

Section 12: Rothwell

Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
12 Rothwell	Mr Darren Hale		4	Strongly disagree	Misleading to state Rothwell is a thriving market town. It has a number of bars most of which are in poor state of repair and lack business to renovate. Over the life of the document these will most close and stand empty. The document lack vision to deal with public houses closing and what will happen to these buildings. The majority of the businesses are hair salons or barbers. These offer little in the way of quality employment and limited value to the community. The area is not "attractive" as it is blighted by permitted modern style shop fronts not in keeping and empty shops.	Thank you for your comments. Whilst there are some empty shops and a few premises that could have an improved appearance within the street scene the empty premises are part and parcel of the economic life of a town centre and the changing tastes and aspirations of the town's residents. Businesses continue to thrive in the town and the purpose of this document is to ensure they continue to do so in future by identifying environmental improvements and opportunities for redevelopment within the town and by setting criteria to guide development within the town centre.
12 Rothwell	Laura Major	Crime Prevention Manager Northamptonshire Police	1848	No opinion	NFRS note that the Kettering Fire Station site (KE/007) is identified as a preferred option to meet future housing requirement. It should be noted that this is reliant on an alternative location for Kettering Fire Station being identified and subsequently developed. NFRS note the comments with regards to Rothwell Fire Station. There are no plans currently for NFRS to relocate from its current location	Thank you for your comment on site RO2. The identification of Rothwell Fire Station will be reviewed to take into account comments made.

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12 Rothwell	Mr Andrew Maddison	Northamptonshire Fire and Rescue Service	1876	No opinion	<p>within the town. Should this location be required for redevelopment NFRS would be open to discussions regarding an alternative location, providing that operational response standards would not be negatively impacted and there were no financial implications for the fire authority.</p> <p>In relation to Sections 9, 10, 11 and 12, a number of the questions posed refer to whether there are any 'specific design principles that should be applied to the identified sites'. Both the Force and NFRS would expect that any identified sites are built to the adherence of the principles of Designing out Crime in order to fulfil the requirements for full Secured by Design Accreditation, whilst also incorporating relevant community and fire safety measures. NFRS note the comments with regards to Rothwell Fire Station. There are no plans currently for NFRS to relocate from its current location within the town. Should this location be required for redevelopment NFRS would be open to discussions regarding an</p>	<p>Thank you for your comments on the Rothwell section of the Site Specifics document. The identification of Rothwell Fire Station will be reviewed to take into account comments made. The principles of designing out crime will be taken into account when setting development principles for sites identified.</p>

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Option 68 Preferred Option to meet Housing Requirement	Mr Steve Beard	Sport England	507	No opinion	<p>alternative location, providing that operational response standards would not be negatively impacted and there were no financial implications for the fire authority.</p> <p>Is the redevelopment of the Rothwell Town FC site covered as part of a relocation package? (Option 68, RO/084)</p>	<p>RTFC's ground is identified as open space by the PPG17 assessment. Therefore existing policy requires that if this site were to be redeveloped a space of equivalent quality and accessibility would need to be provided.</p>
Option 68 Preferred Option to meet Housing Requirement	Mrs Carolyn Mackay	Clerk Rothwell Town Council	1359	Strongly disagree	<p>Rothwell North (1) Rothwell Town Council is very concerned that the infrastructure is put in place before any building work is started and in particular the link road from the A6 bypass to the old A6 (Desborough Road) must be extended to the area of Rushton Road to provide a second east/west route around the town. This must be completed along the whole length before any construction work commences at Rothwell North as this will allow construction traffic from whichever direction to avoid coming through Rothwell town centre. <u>Market Hill, Bridge Street</u></p>	<p>Your comments on the additional 300 houses for Rothwell North are duly noted. Provision of part of the link road from the A6 bypass will be provided through the Rothwell North development. However extending this link to Rushton Road would only be possible if additional development north of the town was planned which could fund this link road.</p>

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					<p>and the old A6 are already overloaded with traffic and there is serious congestion here at times, especially in the mornings when people are going to work and taking their children to school. This northern bypass must provide accesses to any new development to the north of the town, to the existing Primary and Junior Schools with a car park and drop-off point provided for parents, and access to the Rothwell Football Club site which is suggested for residential development. The original proposal must be reinstated for eleven hectares of employment land, to be developed as a Business Park on a site adjoining the bypass. There must be a condition that the developer arranges a land swap with the Corinthians Football Club to provide that association with a new football pitch with adequate facilities including a good access and parking area. Adequate footways and cycleways must also be provided from Rothwell North to the town centre. Housing Requirement (2) Rothwell North: Rothwell Town Council strongly opposes the</p>	

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Option 68 Preferred Option to meet Housing Requirement	Mr Alan Smith	Planning & Biodiversity Officer The Wildlife Trust for Northamptonshire	2083	Disagree	<p>suggestion of an extra 300 houses at Rothwell North and we will only accept the 750 residential units originally proposed. In addition, the area for this development must be reduced so that no part (including any buffer zone) goes over the brow of the hill See attachment R1.</p> <p>From looking at the GIS / PC-based map layers provided to The Wildlife Trust by KBC, there are issues with the following sites: RO/088 - includes PWS 704 inside it, adjacent to LWS K663 and LWS K1362 and PWS 703. The main issues / opportunities around the topic of Local Wildlife Sites (LWS) would be the following matters: RO/088 - adjacent to the Rothwell Gullet LWS (K663) and Meadow (K1362) LWS both of which areas are currently nice, interesting, important and relatively undisturbed sites. In addition, there are also a number of the Site Specific Proposals which overlap with / are adjacent to Potential Wildlife Site (PWS) areas too. The Wildlife Trust does not have any information on</p>	<p>Noted. Impact of sites on PWS's will be reviewed prior to preparation of the next iteration of the plan. Detailed impact on wildlife sites will be assessed through the planning application.</p>

