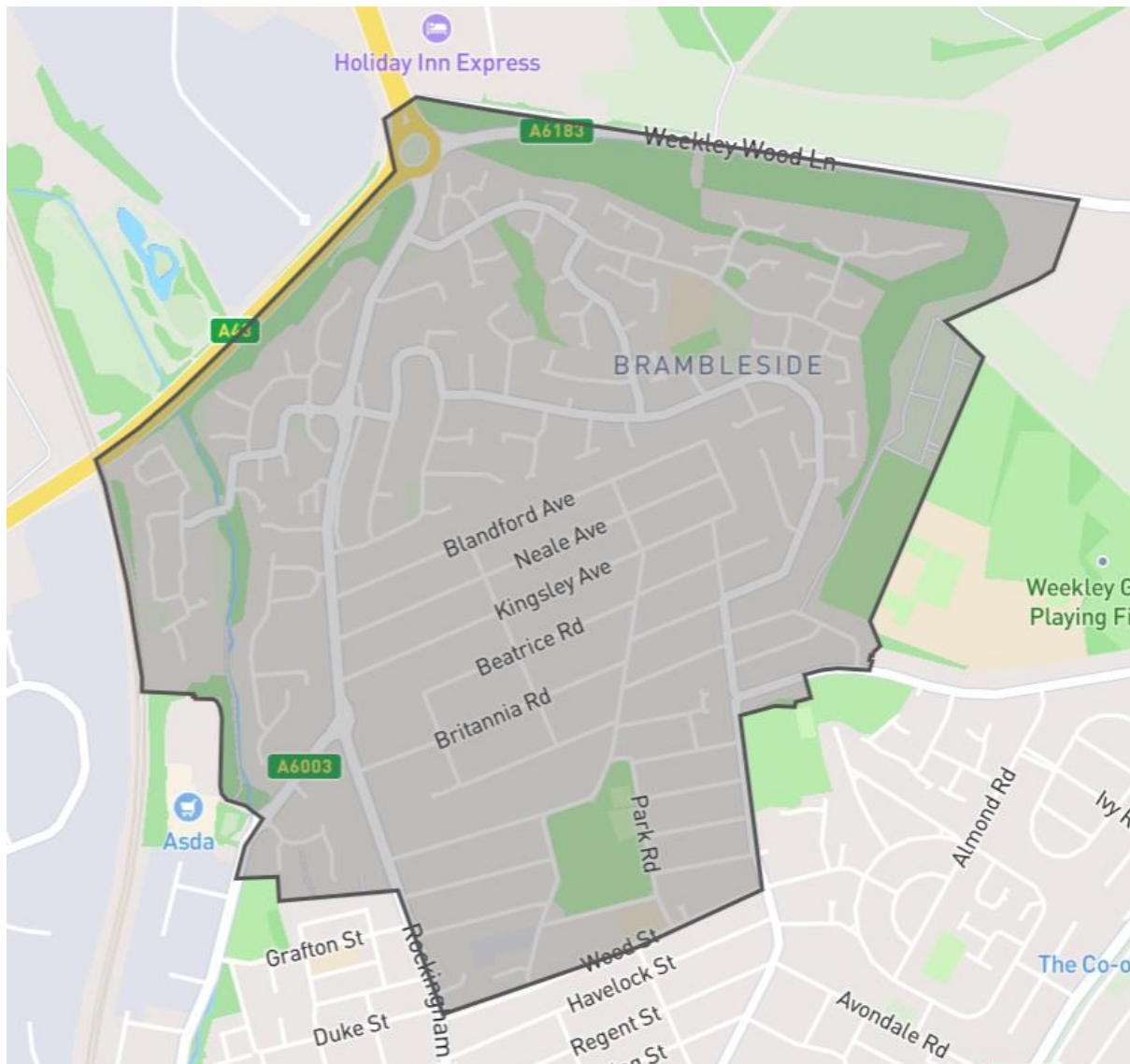
However, we would request that the commission keep this aspect of our submission in mind when reviewing our proposals and consider if a Northern Kettering ward bounded at Wood Street could be possible.

## Map Of Changes



A map of our proposed 3-member north Kettering ward





A map of an alternative 2-member north Kettering ward which we believe offers stronger community identity but has poor electoral equality.

### Community Identity

While we agree with the commission that Brambleside does have a strong identity, we also believe that the area commonly referred to “the Avenues” in and around the Pleasure Park area has much stronger links to Brambleside than it does to the central Kettering areas it has been linked to. Especially those south of Montague and Lower Streets

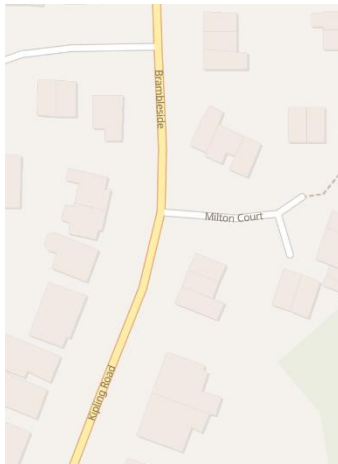
We also believe that in a similar way the Northfield and All Saints areas have much stronger links to the areas to their north than their southern central Kettering neighbours.

### Transportation Links Between the Avenues & Brambleside

The link between the two areas can be clearly seen on a map of the Kettering bus network:

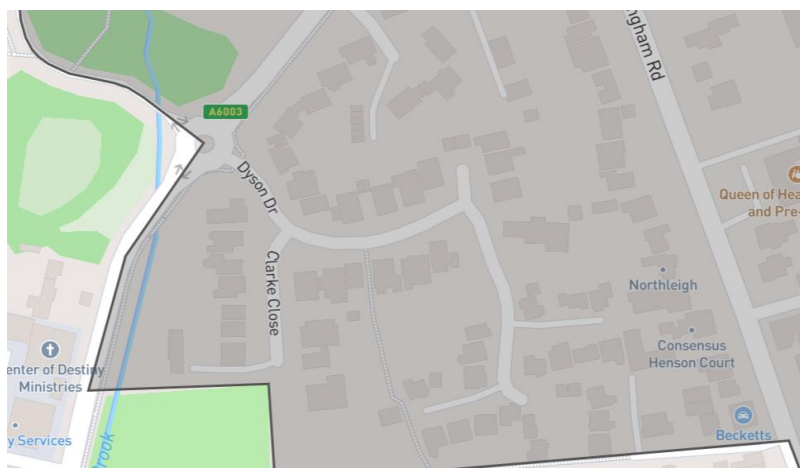


As seen the number 16 bus which provides connections to the north of Kettering loops through both the Brambleside and Avenues area. This is a reflection of how Brambleside (the road) simply changes into Kipling Road at Milton Court:



As a result of this Brambleside naturally flows into the area it surrounds to the south and is strongly connected to it.

Similarly the Dyson Drive area geographically points to the northern part of town:





You can see from a zoomed in part of our proposed ward how that section only exits towards the north. That is because this area was built at a similar time in a similar style to the Brambleside area and adjacent developments like Furnace Lane.

### Community Centres & Activities

The areas are also connected in the provision of community services. In particular since the Avenues area has never had a mainstream primary school (the only school in the area being the specialist Maplefields SEMH school which closed in 2012) most students from the area have attended either Brambleside school to their north or Park Lane school to their south.

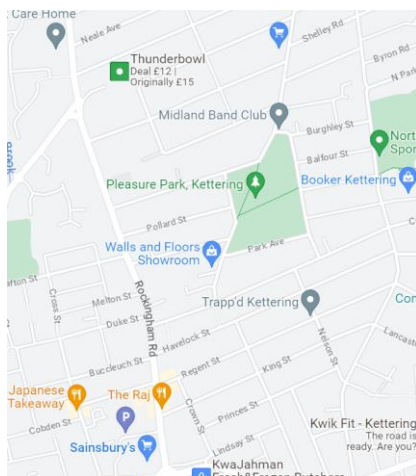
Furthermore, historically events that have been held between the two areas have been shared. A good example would be the 2021 Avenues street sale

(<https://www.facebook.com/events/kingsley-avenue-kettering-nn16-9-united-kingdom/the-avenues-inc-brambleside-street-sale-kettering-nn16/822363281991590/>)

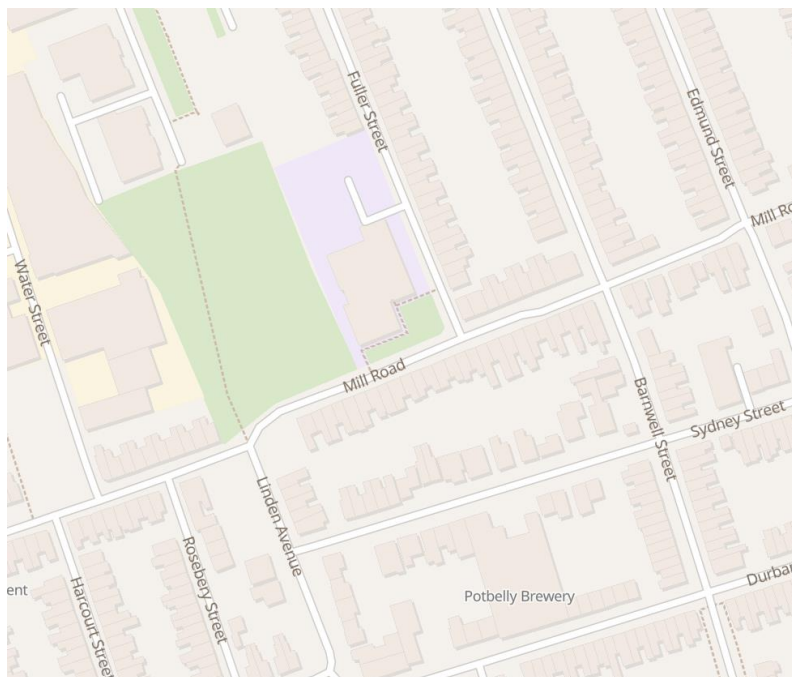
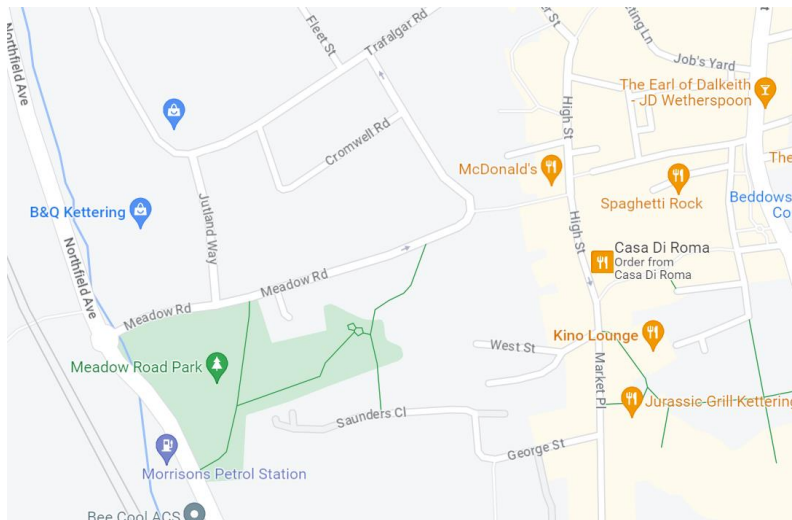
which in its description included the text “BRAMBLESIDE is now also taking part!”. This has historically been the norm and both communities are tightly linked.

The Pleasure Park area of Kettering also acts as a focal point for the area. This creates strong links between all the terraced areas to the north of Stamford Road as this is their main recreational area. The importance of the Pleasure Park to the area is seen in the existence of the active Friends of Rockingham Road Pleasure Park

(<https://www.facebook.com/FriendsofRRPP/>) which organises events and helps look after the park:



In contrast the people living in Central Kettering are drawn to the Meadow Road Park and Mill Road Park which act as their main outdoor spaces.



These parks are south of the commercial line that runs along the centre of Kettering and are where the people south of Montague Street and Lower Street go for outdoor space. Something we expand on further in our submission on a William Knibb ward.

### Online Discussion Areas

The link between the areas is also shown in how the primary Facebook group for the area (<https://www.facebook.com/groups/BramblesideChat/>) describes itself as “A group to bring together the residents and community of Brambleside, Kettering (and north end of town).”

The inclusion of “(and north end of town)” shows how these community sees itself as strongly connected.

## Electoral Equality

### 3-Member Ward

Our proposed 3 member ward maps very strongly to the existing polling districts with the exception of our proposed change along Avondale Road. However, this is a marginal change of no more than 250 dwellings (and maybe less) or 425 electors. If we add this number to the existing polling district data we get:

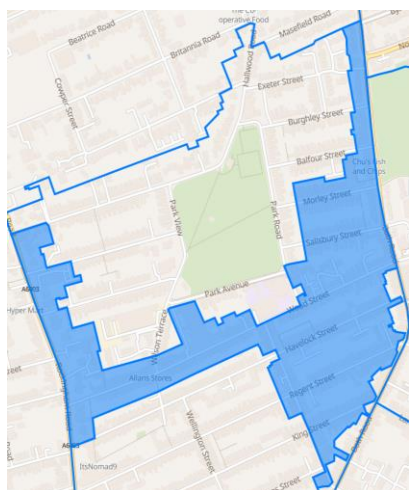
	2022 Pop	2022 Var %	2028 Pop	2028 Var %
<b>North Kettering</b>	12,277	6.23%	13,184	4.37%

This creates a ward that sits well within the commissions 10% target.

