

## **Appendix 4 - Rothwell Housing Site Options**

### **1. Rothwell's Housing requirements**

- 1.1 The housing requirement for the market town of Rothwell is set out in the Joint Core Strategy (July 2016) as 1,190 dwellings for the plan period 2011-2031. As indicated in Section 2 of the main part of this report.
- 1.2 Since 2011, Rothwell has experienced a number of sites coming forward for development. Between the period of 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016 there have been completions totalling 207 new dwellings. In terms of existing commitments, planning permission is outstanding for the construction of 133 dwellings and a further 700 dwellings are allocated at the Rothwell North Sustainable Urban Extension in the Joint Core Strategy.
- 1.3 Given the above figures, the identification of land to accommodate a further 150 dwellings to meet the JCS requirements is required to be identified in the Site Specific Part 2 Local Plan (SSP2). However, a buffer of 10% in addition to the Joint Core Strategy requirement would mean a further requirement for 269 dwellings for this town.

### **2. Rothwell Site Options (at January 2014)**

- 2.1 Plan 4 shows the location of those sites in Rothwell under consideration.
- 2.2 At the 30 January 2014 Planning Policy Committee it was resolved that RO/084 (Land at Rothwell Football Club), RO/086 (Land to the rear of 74-82 Rushton Road), RO/088 (Rothwell North/ land to the west of Rothwell (within the previous application boundary) and RO/202 (including RO/086) (Land to the north of Rothwell, to the east of RO/086) be progressed as housing allocations.
- 2.3 An application for development of RO/084 was subsequently received. This application, ref KET/2014/0233, was for 80 dwellings and was approved on 27/11/2015. These dwellings are now included in the commitments for Rothwell. Development has not commenced on the site and therefore it is recommended that this site is retained as an allocation in the Site Specific Part 2 Local Plan.
- 2.4 The assessments for sites RO/086, RO202 and RO088 have been updated to take into account additional information provided from site promoters and comments received from consultees.
- 2.5 At the 30 January 2014 Planning Policy Committee it was requested that additional work be carried out in relation to RO/085 (Land to the west of Rothwell). This work has been undertaken and a summary of the site assessment is provided in section 3 below.

- 2.6 There were new sites in Rothwell which were put forward through the Housing Allocations Assessment of Additional Sites and Update consultation (October 2013). At the 30 January 2014 Planning Policy Committee it was recommended that the sites next to the allotments and the extension to the SUE be assessed against the criteria in the Housing Allocations Background Paper. These sites have been given the following reference numbers and have been assessed against the criteria in the Housing Allocations Background Paper.
- 2.7 In addition to these new sites, a further site has also been promoted for development since the 30<sup>th</sup> January 2014 Planning Policy Committee meeting. This site, reference number RO/222 (Land to the east of Rothwell Cricket Ground), was previously within the boundary of Rothwell North.
- 2.8 Taking into account the number of sites recommended to be progressed as housing allocations in the 30 January 2014 Planning Policy Committee report, the site which was re-assessed and the new sites submitted, the number of sites available in Rothwell is significantly in excess of the number required to meet the housing requirement for the town. The table R1 below provides site yields and the indicative yield from all sites.

**Table R1: Rothwell Site Options (as at January 2014)**

<b>Rothwell</b>					
<b>Site Reference</b>	<b>Site Name</b>	<b>Site area hectares (ha)</b>	<b>Approximate yield (Provided at 30 January 2014 Committee)</b>	<b>Status of site (agreed at PPC 30 January 2014)</b>	<b>Updated Indicative housing figures (Updated October 2016)</b>
RO/084	Rothwell Town Football Club	2ha	48	Progress as housing allocation	80
RO/085	Land to the west of Rothwell	6.4ha	250	Further work required	200
RO/086	Land to the rear of 74-82 Rushton Road	1ha	54	Progress as housing allocation	35 at 30 dph
RO/088a	Rothwell North/Land to the west of Rothwell (Previously within	8.8ha	300	Progress as housing allocation	300