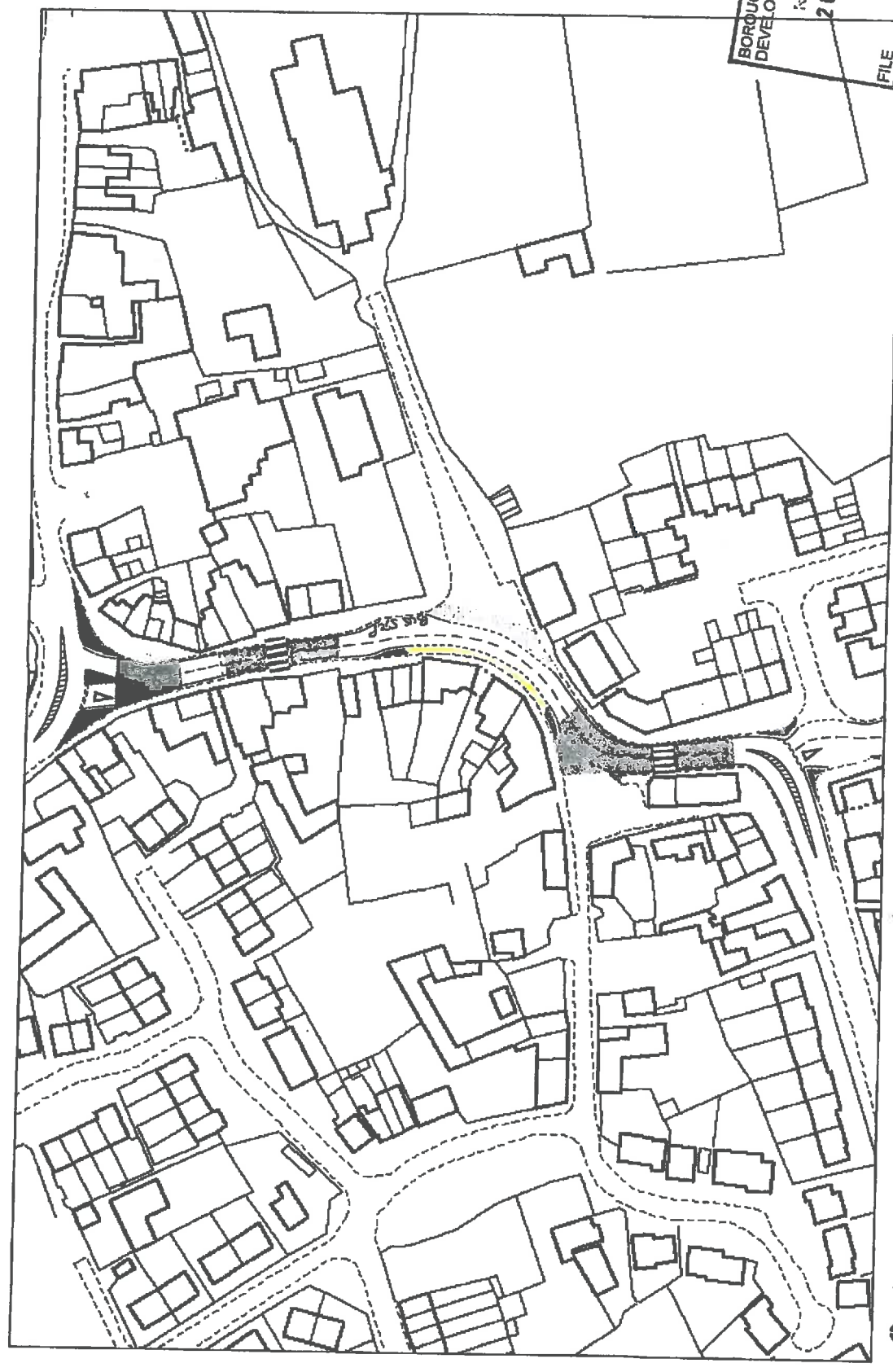
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Option 68 Preferred Option to meet Housing Requirement	The Governors of Jesus Hospital Rothwell	The Governors of Jesus Hospital Rothwell	1989	Agree	<p>the majority of the PWS (see the further explanation about this in comment ID 2089), but we can flag-up now that RO088 overlaps PWS 704.</p> <p>We believe that the 0.71 hectare site on the western boundary of RO/088 should be included with the Rothwell North Sustainable Urban Extension, as this will form an integral and logical part of the development, please see attached plan Land Adjacent to A6 Bypass. Area 0.71ha. See attachment R4.</p>	<p>This area of land has not been included in the planning application boundary for this site and therefore has not been included in the identified area. This area of land is adjacent to the A6 and it is likely that impact of noise would have a significant impact on the development potential of the site. The potential of this site for development will be assessed prior to preparation of the next iteration of the plan.</p>
Option 68 Preferred Option to meet Housing Requirement	Mr Alasdair Tebbutt		2093	Disagree	<p>Re: Site specific proposals, Desborough and Rothwell Plan I am writing concerning the Avalon Gardens allotment site on the Rushton Road at the northern edge of Rothwell. In the 1990s my father and other parties lobbied to have this area included in the development plan for the area. During this time houses were built at the top of the site near the water tower. Through this process a database was collected of owners of the allotments. Many of the</p>	<p>Part of the area know as Avalon Gardens allotment site has been identified as a potential housing option, RO/086. The remainder of the site will be assessed prior to the preparation of the next iteration of the plan.</p>