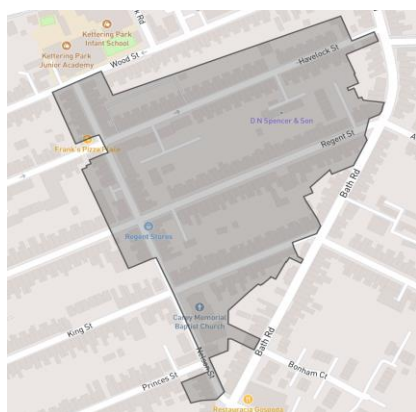
### 2-Member Ward

Calculating our proposed 2-member ward using the supplied polling district data is challenging because polling district CHD (Kettering All Saints 4) includes parts of Havelock, Regent, Kings and Nelson Streets.

This polling district has 1,065 electors in 2022 and 1,148 in 2028. The district can be seen in the following map:

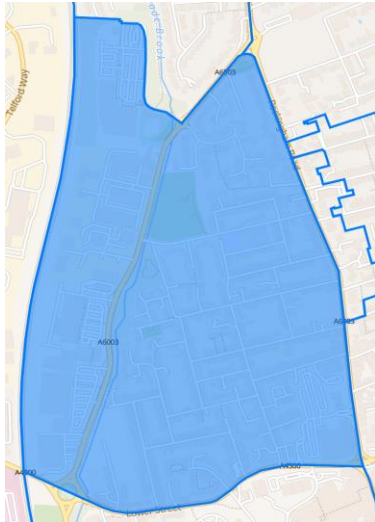


To estimate the population figures we can extract this area from the south of the wood street:



This represents around 35-40% of the districts area and contains around 250 residences. Multiplying this by 1.7 gives us 425 of the 1,065 electors in that ward.

Dyson Drive is equally difficult to calculate electorate figure for. It forms a small part of a much larger polling district where the rest of the district has a far higher housing density.



We count somewhere in the region of 65 homes in this area which if using the standard 1.7 electors per home at 65 homes gives 110 more electors which would put the final figure at:

	2022 Pop	2022 Var %	2028 Pop	2028 Var %
North Kettering	7,455	-3.24	7,723	-8.29%

While small this puts the proposed area well within the commissions 10% target, however as noted in our introduction the corresponding ward between Kettering Central and Kettering North would be in the region of 5,000 electors. To make this ward smaller the Kettering North ward would need to move much further south or take in parts of Northfield to the west, which would dilute most of the proposed community benefits leading to a ward with a very arbitrary boundary.

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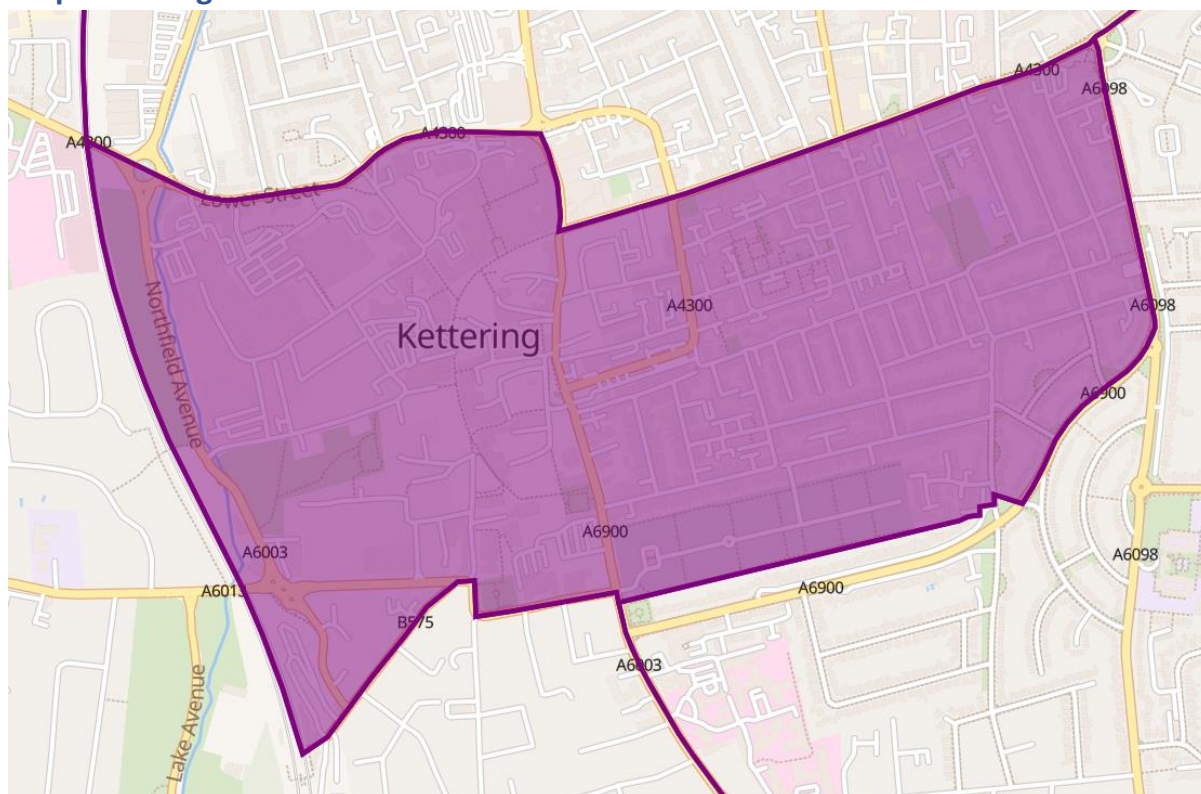
## William Knibb (Kettering Central)

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### Summary

- Create a 1-member Kettering Central ward based on the proposed William Knibb town council ward. This would be based on the historic ward but include the flats on the northwest side of Station Road.

### Map Of Changes



### Community Identity

#### Geography Of Kettering Town Centre's Commercial Areas

Our proposed ward uses the commercial areas of Kettering's Town Centre as its primary northern dividing line. This commercial area stretches from Lower Street in the south where Aldi, Asda and the medical centre sit through the main town centre area to Montague Street which contains a number long standing businesses including multiple car dealerships, furniture stores, bicycle shops and charity shops.

This long line of commercial activities that stretches across the centre of town creates a natural buffer between the north and south of Kettering's inner communities.

#### Community Facilities

As outlined in our North Kettering submission the residents of the William Knibb area naturally look to the Meadow Road and Mill Road parks as their main outdoor spaces. Whereas the residents of Northern Kettering are drawn to the Pleasure Park and Grafton Street Park.

This continues with the community centres of the area. The William Knibb ward shares its name with the William Knibb Centre which is a large community centre located on Alfred/Montague Street. This facility acts as the main community centre for the residents of central Kettering and is backed up by a number of smaller community facilities such as Kettering Mind on Russell Street and the Windmill Club.

In contrast the residents of Northern Kettering have a large number of community centres and clubs spread out over the area including Kettering Athletic Club, Melton Community Centre, Keystone Youth Centre, Midland Band Club and several more.

The location of these facilities means that residents do not cross the commercial line that runs down the centre of Kettering making it a strong boundary through which to draw a ward.

### Electoral Equality

This area is easily calculated for electoral equality because it is made up of the 4 William Knibb polling districts, plus the flats on Station Road.

The William Knibb polling districts are:

	2022 Pop	2028 Pop
NOD	1,327	1,447
NOF	950	1,050
NOG	850	913
NOE	829	920
<b>Total</b>	<b>3,956</b>	<b>4,330</b>

As outlined in more detail in our submission on St Michaels we believe there are 194 electors on Station Road's northwest side. Which gives an electoral equality of:

	2022 Pop	2022 Var %	2028 Pop	2028 Var %
<b>William Knibb</b>	<b>4,150</b>	<b>7.73%</b>	<b>4,524</b>	<b>7.44%</b>

This sits comfortably within the commissions 10% target.



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## Avondale Grange & Pipers Hill

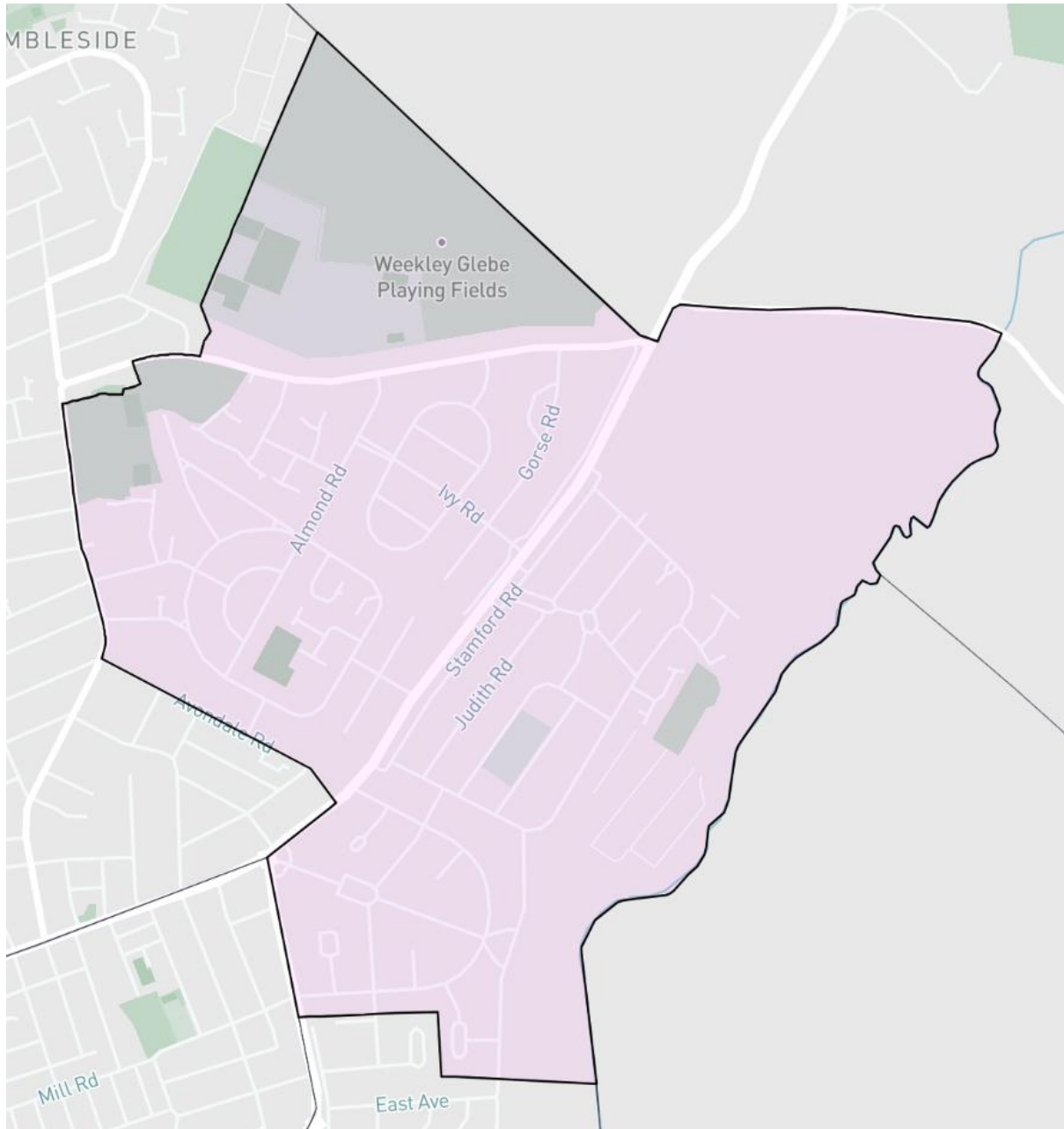
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### Summary

We propose two changes to this ward:

- Transfer the Naseby Road areas to Avondale Grange from Pipers Hill.
- Simplify the boundary to run along Avondale Road.

### Map Of Changes



### Community Identity

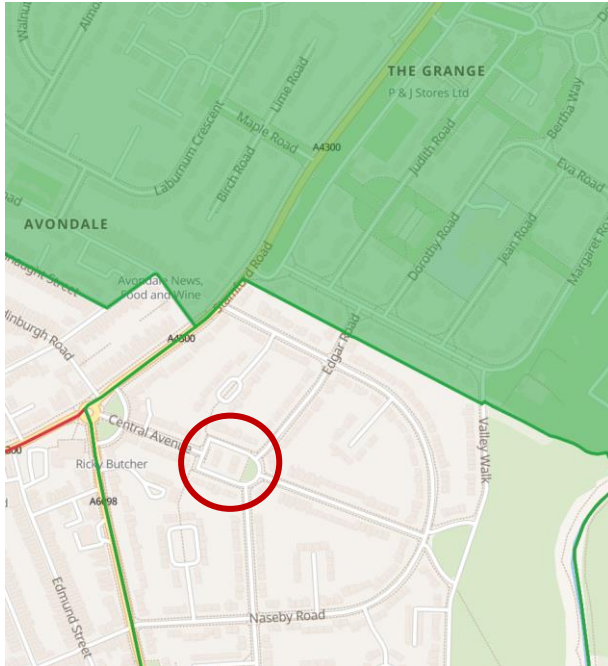
The Naseby Road area of Kettering has strong connections to the Grange and is often seen and referred to as part of the Grange. This can be seen in how a local news organisation the North Northants Journal reported:



“The area of the Grange estate encompassing Kathleen Drive and Washington Square falls within the one per cent most deprived areas for children in the country.”

<https://www.nnjournal.co.uk/p/avondale-grange-a-knife-seems-to>

This is said without caveating that Washington Square sits at the centre of Naseby Road on Central Avenue, well outside the proposed ward boundaries and circled in red on the following map.