	Rothwell North application boundary)				
RO/202	Land to the north of Rothwell (including RO/086)	2.2ha	66	Progress as housing allocation	66
RO/204	Land to the south of Rushton Road	3ha	90	New site – assessment required	90
RO/205	Land to the east of RO/088 (Rothwell North)	18.25ha	500-555	New site – assessment required	500-555
RO/206	Land to the north of Rushton Road	4ha	120	New site – assessment required	120
<b>Total indicative housing yield from all sites *</b>			<b>1375-1425</b>		<b>1356-1406</b>

\*These figures do not include RO/084 because this site has planning permission so the numbers are included in the commitments. The figures do not include RO/086 because this site is located within the boundary of RO/202

2.9 On the 10th April 2013, Kettering Borough Council designated the Rothwell Parish as the Neighbourhood Plan Area for the Rothwell Town Plan. A neighbourhood plan for Rothwell is in preparation. The Neighbourhood Plan is at an early stage in production and a draft plan has not yet been published for public consultation.

### **3. Rothwell Site Option Update (November 2016)**

#### **Consultation with technical and statutory consultees**

3.1 As part of the work on preparing the SSP2 and to ensure that previous information regarding the site assessments undertaken between 2012 and 2013 were still up to date in respect of previous comments, technical and statutory consultees have been asked to provide comments on the sites still under consideration. The following points have been made with reference to all sites across Rothwell in respect of issues covering infrastructure.

3.2 **Highways** - Highways England has highlighted potential impacts of some sites in Rothwell on Junction 3 and on Junction 4 of the A14 which would need to be assessed. They have also highlighted that transport assessment would be required to assess the cumulative impact of sites in Rothwell on Junctions 3

and 4 of the A14. Once a decision is made on which sites will be progressed, further discussion will take place with Highways England in relation to this issue.

- 3.3 **Education** – Northamptonshire County Council (NCC) has commented that all proposals in Rothwell would need to make contributions towards the planned all-through school at Montsaye. Secondary contributions would also be required for all new developments. NCC would welcome further discussion in relation to education provision in the town. NCC and KBC have engaged in discussions regarding this.
- 3.4 **Highway Impact** – traffic in Rothwell town centre is an issue and the cumulative impact of sites will need further assessment.
- 3.5 **Historic Impact** – Historic England have highlighted the need for consideration in the broad sense in relation to the amount of growth proposed for Rothwell, and the impacts this may have on the historic core. Given the scale of some of the sites there could be knock on impacts, for example impacts of increased traffic in the town centre.
- 3.6 **Land contamination** - The majority of sites in Rothwell are located on Northamptonshire sand. The land in these areas could be contaminated by arsenic. A full ground investigation will be required. This can be carried out at planning application stage.
- 3.7 **Drainage and Water Infrastructure** – Anglian Water have provided feedback with regards to a number of criteria which have informed their conclusion with regards to both the capacity of the existing infrastructure, including both water and sewage of the potential housing allocations in Rothwell. This indicated if the existing infrastructure in the settlement, for Rothwell, is sufficient to accommodate growth, and determine the extent of potential improvements/ upgrades that may be required. For Rothwell, no significant constraints have been identified in relation to the capacity of existing infrastructure, however it is noted that capacity is limited or insufficient for all sites for water supply network and foul sewage network capacity. However, Anglian Water has stated that these can be overcome with necessary improvements/ upgrades. In relation to drainage infrastructure, no sites have been identified which require extensive new infrastructure, which has been determined through an assessment of the 'foul sewage network capacity' by Anglian Water. In addition to this, the capacity of the surface water network, although not deemed to be a constraint, Anglian Water advise that all applicants in relation to the identified sites, demonstrate that they have considered alternatives to discharging surface water such as Sustainable Urban Drainage Systems (SUDS).
- 3.8 **Flood Risk** – All sites have been looked at using information from the Environment Agency and NCC, the Local Lead Flood Authority. Where issues

have been identified these are included in the individual site assessments. The National Planning Policy Framework (NPPF) Paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is greater than one hectare and located in Flood Zones 1, 2 and 3 defined as having low, medium and high probability of flooding.