Ref: 1359

R1

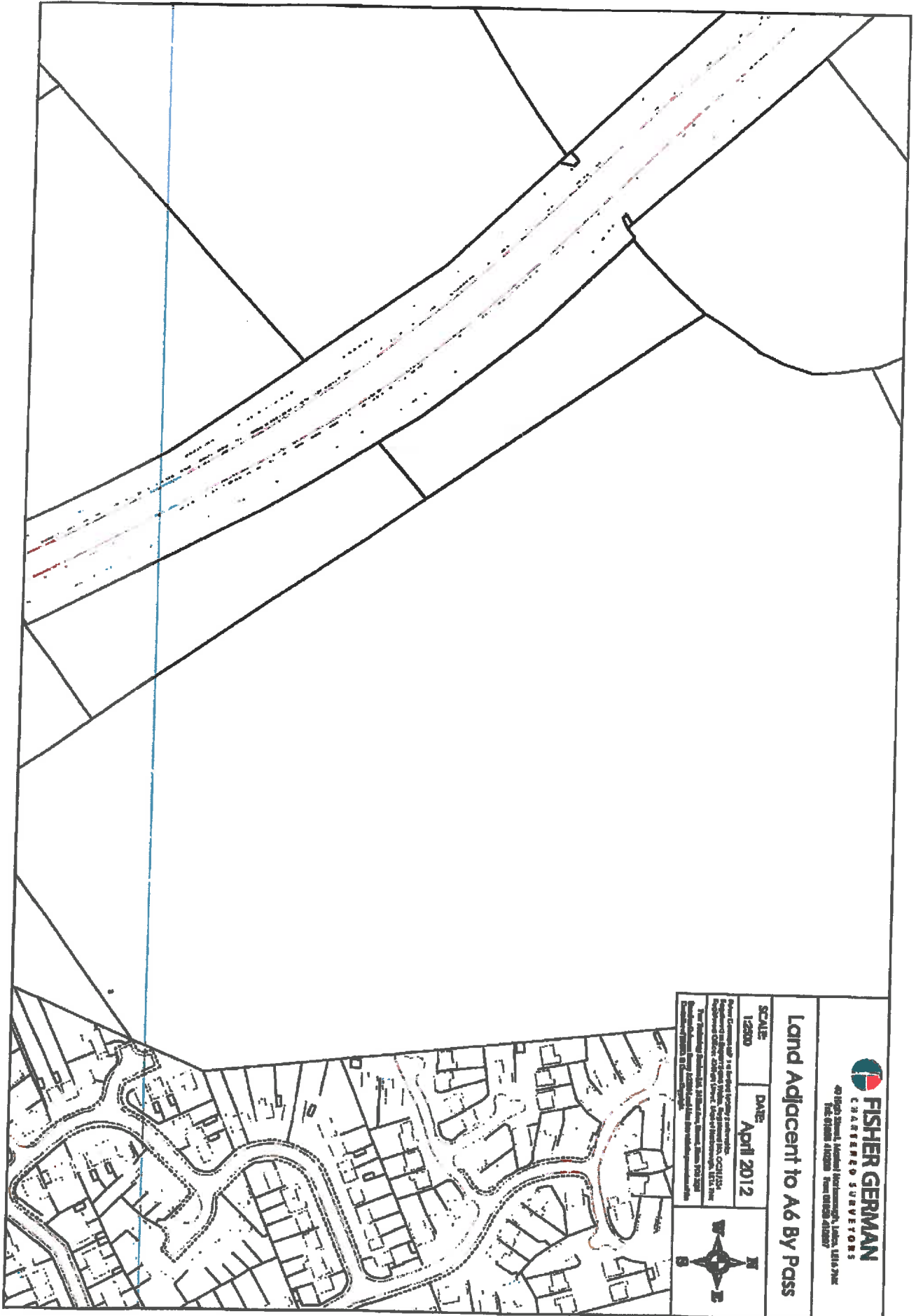
High Street - Rothwell



BOROUGH OF KETTERING
 DEVELOPMENT SERVICES
 ROTHWELL
 20 APR 2012
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MDA Sept - Oct 07



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					<p>allotments were given to employees of the Avalon Shoe Factory owned by my great-grandfather (Fred Tebbutt). My father has recently passed away and the database of owners has passed to a new generation. It is my opinion that the area would make an attractive and logical housing development. Most of all it would help to limit use of productive arable land. I have never entirely understood why the area has not been included in a development plan as it already has housing on two sides (south and west) and the Rushton Road is a natural boundary to the town. I would like to urge the planning office to include this site in the development plan. The alternative is for me to put in a planning application and take it to appeal. This would be an interesting test of the government's desire to encourage house building on non-productive sites. I am available to come to the planning department in person to discuss the contents of this letter if there is someone who is able to see me. I have plans that could accompany a hard copy of this</p>	

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Option 68 Preferred Option to meet Housing Requirement	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2106	Agree	<p>letter, for the files. I understand there is some haste required as I only discovered that the consultation was underway last week.</p> <p>We have assessed the proposed sites using a Red-Amber-Green process, please see attached. We consider adequate surface water disposal as a priority. Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part H, accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development. Attachment available to view on consultation portal.</p>	Noted. Comments will be used to inform the next iteration of the plan.
Table 14	Mr Darren Hale		5	Strongly disagree	<p>Access to the area of Rothwell Football Club is poor served from narrow local roads. Rothwell North has poor links to town and will become a remote settlement with no synergy with the main town. A total of 383 houses growth without upgrading of parking in town centre, improved facilities and access would damage the town</p>	The plan seeks to make provision for improved facilities within the town centre. A full transport assessment would be required with a planning application for the Rothwell Football Club site to assess the capacity of the roads which would be used to access the site.
Table 14		Planning Consultant	1228	Disagree	Disagree with the open space	Noted. The open space show is

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Table 14	Mr Ben Thornely	Berrys Team Leader - Planning Liaison Environment Agency	1146	No opinion	<p>allocation within the Rothwell North Urban Extension. The open space should be carefully integrated and designed as part of the wider masterplanning process and not defined/allocated at this early stage.</p> <p>RO/084 & RP/088 These preferred site is greater than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework. (NPPF) Paragraph 103 of the NPPF requires any planning application to be supported by a Flood Risk Assessment (FRA) as the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. Any FRA should focus on the management of surface water for the development as well as considering the other different types of flooding as detailed in the Technical Guide to the NPPF. The Kettering and Wellingborough Level 1 Strategic Flood Risk Assessment should</p>	<p>existing open space. Any open space to be provided as part of the Rothwell North Urban Extension would be designed through the masterplanning process.</p> <p>Noted. The requirements of the NPPF will be taken into account when determining any application for these sites.</p>

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					<p>also be used to inform any site specific FRA. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed and the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties. The FRA must also demonstrate that post development run-off does not exceed pre-development run-off. To calculate Greenfield runoff rates, we accept the use of the IOH124 method (Chapter 7). For sites smaller than 50 ha this area should be used in the calculations and linearly interpolated down for the impermeable area proposed on the site. Growth curves may then be used to obtain the discharge rates for the 1 in 1, 1 in 30 and 1 in 100 probability rainfall events. Storage will be required for each event up to the 1 in 100 probability rainfall event and must include climate change. Please note that full calculations should be provided. Within the FRA, surface water run-off rates</p>	

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					<p>for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. The allowable discharge rates from the site should be based on the developed impermeable area rather than the site area as a whole. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control. Run-off and attenuation requirements should be provided in line with the requirements of the SFRA and Preliminary Rainfall Runoff Management for New Development Revision E. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding</p>	

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					<p>addressed. The drainage scheme proposed should provide a sustainable drainage strategy to include Sustainable Drainage System (SuDS) elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SuDS Manual (C697). The hierarchy for surface water disposal encourages a SuDS approach. The second tier is discharge to watercourse and final stage is discharge to sewers. Percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. Should infiltration not be possible on the site, SuDS could still be utilised to convey and store surface water run-off. Areas of open space on the site could be utilised and SuDS features such as swales and ponds may added to the amenity and ecologic value of the site. Any FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable</p>	

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					<p>areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 'Flood Risk Assessment Guidance for New Development Phase 2'. Further consideration should be given to safe access and egress for emergency services when site is flooded. These preferred site lies less than 250 metres from a former landfill site. The proposed development should not increase the risk of landfill gas intrusion, however future developers should be advised of the presence of the former site as they may wish to carry out their own risk assessment. RO/086 This preferred site is less than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework. The main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system</p>	