This continues with the BBC News article reporting on the Grange as a “Left Behind Neighbourhood”: <https://www.bbc.co.uk/news/uk-england-northamptonshire-62147463>

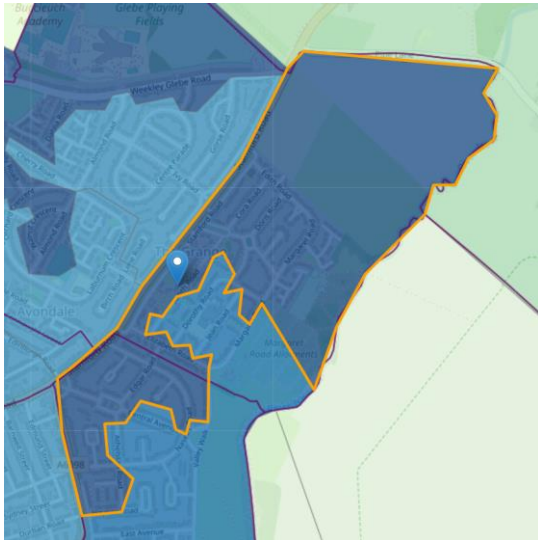
It uses the following picture as its headline picture at the top of the article:



This picture is clearly from the Naseby Road area, because architecturally the buildings match the style of that area which are 1920/30s in style and it is tree lined. Only the Naseby Road area is tree lined, because of its age. These examples both demonstrate how the

Naseby Road area is seen as part of the Grange and multiple news organisations have reported on it.

This reporting relates to how the Avondale Grange has been identified as one of the “Left Behind Neighbourhood” areas that has been used by central government to target funding and government policy. The data used to assign this designation was based on the Index of Multiple Deprivation which identifies the area of most need in the area in orange:



With the purple line as the proposed boundary, you can see how the area of most need is bisected. We believe this would be to the detriment of the residents and fails to represent the now longstanding view that Naseby Road is part of the Grange.

#### A Note On Haynes Road

The commission will note we have included Haynes Road and a part of Athelstan Road within Pipers Hill. This because this area is generally not seen as part of the Naseby Road area. It was constructed much later on the site of an allotment and has connectivity to Windmill Avenue and looks towards that area for its links. This difference can be very clearly seen by how the houses transition from rendered 1920s to exposed brick post war buildings:



## Transportation

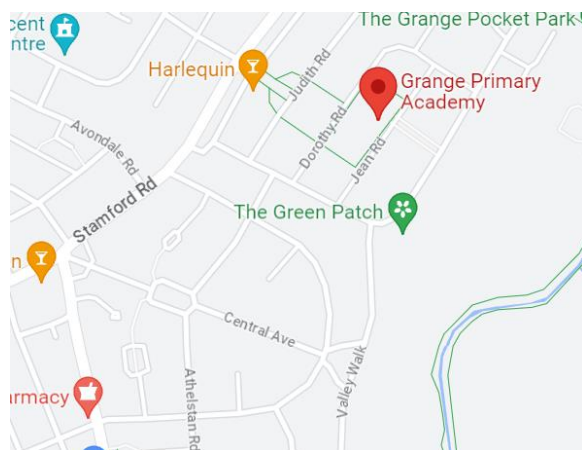
The links between these areas is further seen in how the Kettering bus network connects the Naseby Road area, Avondale and the rest of the Grange area:



The link between these areas is clear in how the bus runs through Avondale then from the rest of the Grange to Naseby Road and then back to the centre of town. This also demonstrates how the Naseby Road area is isolated from the rest of the Pipers Hill ward.

## Schools And Community Facilities

The closest primary school to the Naseby Road area is the Grange Primary school which can be easily accessed via Edgar Road:

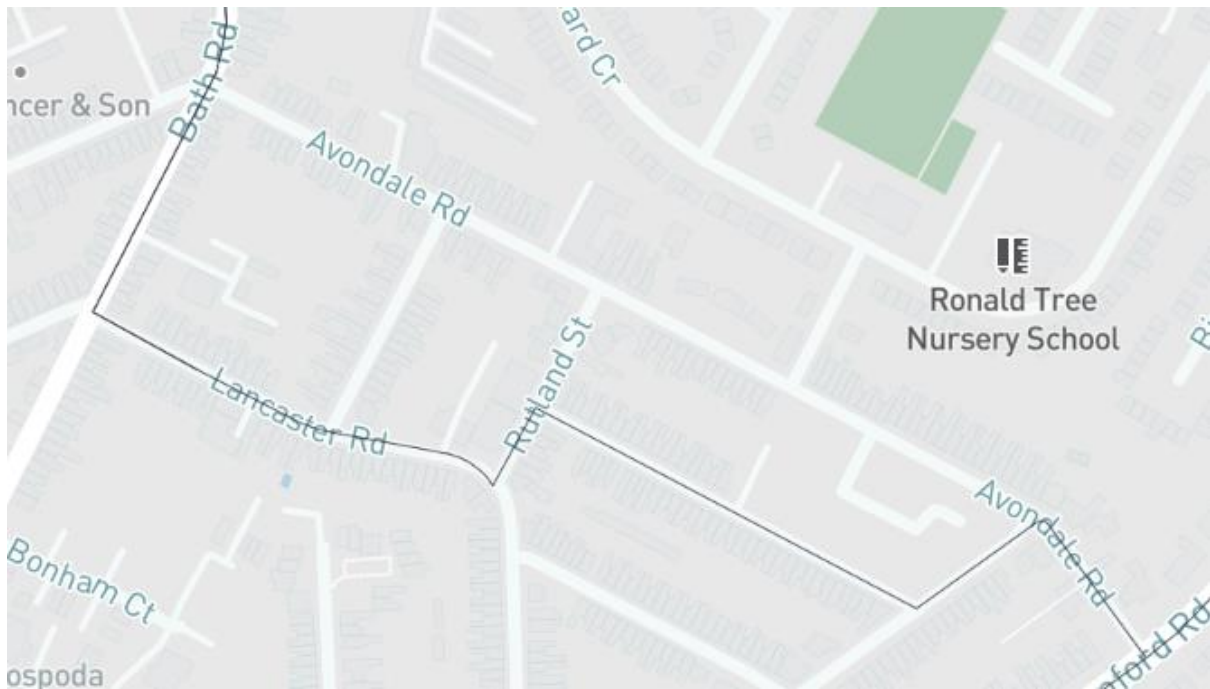


The area is also strongly linked to the Green Patch community garden which forms an important part of community life in the Grange area.

## Avondale Road

Our proposal also includes simplifying the boundary to run along Avondale Road. The commission's proposal has the boundary cut in and bisect the traditional terrace houses north of Stamford Road:





Our proposal uses Avondale Road as the boundary. Avondale Road is named because when it was built in the last 1800s it bordered open dales to the north:



When a development was built in the postwar era on that area it was called the Avondale development:



The areas to the south of Avondale Road are predominantly Victorian terrace houses which look towards the town centre as their sense of place and community. While the new Avondale Development was built around the Avondale School which is now the Crescent Community Centre. We believe including some of the Victorian terrace homes within one ward and some within another needless complicated the boundary and our proposed border runs along a clear line between two communities.

### Effective and Convenient Local Government

We believe that incorporating the Naseby Road area within the boundary of the ward will not only represent the generally accepted view that this area is within the Grange, but also help councillors better interact with local and national government policy on helping these left behind neighbourhoods.

### Electoral Equality

Within the proposed boundaries Piper's Hill is slightly larger than Avondale Grange with 172 more electors in 2028:

	2022 Pop	2022 Var %	2028 Pop	2028 Var %
Avondale Grange	3,925	1.89%	4,256	1.08%
Pipers Hill	4,082	5.96%	4,428	5.16%

This allows for Avondale Grange's electorate to increase by 396 and still stay within the 10%, while also allowing for Piper's Hill to decrease by up to 659 and comfortably within the -10% range.

To arrive at a figure for the area we need to:

- Add the Naseby Road area.
- Subtract the houses south of Avondale Road

Unfortunately, the structure of the polling districts in this area makes establishing electorate figures challenging and we have attempted to estimate to the best of our ability the numbers in this area.

As an interwar development that was one of the first "modern" housing developments in Kettering, the Naseby Road area the housing is noticeably less dense than the surrounding areas. It is primarily made up of detached and semi-detached houses, with some small terraces of 4 or 5 homes.

Our count of homes in the larger of our two proposed areas:

- Naseby Road itself contains around 120 homes.
- Central Avenue and Washington Square have around 50 homes.
- Athelstan and Edgar Road have around 40 homes.
- The places and courts off Naseby Road contain around another 70 homes.
- Windmill Avenue and Stamford Road adds another 30 houses and 40 flats.

This gives us a total number of 350 homes, which on 1.7 electors per home gives us 595 electors.

The area south of Avondale Road is much denser, being comprised of a combination of flats and terrace houses. Meaning that while it covers a smaller geographic area it is not substantially smaller than the Naseby Road area in population. We believe there is roughly 200 dwellings in this area or 350 electors. This gives us:

	2022 Pop	2022 Var %	2028 Pop	2028 Var %
Avondale Grange	4,170	8.25%	4,501	6.90%
Pipers Hill	3,487	-9.48%	3,833	-8.97%

This puts both areas within the commissions 10% target. However, we recognise that Piper's Hill is on the smaller than other wards in Kettering. We would also point the commission to our section on the Burton/Barton ward that includes an option to transfer some of that area to Piper's Hill should the commission wish to increase its size and reduce the Burton/Barton ward.

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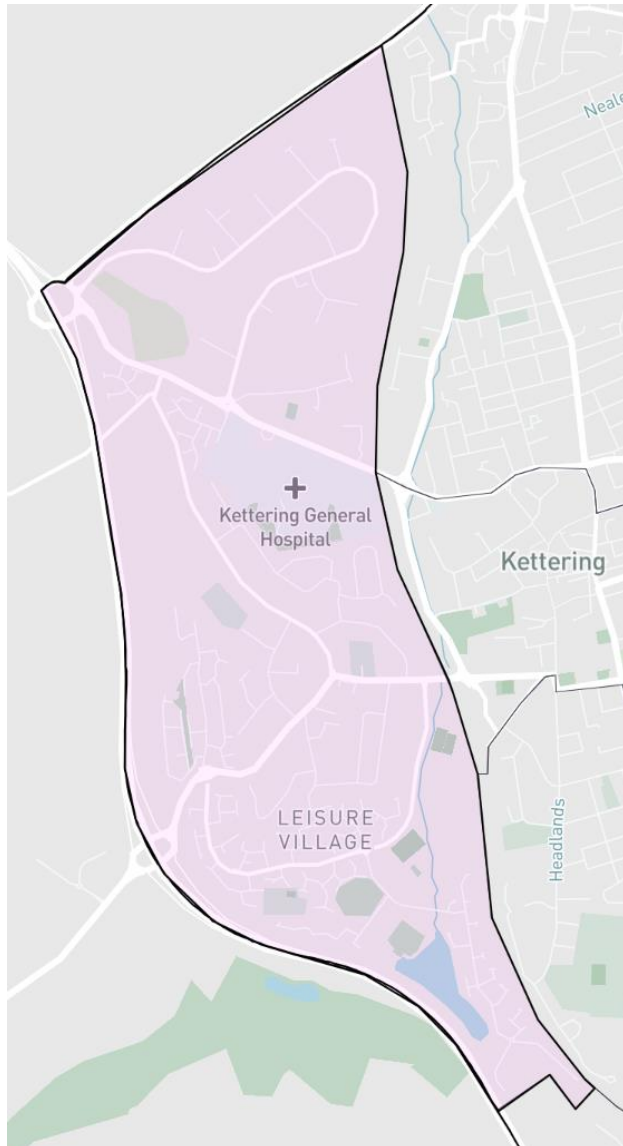
## St Peters

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### Summary

St Peters should be a single member ward bounded by the A43 to the north, railway to the east, A14 to the west and the end of Thurston Drive at the south.

### Map Of Changes



A map showing the ward with the minor change to take into account the recent construction at the end of Thurston Drive in the south.

### Community Identity

#### Travel & Connectivity

We believe that the commission has misunderstood the geography of Kettering when drawing the boundary of its proposed St Peters and St Michaels wards in two ways.

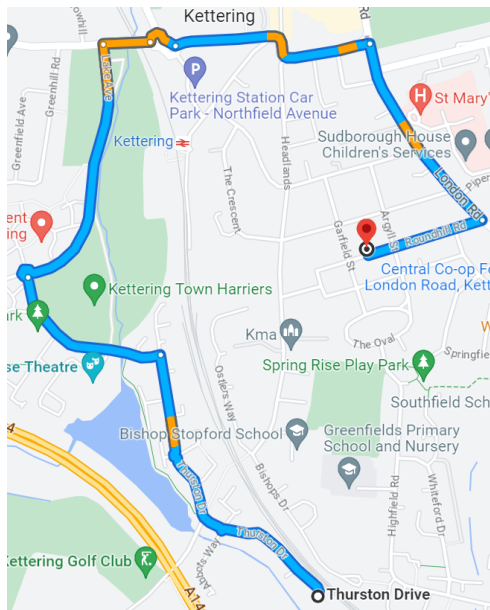


### *Railway Line*

Firstly, the railway line in Kettering acts as a very strong boundary between communities. This is because of the limited number of crossing points, especially those that can be crossed using a car.

The location of the railway bridges means It is not currently possible to travel from the St Peters part of the proposed ward to the St Michaels part without crossing into either the proposed Kettering Central or the Ise wards.