#### Potential housing site options

- 3.9 The following sites have previously been recommended for progression as housing allocations and an update on these is as follows:
- 3.10 **RO/084 – Rothwell Town Football Club** – Planning permission granted for 80 dwellings.
- 3.11 **Sites RO/086 – Land to the rear of 74-82 Rushton Road and RO/202 – Land to the north of Rothwell (including RO/086)** – These sites are adjacent to existing development to the west and south of the site and, provided adequate provision is made for pedestrian/ cycle links, are within reasonable distance of the town centre. The sites score relatively well against the assessment criteria when compared to other sites. Access to these sites would need to be from Rushton Road, speed control measures on Rushton Road will be essential. NCC Highways considers the site currently scores as Amber using a “RAG rating” of red, amber, yellow or green. This means that highways access is constrained but could be achieved with mitigation. Impact on town centre junctions would require assessment. Landscaping would be required to retain the rural character of Rushton Road. There are a large number of trees on the site and further assessment required to assess whether these need to be retained. Further information is required in relation to archaeology. These sites are private allotments, the majority of which are no longer used as allotments, and are in multiple ownership. Information has been submitted in relation to the cluster of plots in the North West corner of the site, however information has not been provided in relation to the remainder of the site. Information has not been provided in relation to whether landowners of individual plots are willing for the site to come forward and therefore the deliverability of the site is uncertain at this stage. Further information is required in relation to the deliverability of this site prior to concluding whether it should be progressed as an allocation.
- 3.12 **RO/088a - Rothwell North/Land to the west of Rothwell (Previously within Rothwell North application boundary)** – This site was previously within the boundary for Rothwell North, and was therefore shown in previous versions of the document as being within the Rothwell North boundary; this was shown on the plans as RO/088. However, the boundary of the Rothwell North application has been amended and this area is now adjacent to the application boundary. The map 4 shows the location of this as RO/088a. The site scores well against

the assessment criteria when compared to other sites. Access into the site is through the Rothwell North development and the site could not be developed in advance of this scheme. Access to services and facilities and employment is reasonable and this would improve when Rothwell North is developed. Development in this location provides the opportunity to connect existing development in the west of the town with Rothwell North and improve access to services, facilities and employment between these two areas. The site is adjacent to the A6 and noise assessment and mitigation would be required. Further information is required in relation to the archaeological significance of the site. The site is in an elevated position and rises up towards the ridge. Strategic landscaping would be required to reduce the visual impact of the development. This site would be a logical extension to the Rothwell North SUE. Further discussion is required with the site promoter in relation to phasing within the plan period.

- 3.13 It was previously agreed that additional work would be carried out in relation to site RO/085 to identify whether constraints previously identified could be overcome.
- 3.14 **RO/085 - Land to the west of Rothwell** - The original assessment for this site concluded that: The 'site does not perform very well in terms of accessibility. There are some constraints including capacity of the A6 roundabout and need for further archaeological investigation'.
- 3.15 Accessibility - When compared to other sites this site is less favourable than alternative options. The site does not relate well to existing services and facilities or those planned in the SUE.
- 3.16 Highway capacity – Comments from Highways England highlight potential impacts on the A14 Junction 3 and on Junction 4 of the A14 which would need to be assessed. Comments from NCC Highways indicate that capacity of the highway network is limited but that constraints can be overcome. If this site was progressed it would be recommended that a Transport Assessment is required and that development principles for the site include the requirement for impacts on A14 junctions 3 and 4 to be assessed and any impacts mitigated.
- 3.17 Archaeology – Comments from NCC Archaeology indicate the site has been archaeologically evaluated and will require mitigation.
- 3.18 This site is the subject of a current planning application (KET/2014/0637). This site is not well located in relation services and facilities when compared to other sites in the assessment. As indicated above a transport assessment would be required and impacts on the highway network mitigated. The site is in a prominent location and land rises up from Harrington Road. Strategic landscaping would be required to reduce the visual impact of development. The site is adjacent to the A6 and in close proximity to the A14; mitigation of noise

would be required. Connections to development to the east will be important and design of development should safeguard future connections to the land to the north.