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Table 14	0	Persimmon Special Projects	728	Strongly Agree	<p>(SuDS) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plan produced.</p> <p>Rothwell Do you agree with the preferred sites identified? Persimmon Special Projects supports the Council's Preferred Option to meet the housing requirement and specifically the additional 300 dwellings to be accommodated at Rothwell North (RO/088) within the existing application site boundary. Due consideration has been given to the Site Assessment included within Appendix 1 to the Housing Allocations Background Paper and the total scores which have been attributed to the individual site assessment criteria have been noted including those in respect of: Cultural Heritage in respect of which it is stated the 'Development is likely to have a significant negative impact on the historic or cultural environment'; a conclusion which, by reference to the Environmental Statement</p>	<p>Thank you for your detailed response on this preferred option. The assessment for this site will be reviewed to take into account the additional information provided.</p>

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					<p>submitted with the planning application, is strongly refuted. In particular, Table 18-1 summarises the Positive and Negative Residual Impacts. Those in respect of Archaeology and Cultural Heritage are limited to:</p> <ul style="list-style-type: none"> - Destruction of archaeological sites during earth moving during development; and - Degradation of listed buildings due to visual intrusion in both instances it is stated that whilst the nature of the impact is adverse and long term, the significance is negligible. It is therefore considered that this criterion should be reassessed as 'Neutral' Wealth Creation which is purely adjudged on the basis of the site's proximity to a railway station. Again by reference to the Environmental Statement and specifically the Socio-economic chapter and the summary of Positive and Residual Impacts in Table 18-1, it can be seen that there will be a beneficial impact from the provision of employment, both during and post construction, and the increase in spending arising from employment; both important wealth creators. As a 	

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					<p>consequence, the 'Major Beneficial' impacts outweigh the long-term adverse impacts said to arise from increased pressure on existing health and education infrastructure which in any event are deemed to be of negligible significance. It is therefore considered that this criterion should be reassessed as 'Positive' - Drainage in respect of which it is concluded that 'Extensive new drainage infrastructure would be required', the need for which it is said will impact on the viability and deliverability of the site. This conclusion is strongly refuted not just by reference to the Environmental Statement but also by reference to the recent discussions with Anglian Water, as reported to the Rothwell North Meeting on 1 February 2012. (Anglian Water have advised that with the extension of the Kettering Strategic Main, which is due to be completed in 2013/14, the previously envisaged upgrades and associated off-peak pumping arrangements will no longer be necessary. A new pumping station will be provided by the local centre but this is</p>	

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					<p>regarded as a standard requirement for a development of this size and should not be regarded as an extra over-cost impacting upon the site's viability and deliverability). It is therefore considered that this criterion should be reassessed as 'Positive' Rothwell - Are there any specific design principles that should be applied to the identified sites? No; not so far as Rothwell North is concerned. The outstanding planning application has been the subject of considerable discussion and negotiation with the Council's officers and other interested parties, including the East Midlands Regional Design Panel. This has culminated in a Masterplanning Workshop which was held in February 2012 when the design principles, in relation to Rothwell North, were agreed between the parties. Amended viability appraisals are currently being produced. These will inform the amendments to the application's plans and accompanying documentation which will be prepared and submitted in order to secure the earliest possible delivery of the</p>	

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Table 14	0	Trustees of J Thompson (Deceased) c/o DLP Planning Ltd	1145	Strongly disagree	<p>development. In the circumstances, pertaining to Rothwell North it would be both inappropriate and a major delaying factor if a new range of design principles were introduced at this stage.</p> <p>We object to the preferred options to meet the housing requirement as it does not include the site south of Harrington Road with planning permission (KET/2009/0474) for 104 dwellings. We therefore request that this site is included</p> <p>We object to the inclusion of site RO/084 within the preferred housing options. The site, although inside the proposed settlement boundary, will result in the loss of important open space. The access to the site would be taken from Cecil Street which is currently used to access the football club. Rothwell Junior School is also accessed from this road and serious concern must be had to highway capacity and safety considerations should the site be developed. We object to site RO/086 as this proposed housing option is outside the proposed settlement boundary</p>	<p>The settlement boundary will be reviewed to include the site south of Harrington Road, ref KET/2009/0474.</p> <p>RTFC's ground is identified as open space by the PPG17 assessment. Therefore existing policy requires that if this site were to be redeveloped a space of equivalent quality and accessibility would need to be provided.</p> <p>RO/086 is relatively close to the town centre in terms of walking distance when compared to other parts of Rothwell. Further assessment of the biodiversity potential and impact on trees will be undertaken prior to preparation of the next iteration of the plan.</p>

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Option 69 Discounted Options	Mrs Carolyn Mackay	Clerk Rothwell Town Council	1360	Agree	<p>and some distance from existing services within the town. Consideration should be given to the significant number of trees at the site, particularly with regards to their biodiversity potential.</p> <p>(3) Discounted Options: the Town Council agrees with the discounted options for residential development. (4) Cooper's Coaches: We agree Cooper's Coaches Yard could be developed for small business/craft units but the main structure of these premises must be preserved as this is part of the original Nunnery and has great historical significance for the town. In particular the high wall abutting the footpath from Greening Road Park to Kingsley Road must be retained.</p>	<p>Noted. Design principles will be prepared for the Cooper's Coaches site and these comments will be taken into account when preparing these principles.</p>
Option 69 Discounted Options	The Governors of Jesus Hospital Rothwell	The Governors of Jesus Hospital Rothwell	1987	Disagree	<p>We do not agree with the discounted sites as site RO/083 is well located in relation to the town centre and could provide a valuable resource to the town, any development would be of a high quality design and the number of units could be reduced to overcome any access concerns, please see attached plan Jesus Hospital Rothwell,</p>	<p>Site RO/083 has been thoroughly assessed and whilst it scores highly in terms of its central location any development would have a harmful impact upon the setting of various heritage assets in the vicinity.</p>

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Option 69 Discounted Options	Mr Alan Smith	Planning & Biodiversity Officer The Wildlife Trust for Northamptonshire	2076	Agree	Area 0.31 ha. See attachment R2. RO/082 (R3), Rothwell, is in a Local GI Corridor. Attachment available to view on consultation portal.	Noted.
Option 69 Discounted Options	The Governors of Jesus Hospital Rothwell	The Governors of Jesus Hospital Rothwell	1988	Disagree	We do not agree with the discounted sites as site RO/143 and this should be looked at in conjunction with land to the north and east as a potential residential development, please see attached plan Hospital Farm, Rothwell, Area 17.78 ha. See attachment R3.	RO/143 is in the open countryside and outside of the town boundary. It has been assessed for development potential as part of this LDD and it scored very low. The wider area proposed will be assessed prior to preparation of the next iteration of the plan, however this area is detached from the settlement and would result in an unnatural extension to the town.
Table 15	Mr Darren Hale		6	Agree	Strongly agree that development on allotments should be resisted. These facilities are become far more popular and have significant health and community benefits.	Noted.
Option 70 Preferred Option to meet Employment Requirement	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2107	Agree	We have assessed the proposed sites using a Red-Amber-Green process, please see attached. We consider adequate surface water disposal as a priority. Surface water should be managed in line with the surface water management hierarchy set out in Building Regulations part	Noted. Comments will be used to inform the next iteration of the plan.

