

<p><b>Section Title - Rothwell</b></p>
<p><b>Number of responses - 18</b></p> <p>Total number of Objections – 6                  Total number of Support – 3                  Total number of neither Object nor Support - 9</p>
<p><b>Summary of main points</b></p> <p><b>Statutory Consultees</b></p> <p><u>Harrington Parish Council</u> – Although part of the JCS the Parish Council wish to express the view that it is very important that the planned Relief Road is built prior to the commencement of any construction work on the Rothwell North development. Harrington Road/ Fox Street is already problematic. (Id 25)</p> <p><u>Historic England</u> – RO/088a – potential for non-designated archaeological remains to be preserved in this area. Should be guided by detailed advice of County Archaeological Advisor. (Id 417)</p> <p><u>KBC Environmental Health</u> – ROT03 – Nitrogen Dioxide monitored at 2 locations – Bridge Street/ High Street and High Street. Pollution levels have been high due to the closure of the A6. Levels now returning to previous levels prior to road closure. Narrowing High Street further will increase congestion. The road is already congested with on street parking. More detailed plans needed to comment more specifically. (Id 428)</p> <p><u>Environment Agency</u> – Potential employment allocation R6 is within Flood Zone 1 and 2, however, the selection of the site has to be subject to the flood risk sequential assessment. (Id 438)</p> <p><u>NCC Archaeology</u> – ROT01 - Support – 1.h) Give priority to redevelopment of historic buildings and buildings of local significance. (Id 312)</p> <p><u>NCC Archaeology</u> – ROT04 – Support – 1. g) Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered. (Id 314)</p> <p><u>NCC Education</u> – Current capacity across Desborough and Rothwell for Primary school places is extremely limited. Demonstrated by the inclusion of a requirement for a new 2FE Primary School to be delivered as part of Desborough North and a further 2FE Primary School to be delivered as part of the Rothwell North SUE. Additional housing will impact on capacity and will be expected to contribute towards provision. Montsaye Academy is expected to be full by September 2019. This in conjunction with capacity issues across Kettering area may require further mitigation to be put in place over and above new and extended Secondary school projects listed in the submission. NCC will monitor the position closely, however it is expected that additional capacity</p>

may need to be created at Montsaye to accommodate additional pupils from housing development coming forward in the SSP2 plan period. S106 contributions will be required from major housing developments in the area to support this requirement. (Id 549)

### Other comments

#### General comments

- Support for the 10% buffer, careful consideration is needed as to whether this is sufficient with the introduction of the Housing Delivery Test (1) (Id 491)

#### Table 11.2

- Given the revised definition of 'Deliverable' (NPPF 2018, page 66) the Council should review the sites it considers to be commitments and clearly identify when these are anticipated to be delivered (1) (Id (491)0

#### Table 11.3

- This was out of date even in 2016 (1) (Id 62)

#### Rothwell Sites (Objection (1)):

- Lack of thought about unsuitable small roads/ junctions that already strain to cope at high traffic periods. (1) (Id 69)
- Local schools have little expansion options (1) (Id 69)
- Local doctors surgeries are hard to get appointments (1) (Id 69)
- Services will struggle to cope with increases in population (1) (Id 99)

#### ROT02

- Objection to the development of the Fire Station, provides a first response to the town (1) (Id 63)

#### ROT04

- Before land is designated for housing plans should specify how there is going to be provision of (1) (Id 74):
  - School places (Primary and Secondary)
  - Health services
  - Shops
  - Employment opportunities
- There should be further guarantees regarding provision of access road (1) (Id 74)
- Permission for Rothwell North was given under the proviso that a link road would be built before any construction began, now that agreement is not being honoured. Why can't the planning permission be withdrawn? Pollution on Kettering Road and Bridge Street is already very high. The town is often gridlocked without construction vehicles and traffic from new development. Parking already an issue, infrastructure can't support an increase of this number.(1) (Id 99)
- Support for allocation of RO/088a from site promoter. Site is viable,

available now, offers a suitable location and will deliver homes within the next 5 years and within the plan period. 10% buffer is supported. Decision to allocate RO/088a has been informed by extensive site assessment work. A Site Delivery Statement has been submitted which provides an overview of the site's planning merits and deliverability. (1) (Id 194)

Employment Sites:

**R3 (Objection (1))**

- Not suitable as an employment allocation because between listed building and recreation ground and now part of Priory Land at 11 Desborough Road, Rothwell (1) (Id 93)

**R6**

- Objection – traffic leaving this site to go westwards along the A14 would need to use Harrington Road which is a bottleneck (1) (Id 62)

Discounted Housing Options:

- RO/204 – This site should be allocated in the plan or as a secondary position allocated as a reserve site should ROT04 not commence by a specified date. The delivery of Rothwell North has been delayed and this will impact on the delivery of the site identified in ROT04. Site RO/204 is deliverable, with no known physical or legal constraints to delivery. Background evidence supporting the site should be reconsidered before further recommendations are made to Members. New NPPF should also be taken into account. (1) (Id 421)
- RO/085 – Having regard to the Housing Background Paper this site performs equally as well as RO/088a against key criteria apart from not being well related to existing facilities which is paradoxical as the site scores green against these criteria. Allocating this site would give the Council flexibility in maintaining its deliverable housing supply. Identifying additional sites will also stimulate delivery of affordable housing. A Site Delivery Statement has been submitted which provides an overview of the site's planning merits and deliverability (1) (Id 195)
- Concern raised about the delivery of affordable housing at strategic allocations and other allocations in Rothwell. ROT04 doesn't state requirement for affordable housing. If policy compliant levels of affordable houses can't be delivered at this site additional allocations should be made so that affordable housing can be increased. The proposed development at land south of Higham Road, Burton Latimer would deliver affordable housing. (Id 294)
- Council should reconsider its approach to the identification of site RO/088a due to concerns about timely delivery. Sites RO/205 and RO/206 are suitable alternatives to this site. Objection to the assumptions made on respect of RO/088a in relation to 'accessibility to employment, accessibility to public transport, and deliverability'. RO/205 and RO/206 should be reassessed together to deliver 300

dwellings with assess from Rushton Road. (1) (Id 491)

**Rothwell North (Objection (1))**

- Area next to A6 should be shown red as this part will be Industrial/ Employment use (1) (Id 93)

**Implications of New National Planning Policy Framework**

Paragraph 28 of the NPPF states that non-strategic policies should be used by local planning authorities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure, community facilities at a local level, establishing design principles, considering and enhancing the natural and historic environment and setting out other development management policies.

Section 5 of the NPPF sets out the approach to achieving the Government's objective of significantly boosting the supply of homes.

Paragraph 68 of the NPPF recognises the important contribution small and medium sites can make to reaching the housing requirement for an area. 68(a) requires that local planning authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved.

Section 6 of the NPPF sets out policy relating to building a strong, competitive economy.

Section 7 of the NPPF requires policies to support the role town centres play at the heart of local communities by taking a positive approach to **help with** management and adaptation.

Paragraph 85(b) requires policies to define the extent of town centres and primary shopping areas.

Section 12 of the NPPF seeks to achieve well designed places. Paragraph 125 states that plans should, at the most appropriate level, set out a clear **use** and expectations . . . design policies shall be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.

**Summary of officer comments**

Rothwell North is allocated in the JCS and is shown for information purposes only in the Part 2 Local Plan.

NCC Archaeology has been involved in the assessment of the site. The

assessment concluded that information was required on archaeological significance and therefore a criterion has been added to the draft policy for the site requiring proposals to be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered.

Proposals for environmental improvements be developed in further detail before they are implemented. Environmental Health would be consulted on this.

Further assessment of the potential employment sites will be undertaken prior to preparation of the Pre-submission version of the SSP2. A flood risk sequential assessment will be undertaken where necessary for employment allocations.

KBC will continue to work with NCC education to ensure that adequate provision is made for education.

### **General comments**

Sufficient flexibility has been built into the SSP2 in relation to delivering housing. In the growth town and market towns the SSP2 has already identified 10% more dwellings than the requirements set out in the JCS. The pre-submission plan will be accompanied by a background paper setting out additional information on the Council's housing trajectory and five year land supply.

Comments relating to table 11.3 are noted, however a detailed survey was undertaken in the town to inform this table which was correct at the time it was prepared.

### **Rothwell Sites**

The selection of sites was informed by a piece of work which considered the impact of different combinations of sites of the road network. The site identified in Rothwell will have access to the A6 through the Rothwell North development, minimising the impact on the local road network.

The North Northamptonshire Infrastructure Delivery Plan identifies strategic priorities for infrastructure requirements. However any site specific infrastructure requirements which are needed to deliver development at a local level will be identified in the SSP2. Where appropriate development will make contributions towards infrastructure, including schools and medical facilities.

The Fire Station is identified as an opportunity site and sets principles for development should the Fire Station relocate. This would ensure that should the site become vacant it is redeveloped with an appropriate use.

### **Employment Sites**

Further assessment will be undertaken for the employment sites prior to determining whether they should be progressed in the plan.

### **Discounted Housing Options**

Comments have been taken into account, however no changes are proposed to the assessment of sites resulting from the comments made.

The SSP2 will identify adequate land for development in the plan period in accordance with the spatial strategy set out in the JCS. Any development proposed in excess of this should be considered through a review of the JCS.

### **Next steps**

- Prepare a background paper to provide information on housing requirements and five year land supply, and to provide justification for the 10% buffer and the rural windfall figures, using historic delivery figures.
- Use the findings of the Employment Land Review to inform the identification of employment allocations.