For example, someone driving from Thurston Drive to St Michaels Church would be required to pass through Kettering Central:

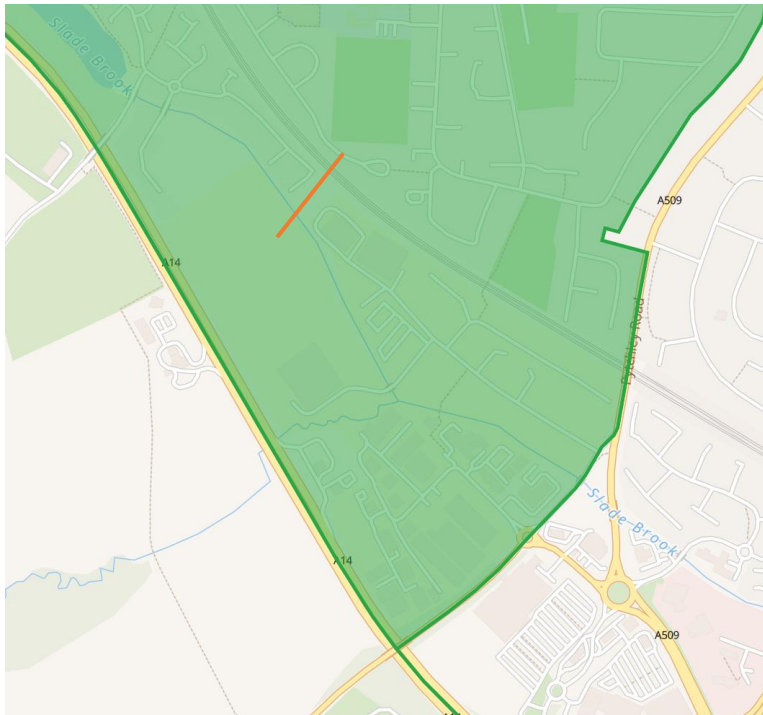


With only two crossing points in the town, both of which are very busy, this has the effect of focusing community activity in the area on either side of the railway.

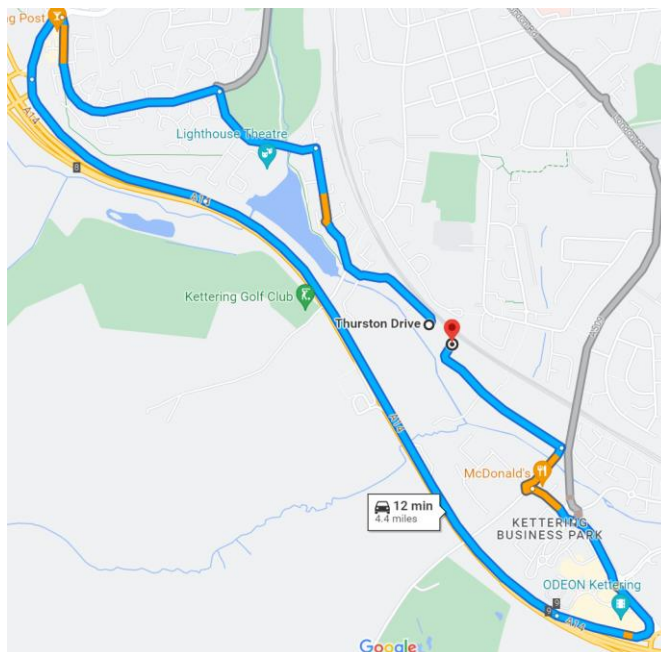
### *Thurston Drive*

Secondly the commission has attempted to move the newly built part of the Thurston Drive area into St Peters. We fully support this aim; however, we believe the commission has overcorrected and included large parts of the Kettering Business Park which should not be included.

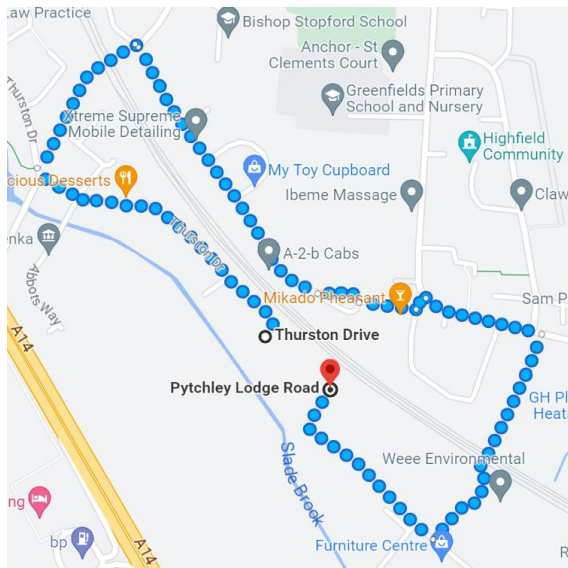
The draft southern boundary of St Peters area is as follows:



We believe the boundary should be placed at the redline we have inserted on the map. This can be demonstrated by trying to travel from one side of that line to another which results in either a 4.4 mile car journey:



Or a 24-minute 1.2 mile walk crossing two railway bridges:



This lack of connection has been done intentionally to keep that industrial area from connecting to the residential area. The Industrial area naturally forms part of the Venture Park area and should be linked to that.

### Community Facilities and Schools

The St Peter's area is a very independent area of Kettering, with strong community facilities and two primary schools serving the area. The connection between the north and south of St Peters is reinforced by how the main community sports activities are centred in the south around the Harrier Athletic club and Kettering Sports Club (a multi-sport club next to the Harriers), while the shopping and food establishments are found to the north near the Trading Post. This makes the area a strong self-contained community.

### Electoral Equality

St Peters as a ward based on the existing NOC & NOB polling districts has an acceptable electoral equality of 8% in 2022 (4,166) and 6% in 2028 (4,459). The area of Thurston Drive being added only contains roughly 60 homes or 102 electors.

	2022 Pop	2022 Var %	2028 Pop	2028 Var %
<b>St Peters</b>	4,268	10.79%	4,561	8.32%

This would bring the 2022 variance up to 10% and the 2028 variance up to 8%. Both of which within the 10% target set by the commission.

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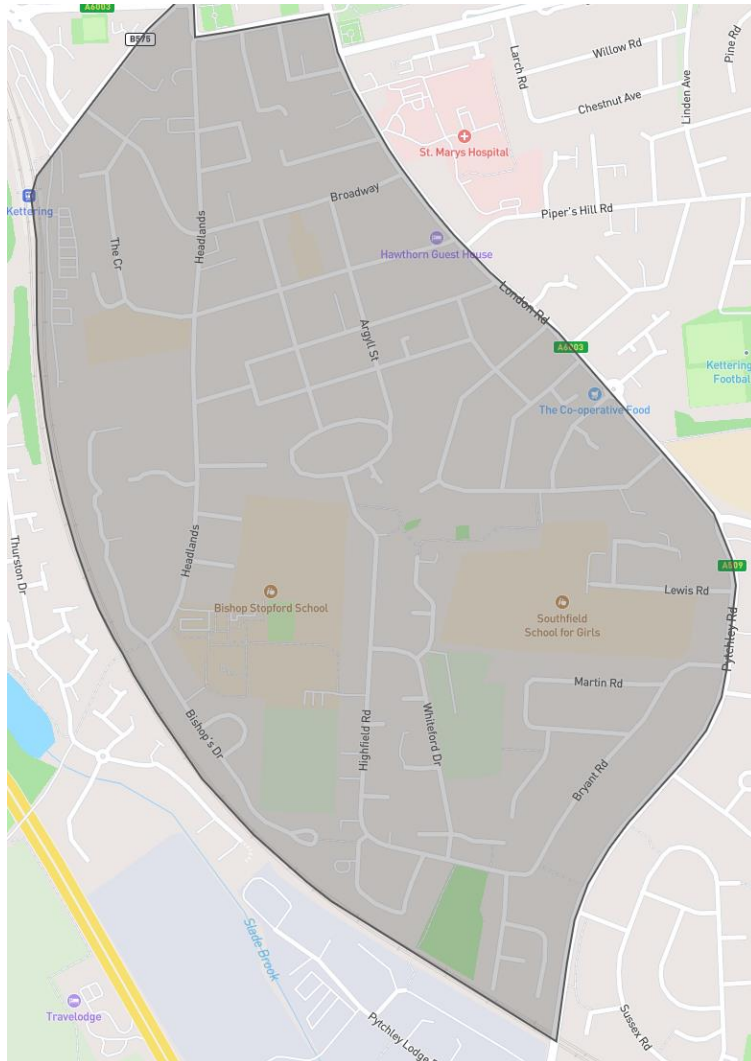
# St Michaels

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## Summary

Create a single member St Michaels ward which takes in all of the northern part of the St Michaels and Wicksteed ward.

## Map Of Changes



## Community Identity

### Geographic Boundaries

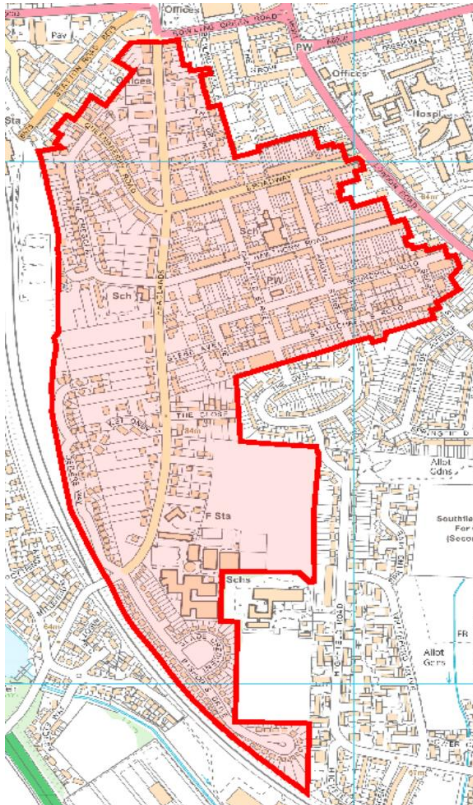
We have outlined in depth in our St Peter's submission how we believe these two areas should be treated separately and to avoid repetition would refer the commission to that section.

However, we feel it important to note our submission creates a ward with a strong and obvious boundary that will be easy for electors to understand. The railway plus both London and Pytchley Roads are very strong boundaries within Kettering that make this ward easy to explain and understand to electors. Whereas the proposed southern boundary of Bryant Road is not as clear and only used because of the provided polling district data.

Similarly including part of the industrial area to the south of the railway in the proposed St Peters and St Michaels ward does not reflect the transport situation as explained in our St Peter's submission and considering no electors live here, we would hope the commission would transfer it to the Venture Park area.

### Community Groups

As noted in the commission's report there is a strong Headlands community association which has recently passed a neighbourhood plan via a referendum. This plan and organisation cover roughly half of the proposed ward:



Given that this plan's creation was driven by local residents and adopted with 91% of the vote demonstrates a strong local community in that area.

The other half of the ward is made up the Highfield area and this also has a strong community life with active Facebook groups (<https://www.facebook.com/groups/399157175615242>) and a food bank just for the area (<https://www.northantstelegraph.co.uk/news/people/kettering-care-home-continues-to-support-local-food-bank-as-it-reaches-500-days-in-operation-4239935>) which is run separately to the main Kettering food bank.

### Community Facilities

This area has a very high concentration of schools (2 state primaries, 1 private primary and 2 state secondary schools) meaning that residents have multiple hubs in which to build and maintain their community.

The name of the ward as St Michaels points to how the historic St Michaels church and its community hall which is used by a number of local organisations (such as the 5<sup>th</sup> Kettering



Scout & the Kettering Gaming Club) acts as further hub and is located right in the centre of the ward.

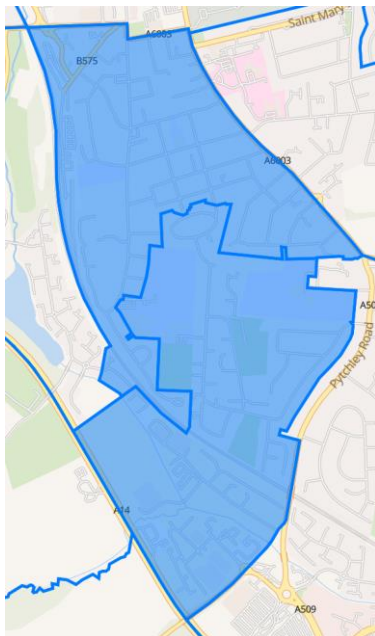
Finally, the community has multiple shopping options (Tesco Express and Co-op) and pubs (Wayfarers Inn and Mikado Pheasant) within it, meaning that they are well served locally and do not need to reach into other areas for life's essentials.

### Effective and Convenient Local Government

Given the recent neighbourhood plan referendum and the strength of the community association in this area. We believe that having a single member ward that focuses on this area will allow the councillor to strongly engage with that community and other community associations.

### Electoral Equality

Calculating the electoral equality for this area starts with the polling districts of WSD and WSC which contain the majority of the ward:



These gives us baseline figures of:

	2022 Pop	2022 Var %	2028 Pop	2028 Var %
WSC (North)	2,818	N/A	3,038	N/A
WSD (South)	1,490	N/A	1,608	N/A
Total	4,308	12%	4,646	10%

To arrive at the electoral figure, we need to

1. Remove the southern part of Thurston Drive
2. Remove the northern part of Station Road
3. Add western side of Pythchley Road.

The figure used in our St Peters submission for Thurston Drive was around 60 homes and 102 electors. While we believe that there are roughly 80 homes on the western side of Pytchley Road and Lewis Road or 136 electors. Which would result in a net gain of electors of 34.

The commission does not make clear in its submission what it believes is the elector count in Station Road is when making the case to transfer it to Kettering Central. However, the electors live entirely in blocks of flats. And they have the following units:

- Clarendon House: 46
- Aspen House: 23
- Signal House: 19
- 20-22 Station Road: Unknown
- Cleaver Court: 26

This gives at least 114 flats or 194 electors in that area, which when combined with the 2 other changes would result in a net loss when compared to the WSC and WSD polling districts.