FISHER GERMAN
CHARTERED SURVEYORS
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JESUS HOSPITAL, ROTHWELL

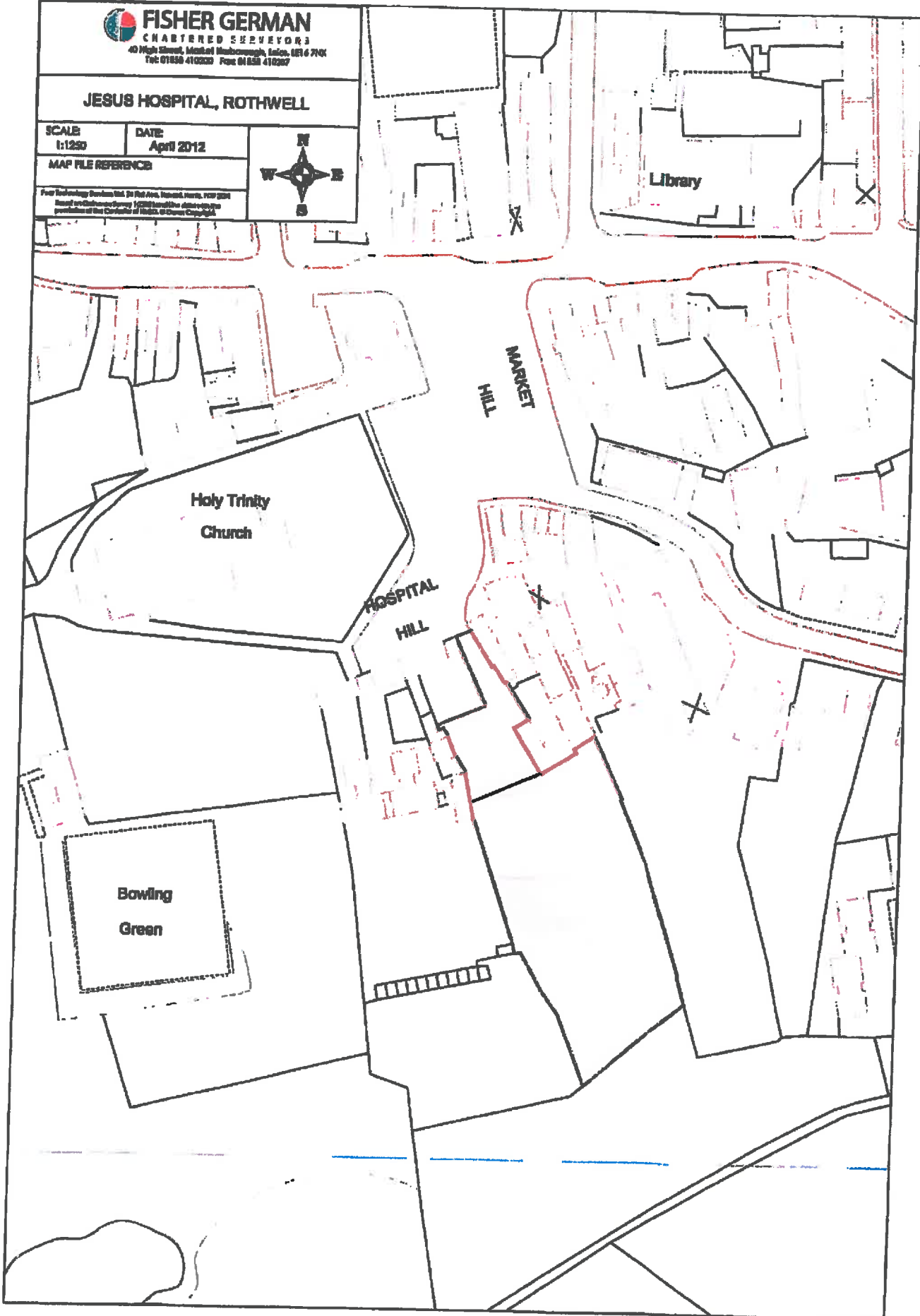
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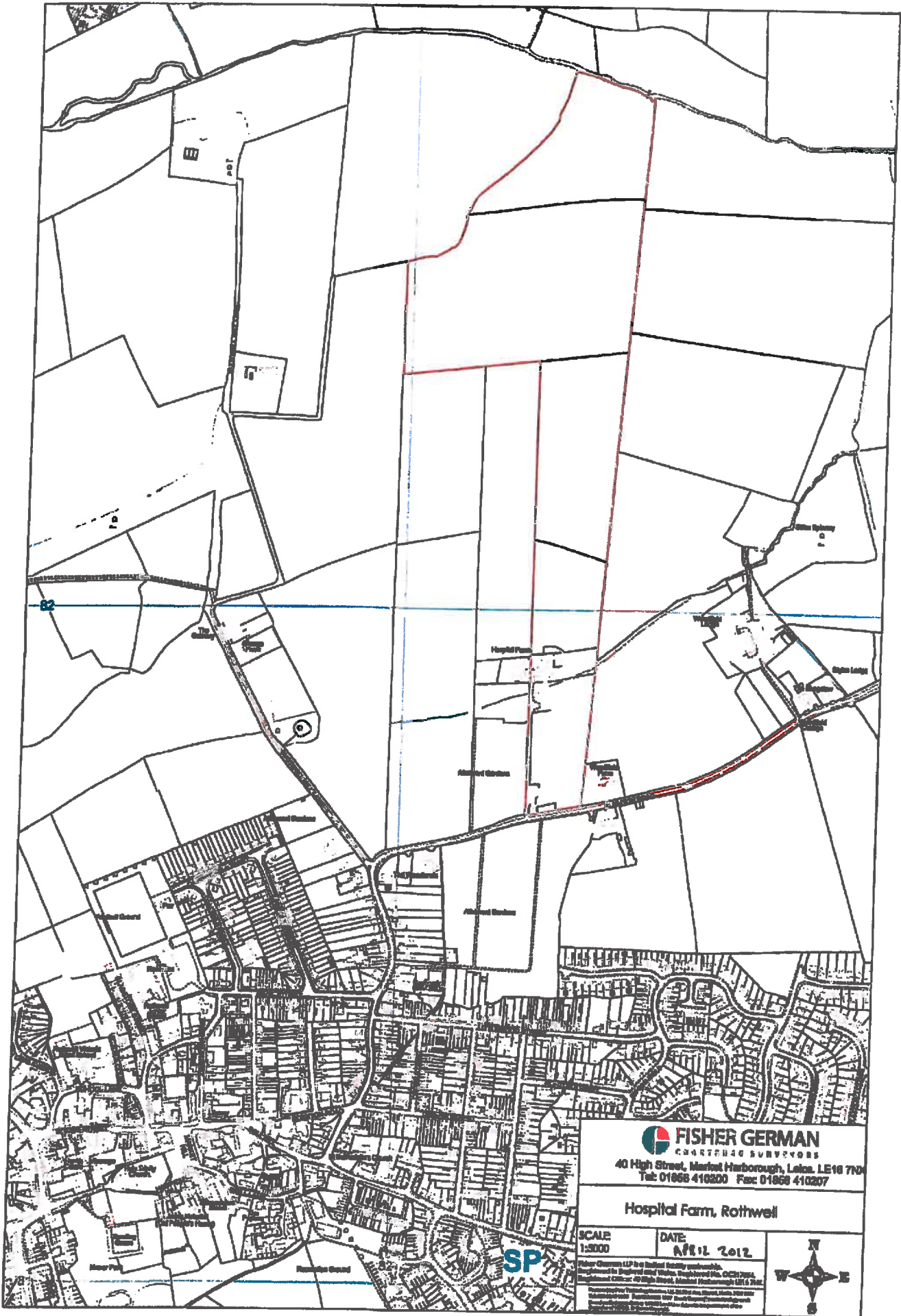
DATE
April 2012