3.19 At the 30 January 2014 Planning Policy Committee meeting it was agreed that the following new sites be assessed. It should be noted that no public consultation has been carried out to date on these sites.

3.20 **RO/204 - Land to the south of Rushton Road** – This site is located on the north eastern edge of Rothwell and is currently visually detached from the settlement when you travel along Rushton Road. The site has one boundary which is adjacent to existing development on Scott Avenue. Development of this site would significantly alter the character of Rushton Road which is currently rural in nature. The site slopes up from Rushton Road and would be prominent in views from the surrounding area. Further information on archaeological significance required. Vehicular access into the site would be from Rushton Road. NCC Highways considers the site currently scores as Amber using a “RAG rating” of red, amber, yellow or green. This means that highways access is constrained but could be achieved with mitigation. An alteration to the speed limit is required to enable access to be achieved. An amendment has been submitted to the site boundary of the south western corner of the site which provides an opportunity for a shared pedestrian/ cycle access route to link to Scott Avenue. Mitigation works may be required within the town. A transport assessment would be required to assess impact on the highway network. There is concern over impact of development in this location on congestion in the town centre. This site does not perform as well as other sites against the assessment criteria.

3.21 **RO/205 - Land to the east of RO/088 (Rothwell North)** - Assessment work has identified that satisfactory access into the site cannot currently be provided as the only point at which access could be achieved is from Shotwell Mill Lane which is unsuitable. NCC Highways consider the site currently scores as Red using a “RAG rating” of red, amber, yellow and green. The scale of this development is significantly in excess of that required to be allocated in Rothwell within the plan period. Based on the assessment work it is recommended that site RO/205 is discounted.

3.22 **RO/206 - Land to the north of Rushton Road** – This site is located on the northern side of Rushton Road. The site is within reasonable distance of the town centre provided appropriate pedestrian and cycle access is provided. Development of this site would significantly alter the character of Rushton Road which is currently rural in nature. The site slopes down away from Rushton Road and any development on the site would be prominent in views from the wider area. The character of Rushton Road is of a rural nature and development on this site would not be well related to the existing built form of

Rothwell. Further information is required regarding archaeological significance. A band along the northern area of the site is at high risk from groundwater flooding. Access into the site would need to be from Rushton Road, speed control measures on Rushton Road will be essential. NCC Highways considers the site currently scores as Amber using a “RAG rating” of red, amber, yellow or green. This means that highways access is constrained but could be achieved with mitigation. A transport assessment would be required to assess impact on the highway network. There is concern over impact of development in this location on congestion in the town centre. This site does not score as well as other sites against the assessment criteria.

#### Promotion of further new site

- 3.23 **RO/222 – Land east of Rothwell North** - Since the 30<sup>th</sup> January 2014 a new site has been identified which provides a potential alternative which merits further consideration. This site has been given the reference number RO/222. Members are asked to consider whether this site should be included in the assessment of sites before a final decision is made on sites to be progressed.
- 3.24 An initial assessment of the site indicates that this site is well located in relation to existing services and facilities and the town centre. The site was previously included within the boundary for Rothwell North, consideration would need to be given to the suitability of this site if it was delivered before the section of Rothwell North which is located between the site and the B576, the development would be a significant intrusion into the open countryside which is not well related to the existing built form, if it was delivered in advance of Rothwell North.
- 3.25 This site could not deliver the whole requirement individually but could be considered in combination with another site. Therefore it is recommended that prior to making a final decision on which site or sites should be identified as housing allocations that this site is included in the assessment process.