Based on those figures we would place the proposed St Micheals Ward at the following:

	2022 Pop	2022 Var %	2028 Pop	2028 Var %
St Micheals	4,148	7.68%	4,486	6.54%

This would result in a ward with strong community ties and geographic boundaries that sits well within the commission's 10% target.



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## Ise Lodge & Hanwood Park

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### Summary

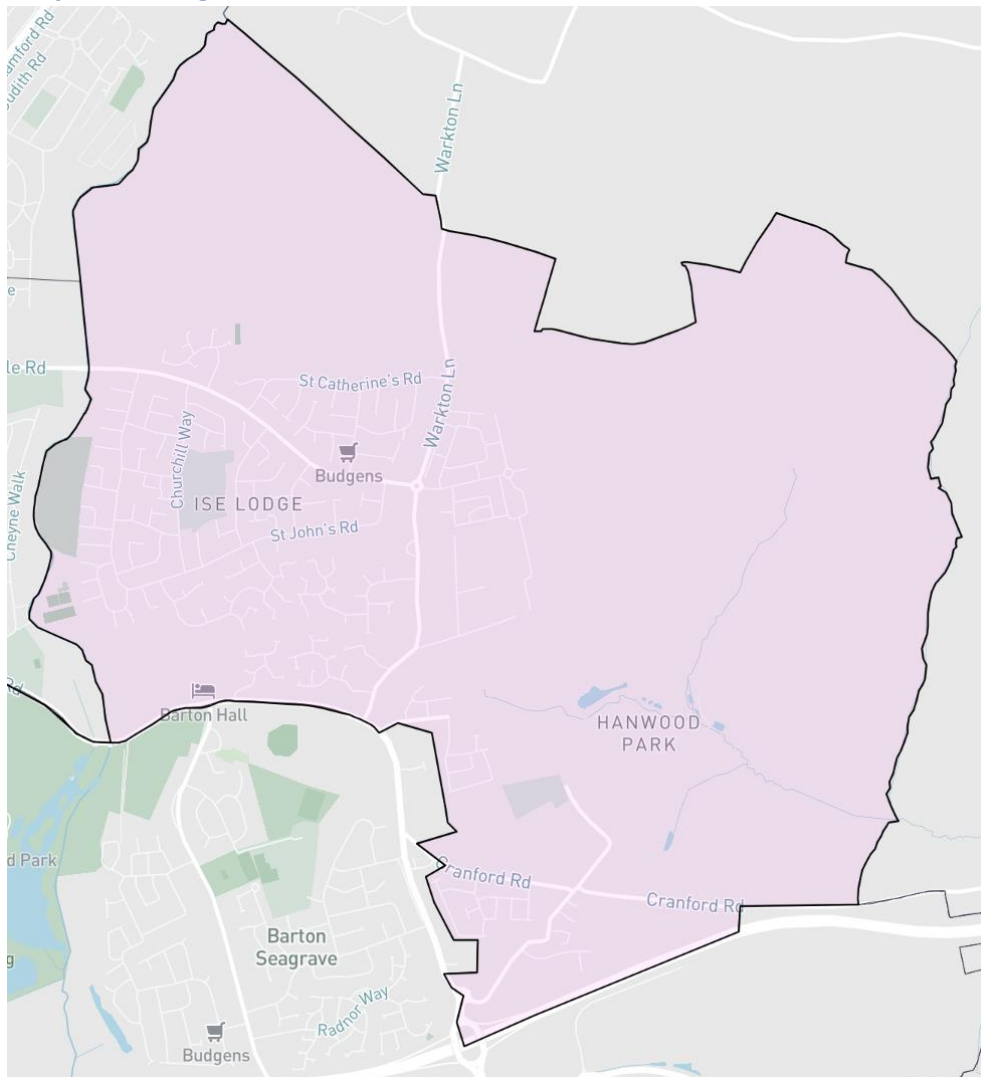
The Ise Lodge and Hanwood Park should be combined into a single ward.

However, the primary considerations here are twofold:

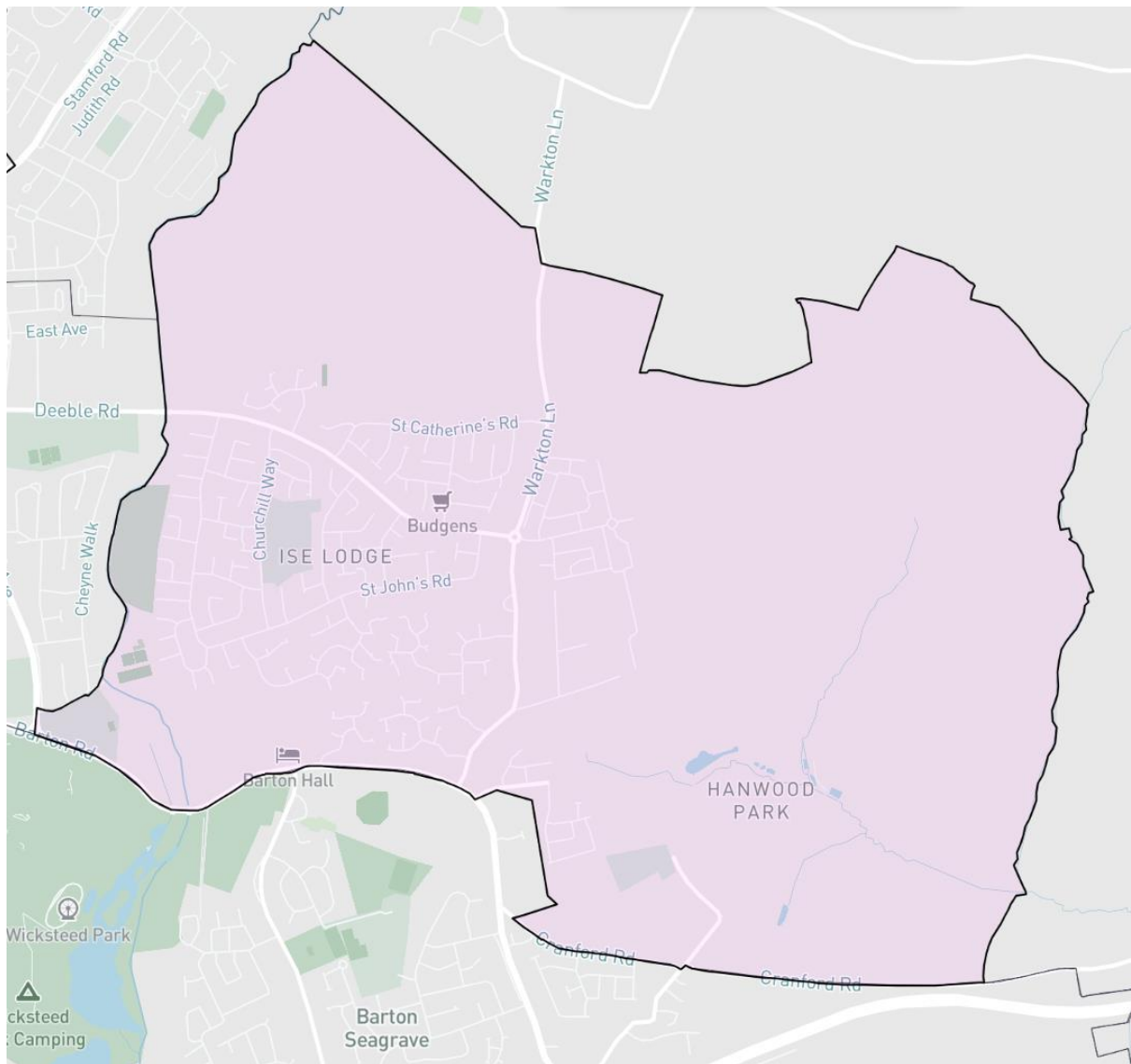
1. To what extent should the parish of Barton Seagrave be split into separate wards and included in wards that also contain parts of Kettering Town parish.
2. To what extent should the Hanwood Park development be included in a single ward.

Our proposal attempts to balance these considerations and delivers all of Hanwood Park in a single ward while maintaining as much of Barton Seagrave parish in the Barton/Burton ward as can be. This is done at the expense of slightly more complex boundaries, but which make sense when the historical communities are taken into account.

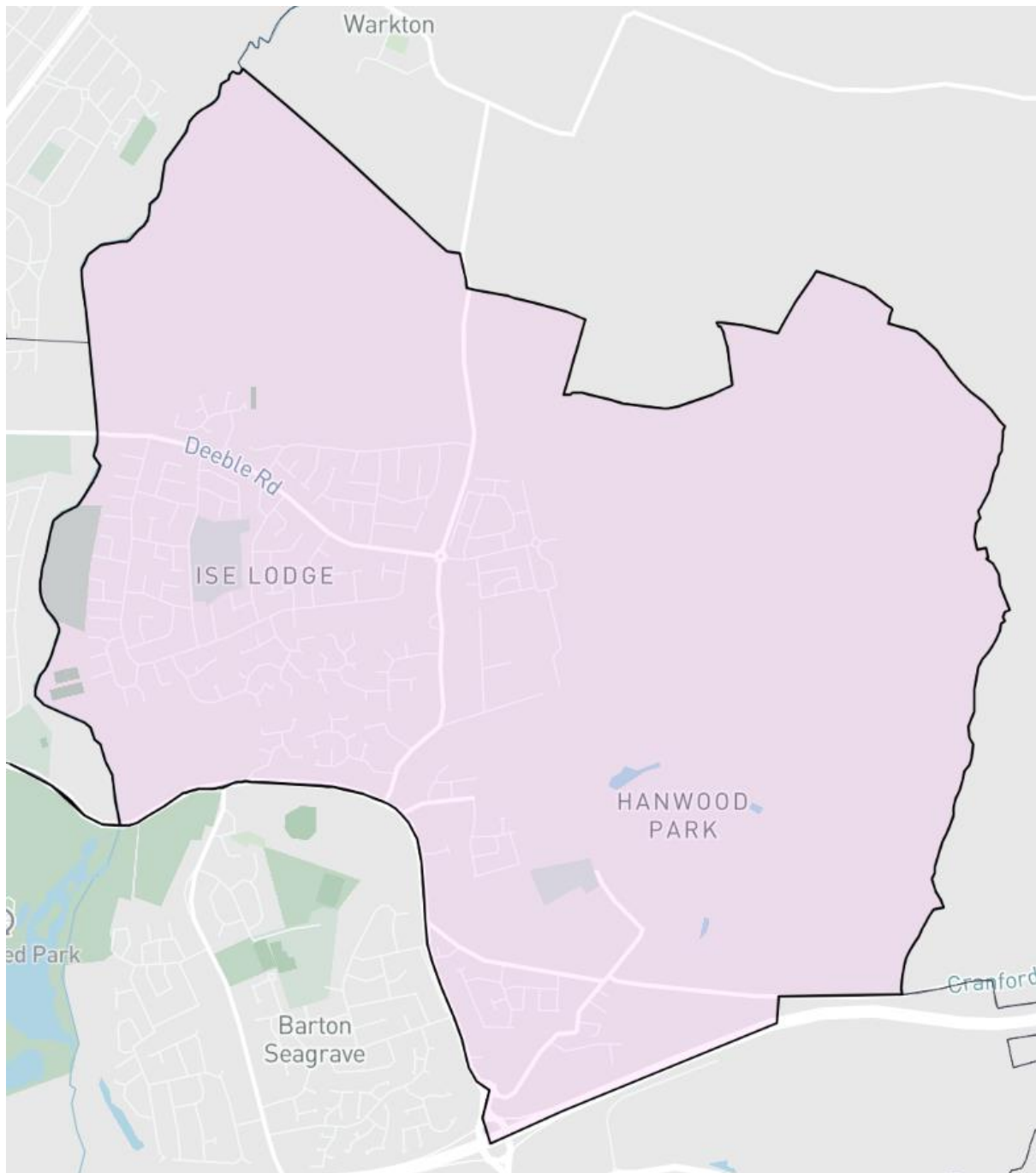
### Map Of Changes



Our preferred proposed ward which includes all the new Hanwood Park development within one ward at the expense of bisecting some of the Barton Seagrave parish.



A map of the ward that better maintains Barton Seagrave parish by keeping the historic houses of Cranford Road in the Burton/Barton parish and a strong easy to understand boundary along Barton Road and Cranford Road.



A final option with the easiest to understand boundaries running along the length of Barton Road to the A14. However, at the expense of bisecting large part of Barton Seagrave parish. We do not recommend this approach because it splits a large number of houses that have a long history within Barton Seagrave parish off from it.

### **Community Identity**

#### **Geography**

We believe that the commission has misunderstood where the Hanwood Park development is located and does not appreciate its scale. This is shown in their proposed Hanwood Park town council ward which only covers a very small part of the development in the south and is pictured below:





The development is much larger than this and is scheduled to contain 5,500 homes and is best seen from this satellite image overlaid with the plans:



The proposed boundary for the Ise and Burton/Barton wards runs right through the development:



You can see that the boundary splits the development into two parts under the misunderstanding that Hanwood Park is only a small southern part of the development.

This is particularly problematic because if you compare the boundary to the plans, you will see that it bisects the central park and district centre area of the development. This is the unifying feature of the development designed to focus the development to its centre.

We agree with the commission that the new Hanwood Park development should be within the same ward. We request the commission reviews where the development is and adjust its plans accordingly.

#### **Ise Lodge & Hanwood Park**

The Ise Lodge has a strong identity with many local amenities, including the Ise Lodge Community Centre and the Millbrook and Kingsley schools. While Hanwood Park also has the beginnings of its local amenities with the construction of Hayfield Cross School, these are much less developed.