MAP FILE REFERENCE



Full Technology Services Ltd, 20 Red Ave, Newark, Notts, NG24 2JH
Based on Ordnance Survey 1:25000 and the data on the
possession of the Controller of Her Majesty's Stationery Office





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Table 16	Mr Ben Thornely	Team Leader - Planning Liaison Environment Agency	1147	No opinion	<p>H, accordingly it has been assumed that there are no available surface water sewers within the vicinity of the development. Attachment available to view on consultation portal.</p> <p>This preferred site is less than 1 hectare located in Flood Zone 1, (low probability of river and sea flooding as defined in the Technical Guidance of the National Planning Policy Framework. The main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plan produced.</p>	Noted.
Option 71 Other Options	Mr Alan Smith	Planning & Biodiversity Officer The Wildlife Trust for	2077	Agree	<p>R4 is close to the NIA, and it is also in a Local GI Corridor too. Attachment available to view on</p>	Noted.

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Option 71 Other Options	Mr Alan Smith	Northamptonshire Planning & Biodiversity Officer The Wildlife Trust for Northamptonshire	2080	Agree	consultation portal. R5 is next to the NIA, and it is also in a Local GI Corridor too. Attachment available to view on consultation portal.	Noted.
Table 17	Mr Darren Hale		7	Disagree	Careful consideration should be given before allocating former health centre for employment. Limited access but could provide some support for town centre or as supported housing etc	Noted.
Question 47	Mr Darren Hale		8	Strongly disagree	Interesting to read a 'health check' feels that Rothwell is achieving its role of a focus for convenience and service provision. The town lacks a range of shops for local need. The closure of the fruit and vegetable business and limited stalls during market demonstrates a withdrawal of businesses from the town. The health check should be performed by an independent organisation. The background paper does not seem to address the fact that people's shopping habits are changing and it trying to maintain the status quo. It lacks vision as to how the town could look over the plan period. Redevelopment of the Library for housing it totally inappropriate at this location.	It is noted that people's shopping habits are changing, particularly due to the rise of online shopping, and so Local Planning Authorities must ensure future appropriate uses for existing town centres come forward without damaging the existing uses that still thrive. The library site has been identified along with the fire station as a potential development site. It is noted that the use of the library is central to Rothwell being a thriving town and this site would only come forward if the Library was to be relocated. If this site were to be come available it would provide a good opportunity to enhance provision in the town centre. The proposals for residential uses on this site were only above ground

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Question 47		Persimmon Special Projects	729	Disagree	<p>Housing would split the town centre. It should remain some type of community facility and not permitted so the County Council can make a profit</p> <p>Persimmon Special Projects has an outstanding representation to the Rothwell and Desborough AAP and specifically the reduction in the employment element of the Rothwell North allocation from 11 to 4 hectares. Notwithstanding the fact that, for expediency purposes, Persimmon advised the Council that it will amend the outstanding planning application so that it accords with the 4 hectare requirement for employment land, it continues to maintain that there is an on-going requirement for more employment land than the Council has proposed in the AAP and has consequently objected to the proposed loss of 7 hectares of employment land at Rothwell. It is recognised that an additional 7 hectares of employment land exceeds the threshold for the size of sites to be identified in the Site Specific Proposals LDD and it is presumably for this reason that</p>	<p>floor and to the rear of the site.</p> <p>The reference to additional employment land is noted. The amount of employment land required will be determined through the emerging Joint Core Strategy review, the Site Specific Proposals LDD will be prepared to be in conformity with this.</p>

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					the site at Rothwell North is not included in Table 17 / Option 71. As a consequence this would have to be considered as a strategic allocation in the yet to be published Joint Core Strategy and is further justification for Persimmon's general concern about the approach being pursued to development plan preparation in the area (and submitted as a 'General Comment'). In the circumstances, Persimmon wishes to reserve the right to consider the total quantum of employment land and the allocation of individual sites in greater detail, as part of its consideration of the North Northamptonshire Joint Core Strategy, when it is published later in the year, together with all the associated background evidence and justification.	
Question 47	Principal Transport Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	755	No opinion	Please refer to comments previously submitted by the NCC Highways Development team in relation to the specific sites.	Noted.
Question 47		Eveden Group Ltd	1291	Disagree	We have been asked to submit comments on behalf of our clients Eveden Group Ltd. Eveden are a UK based supplier	Thank you for your comments on question 47 and how the policy impacts your clients. Weight restrictions on roads is not an

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					<p>of high quality, fashion conscious lingerie and bra-sized swimwear stocked in over 5,000 retailers including national and independent stores, as well as online, in more than 30 countries. Whilst Eveden also have offices in Paris (France), Lyon (France), Rennes (France), Krakow (Poland), Boston (USA), New York (USA) and Melbourne (Australia), Eveden's Global Head Office is based at Rothwell Road, Desborough, where they employ approximately 300 people. Eveden also operate a warehouse in Kettering. Eveden would welcome the development of employment land to the north west of Rothwell provided firstly that access is available to the site directly from the A6 (Desborough and Rothwell bypass). Eveden would further welcome these proposals if the access to the A6 were linked to the B576, were not weight limited and that the current weight limit from south of Pioneer Avenue, Desborough were lifted.</p>	<p>issues which the Site Specific Proposals LDD will deal with as this falls within the remit of the Highways Authority.</p>
Question 47	Charles Routh Natural		1974	No opinion	<p>We note that the proposed Rothwell urban extension runs up to the Rothwell Gullet nature</p>	<p>Noted. The Rothwell Urban Extension is subject to a planning application and the impact on the</p>