#### **4. Proposed next steps**

- 4.1 As table R1 above demonstrated the number of dwellings on sites under consideration in Rothwell is significantly in excess of the number of dwellings required to meet the need. When considering which sites would be most appropriate to meet the housing requirement there are two alternatives which could deliver the housing requirement in Rothwell. The first is that one site could be identified to meet the whole requirement. The second is that a combination of smaller sites could be identified to meet the requirement.
- 4.2 There are only two sites which are large enough to accommodate the whole requirement. These are RO/088a and RO/205. As RO/205 is recommended to be discounted at this stage the only site which is large enough to accommodate



the whole requirement is RO/088a. This site was recommended to be progressed as a housing allocation at the 30<sup>th</sup> January 2014 Planning Policy Committee and this remains a site which performs well when assessed against the assessment criteria. If this option is progressed it is recommended that further discussions take place in relation to timescale for delivery of the site given that access can only be provided through the Rothwell North development.

- 4.3 The second alternative is to identify a combination of smaller sites. The following combinations consider the implications of site combinations which could deliver the housing requirement.
- 4.4 RO/085 and RO/202 – The combination of these two sites would provide approximately 266 dwellings which more or less satisfy the requirement for development in Rothwell. If this option was progressed further discussion would be required with the site promoters for RO/202.
- 4.5 RO/085 and RO/204 - The combination of these two sites would provide approximately 290 dwellings which would meet the requirement for development in Rothwell. However if RO/204 was developed without the adjacent site RO/202 then this would be an illogical extension which does not relate well to existing development and which would have a significant impact on the character of Rushton Road. This site does not score as well as other sites against the assessment criteria.
- 4.6 RO/085 and RO/206 – The combination of these two sites would provide approximately 320 dwellings which would meet the requirement for development in Rothwell. However site RO/206 does not perform as well as other sites against the assessment criteria and does not relate well to existing built form.
- 4.7 RO/202, RO/204 and RO/206 – The combination of these three sites would provide approximately 276 dwellings which would meet the requirement for development in Rothwell. This option would focus development along Rushton Road. Sites RO/204 and RO/206 do not perform as well as other sites against the assessment criteria. These two sites are not well related to existing built form. RO/202 is better related to the existing built form. This option would have a significant impact on the character of Rushton Road which is currently rural in character; this area currently provides a soft transitional edge between the town and the countryside beyond. Transport assessment would be required to assess the cumulative impacts of development in this location, there is concern over the impact of development in this location on congestion in the town centre.
- 4.8 When comparing the option to deliver all the development on one site and the options to deliver the requirements on a combination of sites it is considered

that locating all the development on one site, RO/088a, provides the most suitable option for delivering development when considering the assessment criteria. This site is well related to the Rothwell North SUE and would benefit from access to employment opportunities and services and employment located in this SUE. This site would be accessed through the SUE and therefore the site would benefit from access to the strategic link road through Rothwell North.

4.9 It is recommended that further work is undertaken as set out below and reported back to Members at the earliest opportunity in order to ensure that all reasonable alternatives are considered prior to making a final decision on potential housing sites:

1. If Members are minded to consider site reference RO/222, an assessment of the site against criteria set out in the Housing Allocations Background Paper will need to be undertaken.
2. Further discussions take place with the promoters of site RO/088a in relation to phasing of this site.
3. Further attempts are made to engage with the site promoter for RO/086 and RO/202 in relation to availability and deliverability of this site.

**Table R2: Rothwell – recommended next steps**

<b>Site reference</b>	<b>Site Name</b>	<b>Updated Indicative housing figures (October 2016)</b>	<b>Proposed next steps</b>
RO/085	Land to the west of Rothwell	200	Further consideration required as to its suitability as a housing site
RO/086	Land to the rear of 74-82 Rushton Road	35	Further work required.
RO/088a	Rothwell North/Land to the west of Rothwell (Previously within Rothwell North application boundary)	300	Progress for consideration as housing allocation.
RO/202	Land to the north of Rothwell (including RO/086)	66	Further work required.
RO/204	Land to the south of Rushton Road	90	Further consideration required as to its

			suitability as a housing site
RO/205	Land to the east of RO/088 (Rothwell North)	500-555	Discount as a housing allocation
RO/206	Land to the north of Rushton Road	120	Further consideration required as to its suitability as a housing site