In particular Hanwood Park lacks any shopping or restaurant areas, while these are planned, they do not yet exist and this means that the residents have to look outside the area for those facilities. This tends to result in residents travelling to the shopping areas in the Ise



Lodge such as the Ise Garden centre and St Stephens shopping area which includes takeaways and Budgens supermarket.

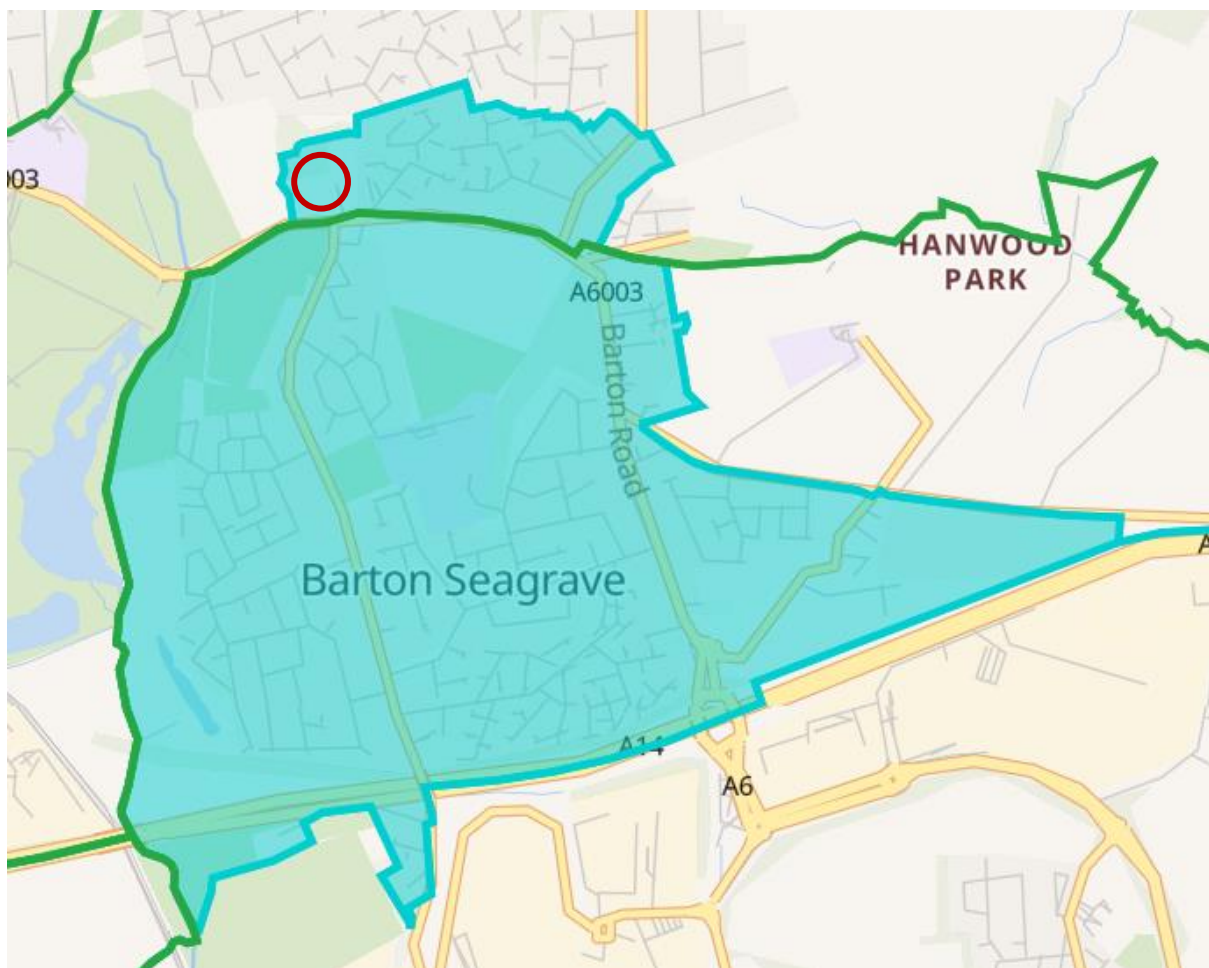
The areas also share strong similarities in both being estates attached to the eastern edge of Kettering that were designed to be self-contained communities. In the long term as Hanwood Park reaches its full extent, we would expect it to become its own standalone ward.

These similarities and links make the two areas a natural fit to be combined into a single ward.

### **Effective and Convenient Local Government**

#### **Barton Seagrave Parrish**

The boundaries proposed for this area splits up the parish of Barton Seagrave. As shown on the following map where the parish is shaded in blue. The proposed boundaries result in wards that contain parts of Kettering Town and parts of Barton Seagrave councils.



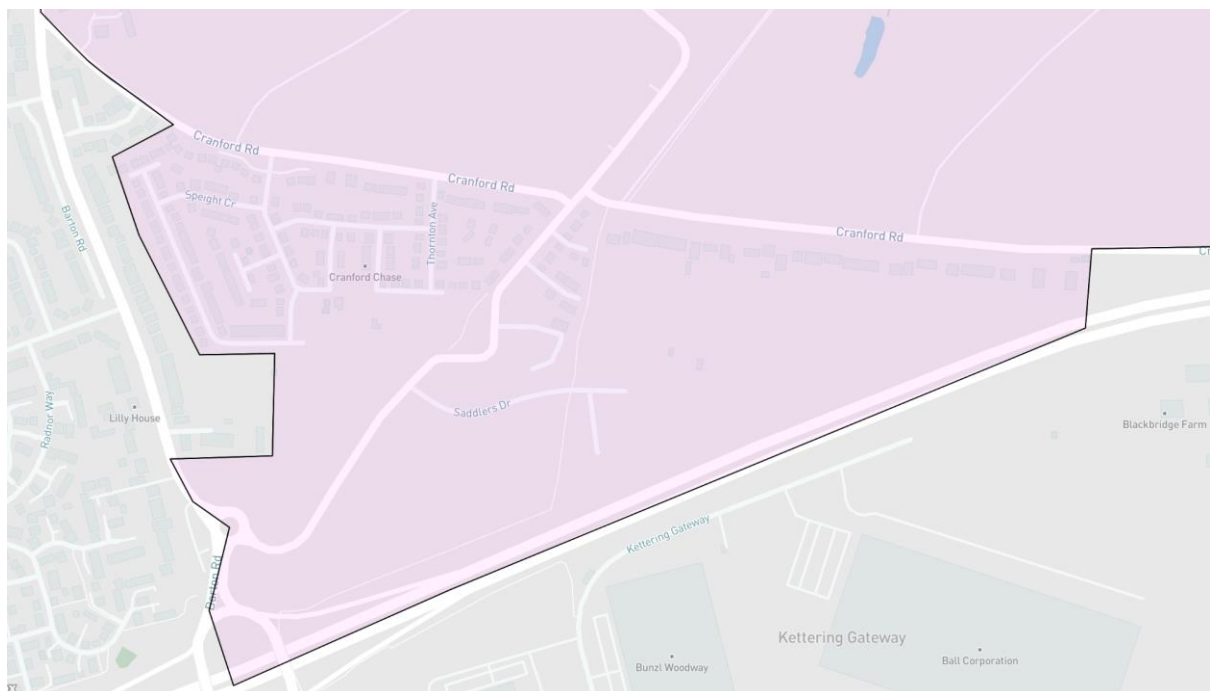
This is especially problematic because Barton Hall (circled in red on the map) is outside the proposed Burton/Barton ward. Given that this is the historic manor of Barton Seagrave dating from 1550 this is unfortunate, but given that it is currently a hotel with no electors living in it we consider this a trade-off worth making.



The commission expressed a desire for the whole of the Hanwood Park development to be included in one ward. To achieve this, we have drawn our boundary to the south of Swallow Close, this includes all the new development in our proposed ward.

This does however result in the much older houses that have a long history as part of Barton Seagrave parish along Cranford Road also being included in the ward. But given that these houses are surrounded by the new development on all sides this may be unavoidable.

It depends on if the commission values keeping Barton Seagrave Parish in the same ward or keeping Hanwood Park in the same ward.



## Electoral Equality

Our proposed boundary runs through 3 polling districts making it difficult to calculate the exact population data. To get a figure we must:

- Add together the Ise Lodge polling districts (ISF, ISG, ISA, ISC) which gives us 6,593 in 2022 and 6,997 in 2028)
- Add the 55 homes or 93 electors in Cranford polling district (ISG) that sit on the edge of Barton Seagrave.
- Adding the 60 houses on Thornton Avenue that sit in WSB polling district giving 102 electors.
- Adding the houses on Saddlers Drive (42) and Buckthorn Avenue (30) in BBB polling district giving 122 electors

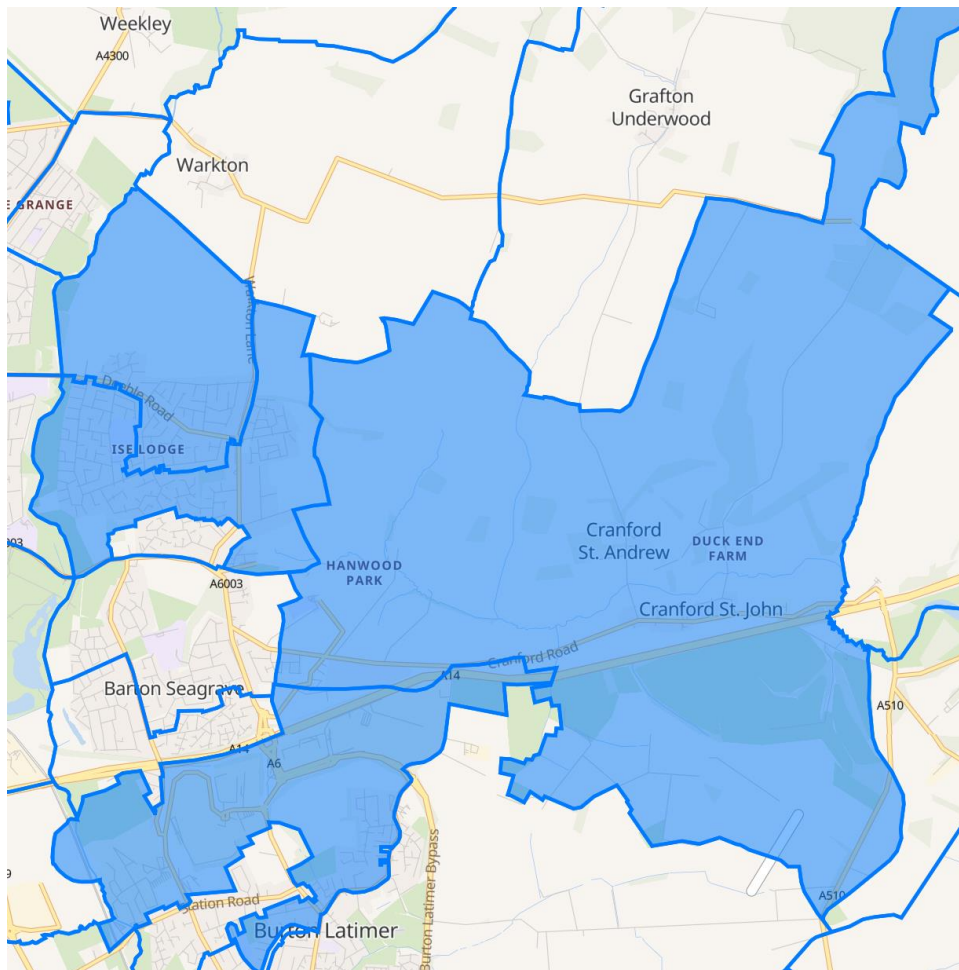
On the commissions figures this gives us:

	2022 Pop	2022 Var %	2028 Pop	2028 Var %
Ise Lodge & Hanwood Park	6,910	-10.31%	7,314	-13.15%

The commission will note that that is this delivers poor equality. We have proposed this boundary because we believe that the commissions numbers are so fundamentally incorrect for this area that they should be contested.

We can demonstrate this by looking at the polling districts in the Hanwood Park development:

- ISC (Cranford): Growth
  - 2022: 316 Electors
  - 2028: 370 Electors (+54)
- ISG (Ise Lodge 2):
  - 2022: 3,705 Electors
  - 2028: 3,873 Electors (+168)
- ISF (Ise Lodge 1):
  - 2022: 2,349 Electors
  - 2028: 2,542 Electors (+193)
- BBB: (Burton Latimer 1):
  - 2022: 1,474 Electors
  - 2028: 1,600 Electors (+126)



Some of these polling districts include areas that will be developed after the 2028 range looked at by the commission (such as ISF). However, for simplicity if we add up all growth in all areas that Hanwood Park is going to be built in, we get 541 electors.

If again for simplicity we assume that all other parts of these polling districts have 0 growth. This is admittedly unrealistic and does not match the rest of the model to assume all of the Ise Lodge, Northern Burton Latimer and Cranford will not grow, but makes the comparison easier.

Hanwood Park’s development company have provided us with their high and low growth estimate starting from a baseline of 2022 where 1017 homes have already been sold. By 2028 they are projecting a range of between 1,079 and 1,985 new home sales on the development. This is therefore gives a low-end estimate of 1,834 new electors moving into the development.

We have also consulted the figures provided by North Northamptonshire Council which they say are the figures provided to the commission. For just the ISG polling district they predict the following house growth:

Source of Housing Supply	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Hanwood Park Parcel R19	38	58	35				

Hanwood Park Parcels R8, R11,	50	50	13				
Hanwood Park Parcels R12, R13 & R14	41	75	75	50			
Hanwood Park Parcel R20	7	59	50	47			
Hanwood Park Parcel R22	40	50	60	60	60	50	30
Hanwood Park Remainder of the site					220	230	250

If we add up all the numbers from 22/23 to 27/28 of we get 1522 houses or 2,587 electors which is roughly halfway between Hanwood Parks current development high and low predictions.