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Question 48	England				reserve, and suitable measures will be required to maintain and enhance the interest features of this site. We also note that it may have negative impacts on the public right of way network.	Rothwell Gullet will be considered in detail through this application.
	Mrs Carolyn Mackay	Clerk Rothwell Town Council	1364	No opinion	Development Sites in the Town Centre (7) Former Medical Centre, Bridge Street: this already has a Planning Application in for a residential home, employing approximately 45 people. (8) Library/Fire Station Site: Rothwell Town Council agrees the fire station could be moved to a site with better and faster access routes on one of the employment areas to be provided on the edge of Rothwell. The Library building is a relatively new one and is already in the ideal location so this should not be considered for development, or the Library moved elsewhere because it is currently well served by the bus services. (9) Cooper's Coaches: as stated in paragraph (4) we agree this site would be ideal for small business/craft units. (10) Abishot Mouldings: as stated in paragraph (6) this area is better suited for a residential use	Inclusion of the former medical centre will be reviewed to take into account the planning permission recently granted on the site. Comments regarding the Library/ Fire station and Cooper's Coaches are noted and will be used to inform the next iteration of the plan. The Abishot Mouldings site in located within the town boundary and therefore if the site becomes available could be redeveloped for residential uses without the need for the site to be allocated in the plan.

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 48	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1724	Agree	<p>provided an alternative factory site can be provided for Abishot on one of the employment sites to be provided on the edge of the town. (11) Factory Unit, Bell Hill: could you please identify on a plan which site this refers to.</p> <p>Rothwell: Preferred sites and Questions 48 - 50 We are broadly content with these proposals and the development criteria. However, the proposed employment site (R3 Cooper's Coaches) is adjacent to the conservation area and a Grade II listed building, so development on this site will affect their setting. Thus, there should be a specific development criterion for this site which refers to the need for development of R3 to protect and enhance the setting of the conservation area and the listed building.</p>	<p>Noted. Comments will be used to inform the specific design principles for the site.</p>
Question 49	Mr Darren Hale		9	Strongly disagree	<p>Narrowing of the street would not be an environmental improvement. As traffic slows, as evidence shows occurs on narrower street, then air quality significantly reduces. The road is significantly congested at peak times through Bridge Street, narrowing the street would cause</p>	<p>Demolition of existing properties in this area, which is a Conservation Area, would not improve the area. The comments about creating a canyon and its impact upon air quality are noted, but the area does need some improvements to the existing highway/roundabout and</p>

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Question 49	Principal Planner Esme Hearne	Principal Transport Planner Northamptonshire County Council	756	No opinion	<p>significant traffic problems and traffic queuing. As this point would be a canyon in terms of Air Quality Assessment would be likely to lead to a worsening and ill health. The plan lacks vision in terms of the through route. It could be possible to enhance the area by removing the few remaining retail premises on one side and opening up to few of the church. Then expansion of pedestrian walkway would be appropriate.</p> <p>NCC Highways supports in principle environmental improvements to improve the public realm of town centres such as Rothwell as schemes such as these improve the town centre for pedestrians and cyclists, as part of a long term strategy, as outlined in Strategic Policy 24 in the Northamptonshire Transport Plan (NTP). Environmental improvements need to be carefully designed and NCC is committed to working together with partners to identify appropriate schemes and balance issues associated with them such as the impact of removal of on-street parking.</p>	<p>pedestrian footpaths. Slowing traffic can have significant benefits for pedestrian safety.</p> <p>Comments will be used to inform the preparation of policies setting out details of the environmental improvements. NCC will continue to be consulted on proposals as they are developed.</p>

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Question 49	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1725	Agree	<p>Ensuring an appropriate balance of parking needs to be determined in consultation with local stakeholders including businesses, local residents and disability groups to ensure access for all. As Highway Authority, NCC has responsibility for maintaining the highway. Therefore the materials palette used for any public realm works need to be from a palette of materials agreed with NCC which takes into consideration the ongoing cost of reinstatement and maintenance, particularly at a time when funding is limited. Where existing highway materials are of good quality, and there are no capacity or road safety benefits, there is a reduced case for improving the public realm purely from a highway perspective.</p>	
					<p>Rothwell: Preferred sites and Questions 48 - 50 We are broadly content with these proposals and the development criteria. However, the proposed employment site (R3 Cooper's Coaches) is adjacent to the conservation area and a Grade II listed building, so development</p>	<p>Noted. Comments will be used to inform the specific design principles for the site.</p>

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 49	Mrs Carolyn Mackay	Clerk Rothwell Town Council	1367	No opinion	<p>on this site will affect their setting. Thus, there should be a specific development criterion for this site which refers to the need for development of R3 to protect and enhance the setting of the conservation area and the listed building.</p> <p>Development Sites in the Town Centre (7) Former Medical Centre, Bridge Street: this already has a Planning Application in for a residential home, employing approximately 45 people. (8) Library/Fire Station Site: Rothwell Town Council agrees the fire station could be moved to a site with better and faster access routes on one of the employment areas to be provided on the edge of Rothwell. The Library building is a relatively new one and is already in the ideal location so this should not be considered for development, or the Library moved elsewhere because it is currently well served by the bus services. (9) Cooper's Coaches: as stated in paragraph (4) we agree this site would be ideal for small business/craft units. (10) Abishot Mouldings: as stated in</p>	<p>Inclusion of the former medical centre will be reviewed to take into account the planning permission recently granted on the site. Comments regarding the Library/ Fire station and Cooper's Coaches are noted and will be used to inform the next iteration of the plan.</p> <p>The Abishot Mouldings site in located within the town boundary and therefore if the site becomes available could be redeveloped for residential uses without the need for the site to be allocated in the plan.</p>

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Subject	Full Name	Organisation Details	ID	Your view	Reason for comment	KBC response
Question 49		Persimmon Special Projects	730	Disagree	<p>paragraph (6) this area is better suited for a residential use provided an alternative factory site can be provided for Abishot on one of the employment sites to be provided on the edge of the town. (11) Factory Unit, Bell Hill: could you please identify on a plan which site this refers to.</p> <p>No background evidence / justification for the identification of the High Street / Desborough Road environmental improvements has been provided. Persimmon Special Projects has been asked to contribute towards these improvements but the inclusion of this scheme within paragraph 12.0.9 of the LDD confirms that the need for it does not arise from the development at Rothwell North. Unless the scheme can be justified and further details, including costings, provided, it is not considered appropriate to include the High Street / Desborough Road Environmental Improvement Scheme within the Site Specific Proposals LDD.</p>	Your comments on environmental improvements are duly noted. The evidence for the environmental improvements is contained in the Town Centres and Town Centre Uses Background Paper and supported by the Health Check for Rothwell.
Question 49	Charles Routh		1981	No opinion	We note that 'environmental improvements' appear to be	Whilst we completely agree that the use of schemes such as tree