Therefore, even if we take the most conservative sales figures and predict 0 growth in large parts of Kettering, Cranford, Burton and Barton the provided figures are still missing at least 1,293 electors.

	2022 Pop	2022 Var %	2028 Pop	2028 Var %
<b>Ise Lodge &amp; Hanwood Park</b>	6,910	-10.31%	8,607	2.20%

If we include these figures then we get a 2028 figure of 8,593 with a 2.04% variance. Considering that these figures are very conservative low end estimates we believe the commission should review them and make the Ise Lodge and Hanwood Park ward at least a 2-member ward.

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## Burton Latimer & Barton Seagrave

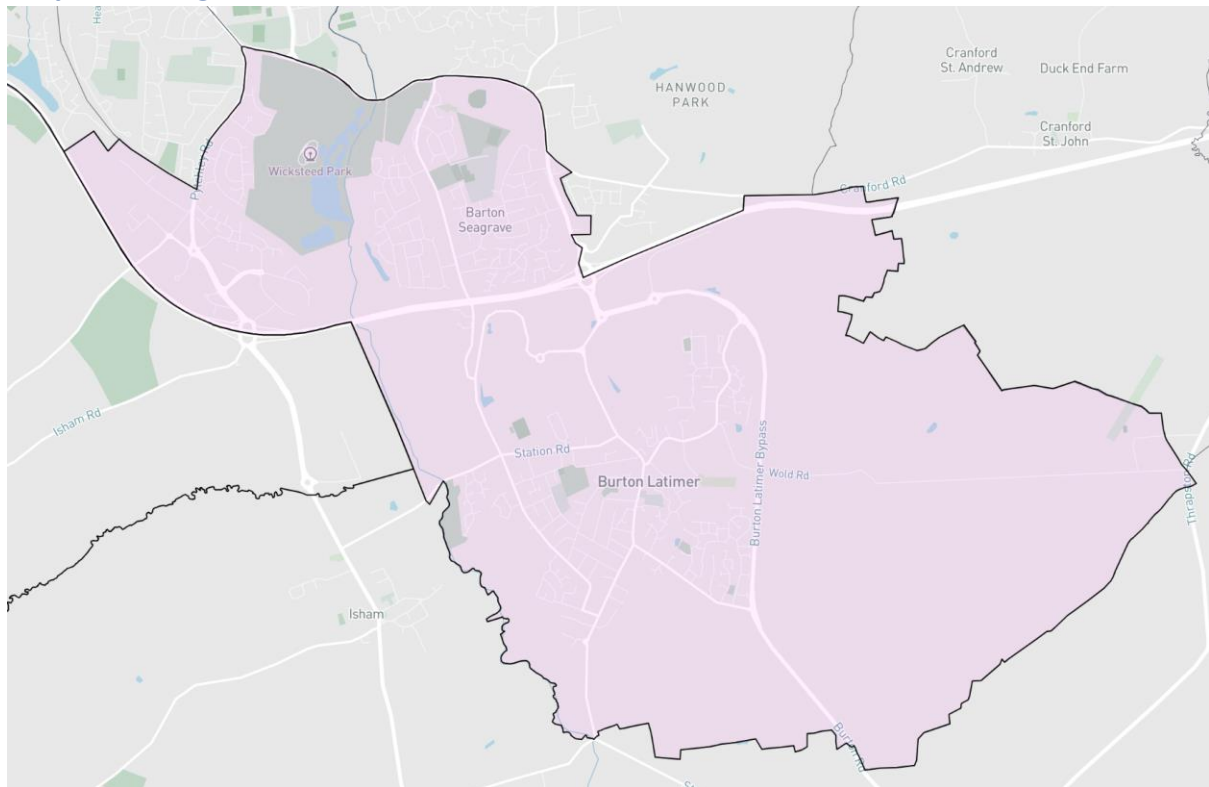
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### Summary

We support the commission's decision to combine Burton Latimer and Barton Seagrave.

We also propose that the Venture Park and eastern side of Pychley Road is included in the ward.

### Map Of Changes



### Community Identity

We note that the area of Kettering along Pychley Road leading to the Venture Park housing development which is contained in polling district WSE is the most problematic area when it comes to community identity within the draft proposal.

This area is geographically isolated from the rest of Kettering by the railway to the south and by Pychley Road being the main road leading to the A14 to the west. But still has a sizable population meaning it has a meaningful impact on any ward it is added to.

We see 3 possible options for the commission to consider that would meet electoral equality rules. These are include the area in:

- Ise Lodge and Hanwood Park (as in the draft)
- Pipers Hill
- Burton Latimer & Barton Seagrave

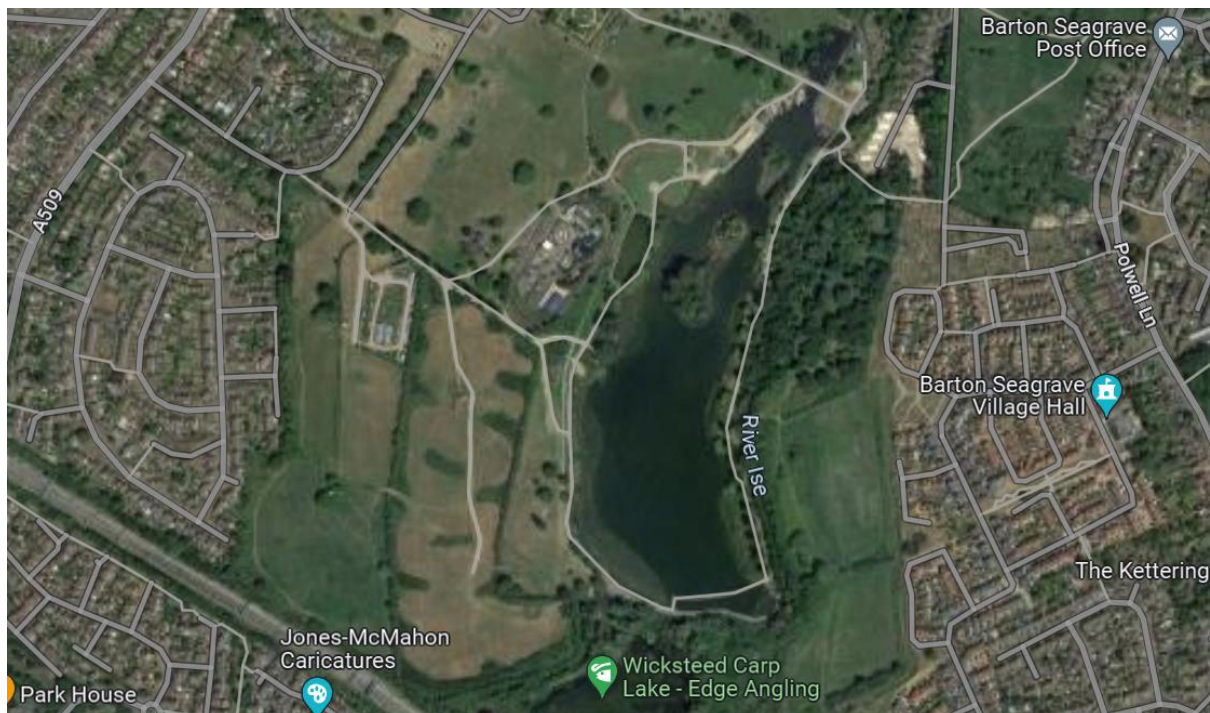


Our submission is that the area should be included in the proposed Burton Latimer & Barton Seagrave ward. But we accept that none of these options are ideal and the combination of this area's isolation and the layout of the surrounding wards make it a difficult choice.

### Wicksteed Park

We believe that the areas defining feature is its strong connections to Wicksteed Park. As demonstrated in how many of the houses of Paradise and Spinney Lane are built on land still owned and leased from the Park, because many of these houses were built as part of the initial plan for the park to be a "garden village". The park serves as the areas main community facility and is connected into it from the Paradise Lane entrance.

The other area of Kettering with very strong connections to Wicksteed park is Barton Seagrave. The park itself is built in the grounds of Barton Hall which was acquired by Charles Wicksteed in 1913 and later expanded by buying the rest of the estate in 1928. This gives Wicksteed Park strong historic connections to Barton Seagrave, which has only increased in recent years with the building of Barton Seagrave Village Hall which sits on the edge of the park in a new housing development:



### Transport Connections & the Venture Park

The Venture Park area of Kettering south of the railway line is connected to Kettering by the railway bridge and surrounded by industrial development. As a result it is somewhat isolated from the rest of the town. This is added to by how this area of town has one of the main supermarkets, shopping areas and entertainment complexes. This means that the area is almost totally self-sufficient and residents have a very large number of amenities on their doorstep.



The existence of the A14 connection to this area also gives it a strong connection to the Barton/Burton area, with many residents choosing to live there because of its proximity to the A14.

### Electoral Equality

To calculate this area, we need to:

- Add all the Barton and Burton polling districts together.
- Remove the areas put into our proposed Ise Lodge & Hanwood Park ward.
- Add the WSE polling district minus:
  - The homes to the west side of Pytchley Road added to the St Michaels ward.
  - The homes on the southern tip of Thurston Drive

This gives us:

	2022 Pop	2022 Var %	2028 Pop	2028 Var %
Burton Latimer & Barton Seagrave	12,996	12.45%	13,847	9.62%

Which is a larger ward, but still within the commissions 10% threshold.

If the commission wishes to make the ward smaller, an alternative would be to include part of the WSE polling district in Pipers Hill which under our proposal is smaller after losing the Naseby Road area.

However, given that Pipers Hill can only take another 800 electors before itself being over 10% and this polling district has 1400 people in it of which around half (or 700) live on the northern side of the railway. All that we believe would happen is it would make the proposed Barton/Burton ward slightly smaller, but creates a very large Piper's Hill ward that sits on the 10% boundary.

Given that merging this area with Pipers Hill gives worse community connections than the proposed Burton/Barton ward and from a representation perspective we believe that having a large 3-member ward is probably preferable to having a large 1-member ward. We have proposed merging this area with Burton and Barton.

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## Pipers Hill – St Edward’s & Isebrook Schools

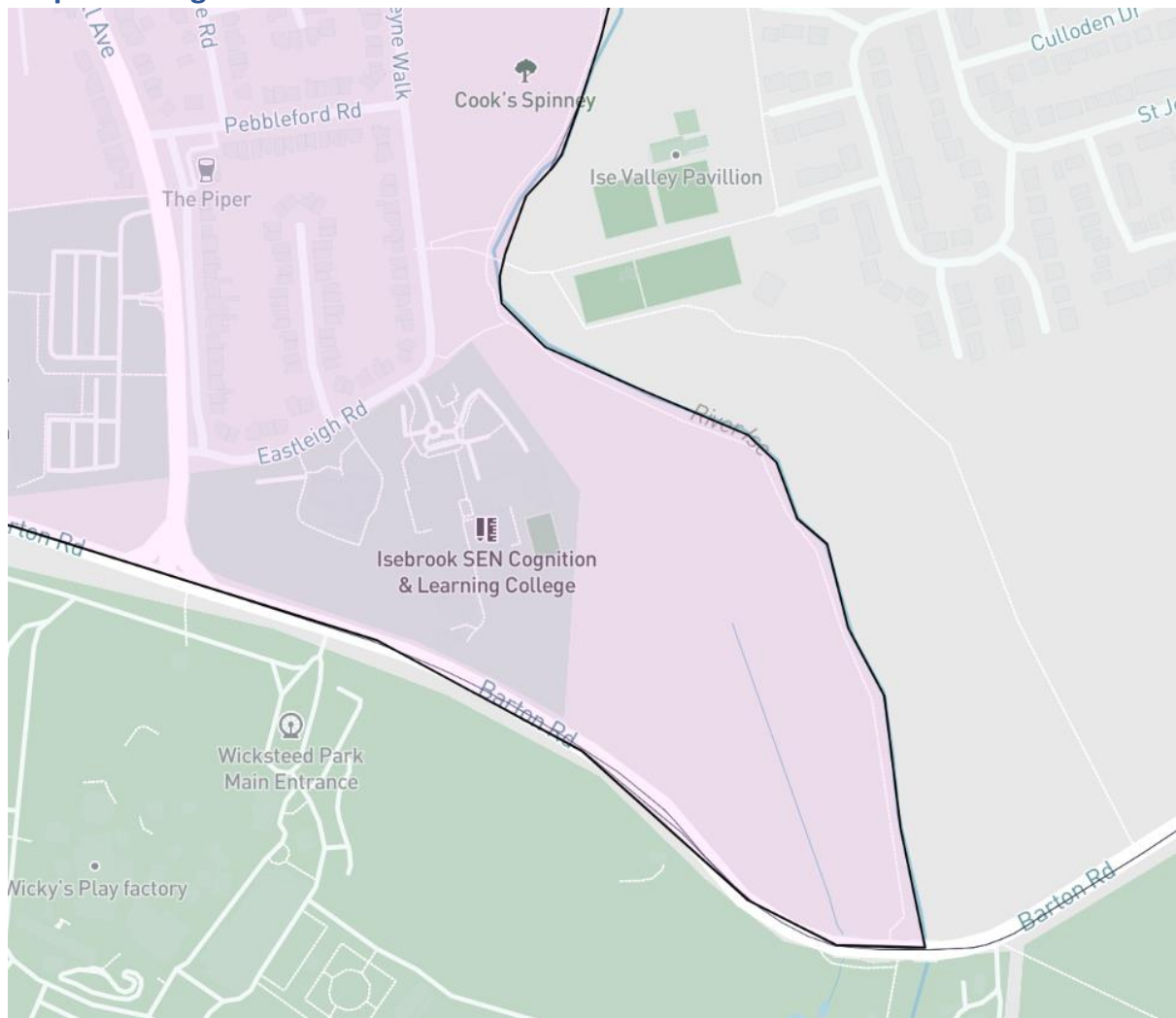
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### Summary

The commissions proposed draft includes the primary schools which serve the Pipers Hill area in the proposed Ise Ward.