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	Natural England				focussed on modifying roads, parking and pavements. Whilst Natural England has no local knowledge of the settlements concerned, we advise that the opportunity for using natural features such as tree planting should be considered. Urban tree planting has a range of social, economic and environmental benefits.	planting are often positive the centre of Rothwell has a very hard urban form and trees are not characteristic of the Conservation Area. There are attractive areas of green space, trees and parks within the Conservation Area and there are many examples of mature native tree species, but tree planting along some of the historic routes would be contrary to the character of the area.
Question 49	The Governors of Jesus Hospital Rothwell	The Governors of Jesus Hospital Rothwell	1990	Agree	Please note that the Governors of Jesus Hospital Rothwell own the Alms houses, housing elderly people and it must be endured that there is appropriate access for emergency vehicles at all times.	Thank you for your comments relating to access to the Almshouses. Emergency access to these properties would be maintained.
Question 49	Ms Jennifer Dean	Planning Liaison Manager Anglian Water	2101	Agree	Question 49 should consider surface water management measures such as rain gardens and green streets.	Thank you for your comments.
Question 50	Mr Darren Hale		10	Agree	The fire station and library could provide the additional parking, which would free up other development space and design options.	Thank you for your comment on design proposals for the potential library site.
Question 50		Persimmon Special Projects	731	Disagree	These comments relate to the third bullet point within paragraph 12.0.10 which states: 'Removal of on-street parking on Bridge	Your suggested rewording of the option is duly noted and will be considered when drafting policies.

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					<p>Street will be supported' In the Traffic and Transport Chapter of the Environmental Statement which accompanied the planning application for 'Rothwell North', the additional traffic exacerbating existing congestion caused by on-street parking bays on Bridge Street was identified as a potentially significant impact. The mitigation measure proposed was for a financial contribution to fund a TRO to remove spaces (although not necessarily all of them) and sustainable transport measures to minimise the amount of traffic generated by the scheme; proposals which have been the subject of subsequent discussions with the highway authority. It is therefore considered that as part of the Rothwell North development it will be possible to deliver the removal of some of the on-street parking on Bridge Street. In the circumstances, it is therefore requested that the criterion is amended to state: 'Removal of on-street parking, as appropriate, on Bridge Street will be supported.' (Emboldened text indicates requested change).</p>	

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Question 50	Miss Ann Plackett	Regional Planner, East Midlands Region English Heritage	1727	Agree	Rothwell: Preferred sites and Questions 48 - 50 We are broadly content with these proposals and the development criteria. However, the proposed employment site (R3 Cooper's Coaches) is adjacent to the conservation area and a Grade II listed building, so development on this site will affect their setting. Thus, there should be a specific development criterion for this site which refers to the need for development of R3 to protect and enhance the setting of the conservation area and the listed building.	Thanks for your comments, particularly in respect to the Cooper's Coaches site. Comments will be used to inform the specific design principles for the site.
Question 51	Mrs Carolyn Mackay	Clerk Rothwell Town Council	1370	No opinion	Development within Rothwell Town Centre Boundary (14) Market Hill and Rowell Fair: the first statement in this section should be amended to read that no development will be permitted in any section of Market Hill, including the roadway as well as the Square, which would affect Rowell Fair in any way. Market Hill Square is our historic market place and there are ancient rights as to what should happen in this area. Cars are only permitted to occupy this space when it is not being used for the market or	Thank you. Your comments are noted. Criteria to be applied to development within the town centre boundary will be reviewed to take into account comments made. Town centre boundary will be reviewed to consider proposed extension.

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					<p>Rowell Fair or other town events. (15) Bridge Street: as previously stated in paragraph (13) Rothwell Town Council wishes to retain the on-street parking in Bridge Street. (16) Historic Character of the Town Centre: it is not only new buildings which should be designed to respect and enhance the character of the town centre, but also any alterations to existing buildings or any other part of the street scene must be totally in keeping with the Conservation Area. (17) Town Centre Boundary: as previously stated in paragraph (12) this must be extended to take in the beginning of Fox Street, including Ram's Supermarket, Buckby's Coaches and Cooper's Garage. (18) Open Spaces: it is agreed that the land to the east of Manor Park should be added as the designation of a historically and visually important open space and this should include the area to the north of the footpath from Gordon Street to Well Lane Recreation Ground as this has been agreed as an environmental area, with significant wildlife there.</p>	

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Question 52	Mr Dairren Hale		12	Strongly Agree		Noted
Question 52	Mr F Graves	Head of Planning Andrew Granger & Co	1132	Disagree	We represent the Strategic Employment Site to the south of the A14 and east of RO/090. It is appreciated that the settlement boundary for Rothwell will change to accommodate strategic allocations the supporting text should be more explicit and affirmative in recognising the strategic requirements for the town, at least to the extent of indicating within chapter 12 the likely size of the strategic sites to be determined through the North Northamptonshire JPU Core Strategy.	Noted.
Question 52	0	Trustees of J Thompson (Deceased) c/o DLP Planning Ltd	1148	Strongly disagree	We object to the proposed settlement boundary as it fails to include the planning permission for KET/2009/0474 that was approved at appeal (APP/L2820/A/10/2129104) on 26 October 2010. Chapter 3.3 of the Option Paper states within Option 6, principle 2, that the settlement boundary will include unimplemented planning permissions, however the proposed settlement boundary for Rothwell fails to include	This site has planning permission and therefore this site should appear in the town boundary. The map will be updated to reflect this.

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Question 53	Mr Darren Hale		11	Agree	<p>unimplemented planning permission for 104 dwellings by way of planning permission KET/2009/0474. The settlement boundary should be amended to include the site to which this planning permission relates, in line with principle 2 of Option 6.</p> <p>Land between Nelson Drive and John Smith Avenue offer small community allotment opportunity</p>	<p>Noted. This will be investigated prior to preparation of the next iteration of the plan.</p>
Question 53	Mrs Carolyn Mackay	Clerk Rothwell Town Council	1374	Agree	<p>Allotments (19) Bracher's Allotments: we consider that Bracher's Allotments could be extended to the land behind Edinburgh Close and the existing footpath off this street could re-opened to provide an alternative access to these extended allotments.</p>	<p>Noted. This will be investigated prior to preparation of the next iteration of the plan.</p>