Our proposed boundary change means this alteration to Pipers Hill would not need to occur, but if the Ise Ward with the poor community connections to polling district WSE is retained it should be altered to keep these schools in Pipers Hill

### Map Of Changes



Our proposed boundary for the area which is the same as the existing boundary.



The commissions proposed boundary for the school.

### **Community Identity**

These schools are strongly connected to the southern part of the Pipers Hill area and form part of that community as shown by how their entrances only exist facing that area.

### **Electoral Equality**

There is no impact on electoral equality with this change, because no electors live in these schools.

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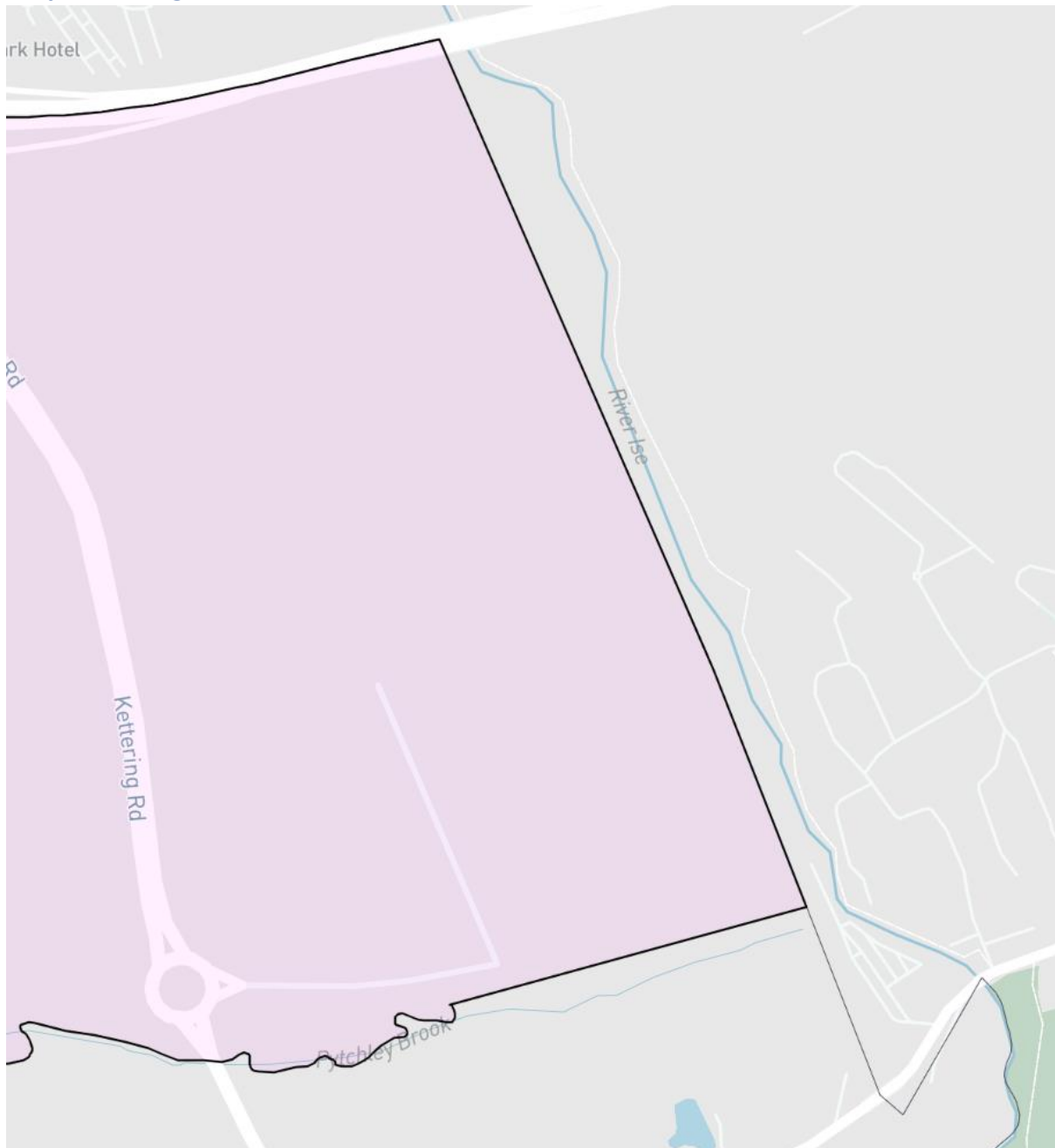
## Rothwell & Mawsley – Symmetry Park

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### Summary

- Minor change to boundary with Burton Latimer to avoid it going through a warehouse under construction.

### Map Of Changes



Our proposed boundary which follows the railway line



The commissions proposed boundary on a satellite image.

### **Effective and Convenient Local Government**

The proposed boundary runs along the line of an old semi-circular field as shown in this older satellite image:





However as shown in the newer image that field has been bulldozed to make way for the new Symmetry Park development currently under construction. Which when complete will look like this:



The current boundary will run through the middle of the new warehouses our proposed boundary uses the railway line to avoid this.

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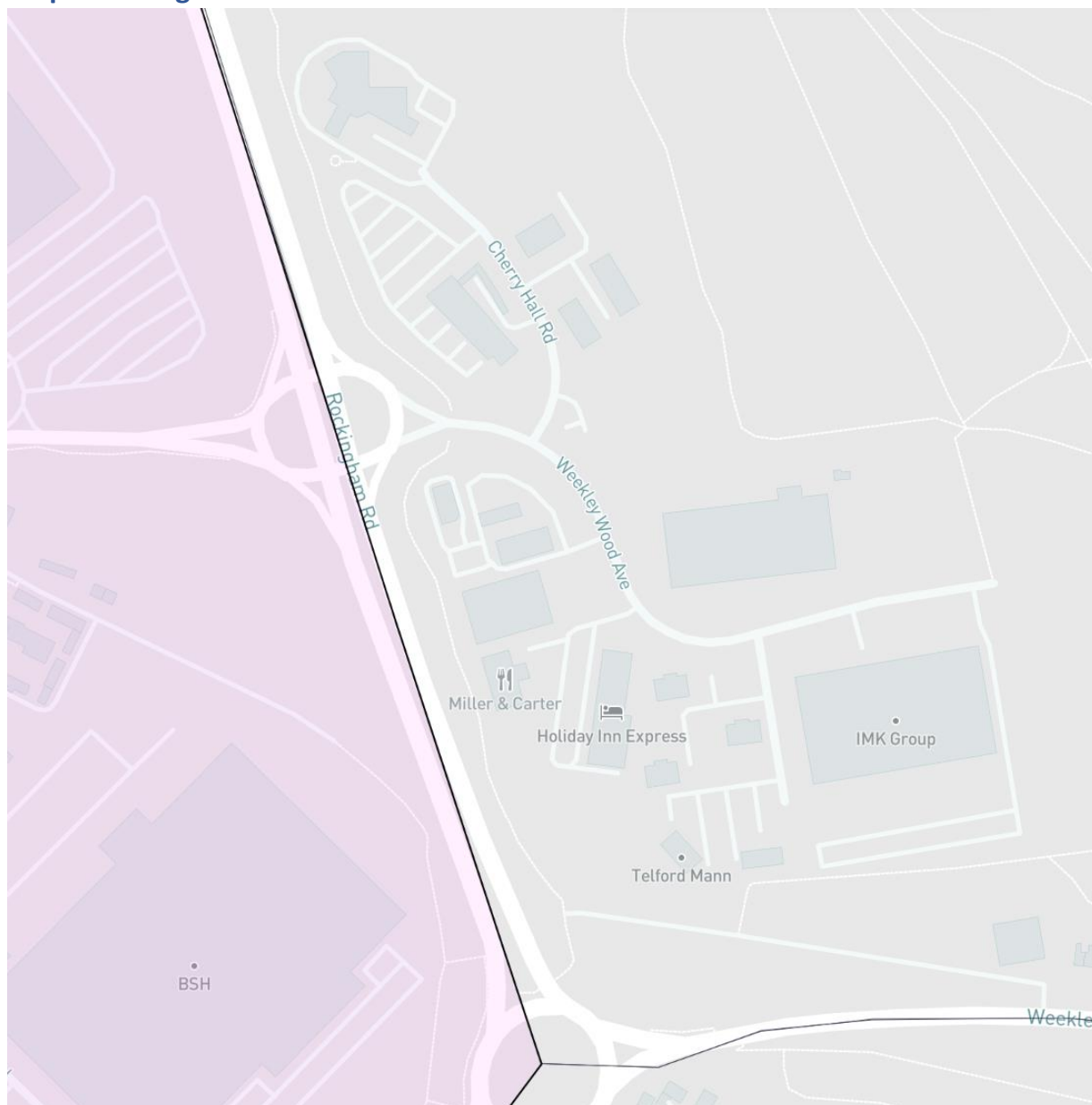
## Geddington & Stanion – Kettering Business Park

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### Summary

- Move the boundary between Geddington & Stanion and Rothwell & Mawsley to the A43 to prevent it going through the newly built police station and hotel.

### Map Of Changes



Our proposed boundary through Rockingham Road (A43).





The commissions proposed boundary running through the Holiday Inn and Police Station.

### **Effective and Convenient Local Government**

This development to the north of Kettering is a recent construction and the boundary follows the old road to the south (which is now a small wooded area) and then as it travels north it follows the boundary of a field that no longer exists.

Our proposal moves the boundary to run along the roads, but keeps the area in Geddington and Stanion ward. This is because this area includes Weekley Hall Wood which is an important historic part of Weekley Parish and there is a single home on the northern side of the A6183 which sits within Weekley Parish.

### **Electoral Equality**

This change in boundary has no impact on electoral equality. The areas covered are entirely commercial in nature with no residential property.

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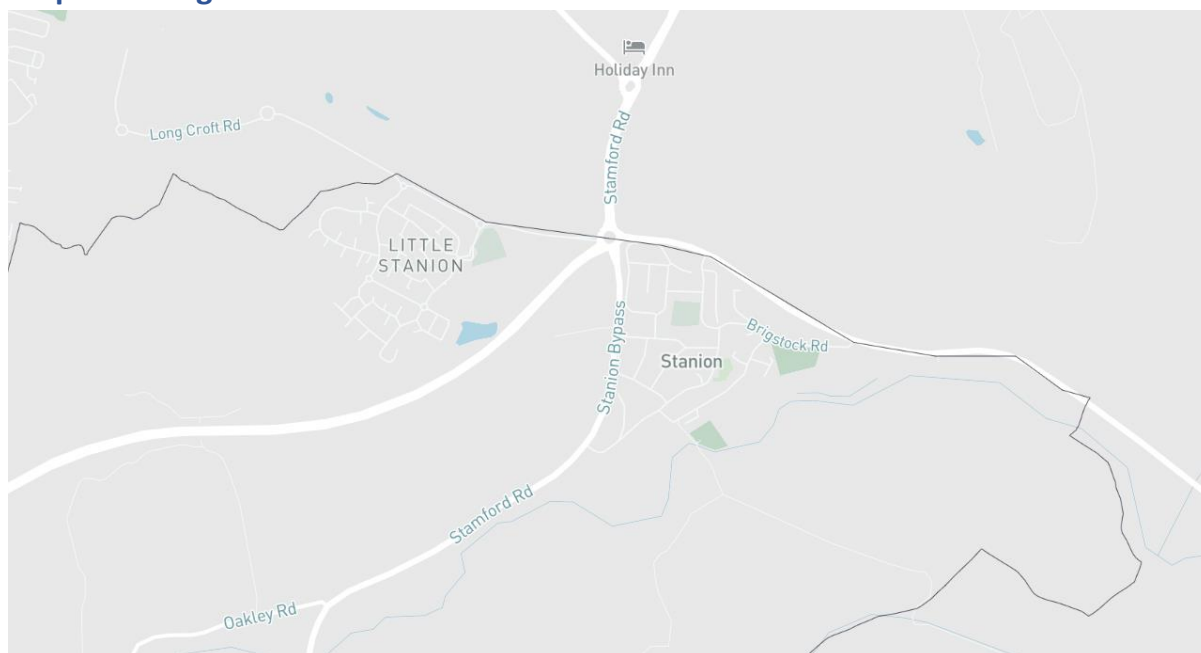
## Geddington & Stanion – Midland Logistics Park

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### Summary

- Move the boundary between Geddington & Stanion, Gretton & Weldon and Lloyds & Corby Village to the A43 to prevent it splitting the warehouses in the newly built Midland Logistics park into 3 wards.

### Map Of Changes



Our proposed boundary running along the Stanion Bypass and Long Croft Road.



Our proposed boundary in a satellite view.



The commissions proposed boundary running through the already built warehouses and the under-development site to the east.

### **Effective and Convenient Local Government**

This development on the edge of Corby is a recent construction and forms part of the predominantly commercial eastern side of Corby. It is currently split between three wards making the boundary confusing and difficult to explain.

We propose moving the boundary south so all the industrial developments are within a single ward (Weldon and Gretton), but the residential Stanion villages are still in the proposed Geddington and Stanion wards.

### **Electoral Equality**

This change in boundary has no impact on electoral equality. The areas covered are entirely commercial in nature with no residential property.