

**Site Specific Proposals
Local Development Document**

**Background Paper: Defining town centre boundaries for Burton Latimer,
Desborough and Rothwell**



February 2012

Kettering
Borough Council

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1. INTRODUCTION

The purpose of this paper is to set out the background evidence base that supports the approach for defining the town centre boundaries in the smaller towns of Burton Latimer, Desborough and Rothwell. The paper begins with an overview in terms of context. The paper then focuses on the evidence base and consultation feedback.

2. POLICY CONTEXT

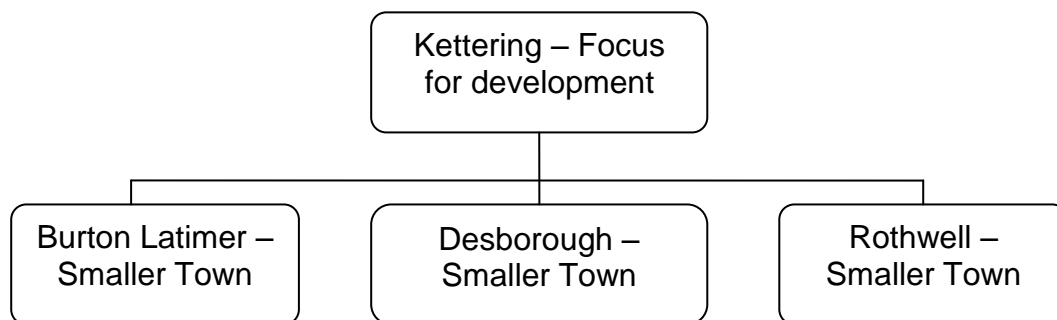
Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4)

The Government's objectives are to promote the vitality and viability of town centres as important places for communities. To do this the Government aims to focus main town centre uses in existing centres, to enhance consumer choice and to conserve the historic, archaeological and architectural heritage of centres.

PSS4 requires Local Planning Authorities to define a network of centres and at a local level define the extent of the centre and the primary shopping area. This paper therefore seeks to define the extent of the centre and the primary shopping area for the smaller towns of Burton Latimer, Desborough and Rothwell.

North Northamptonshire Core Spatial Strategy (CSS)

Policy 12 in the CSS sets out the retail hierarchy for town centres as set out below:



The CSS identifies Kettering as the focus for development. The Kettering Town Centre Area Action Plan sets out policies for Kettering Town Centre including defining the town centre boundary. The role of the smaller towns set out in the CSS is as localised convenience and service centres. Policy 12 states that these smaller towns will consolidate their roles in providing mainly convenience shopping and local services. Policy 12 sets out a sequential approach to retail development outside town centre boundaries.

3. CONSULTATION FEEDBACK AND EVIDENCE BASE

Consultation Responses

The following table provides a summary of responses to the Site Specific Proposals LDD Issues Paper which relate to the drawing of town centre boundaries.

Consultation response	KBC Response
Rothwell town centre boundary should be extended to include the former Midland Bank on the corner of Bridge Street and Desborough Road, and also the whole of the High Street and Sun Hill to the junction with Fox Street, to include Ram's Supermarket.	The former Midland Bank has been included in the boundary, part of the area along the High Street has been included with the exception of the Supermarket and takeaway which we're considered to be separate from the town centre and to form a more localised shopping function.

Existing Town Centre Boundaries

Established Shopping Areas are currently defined in saved local plan policy 64. These provide a starting point for defining town centre boundaries in the Site Specific Proposals LDD but need to be updated to reflect changes which have taken place in the town centre since they were defined in 1995.

Use Class Surveys

To provide an up to date assessment of uses in the three town centre's a use class survey was carried out in each of the towns. These use class surveys identify a number of areas where there are concentrations of town centre uses located adjacent to the existing Established Shopping Areas which should now be included in the town centre boundary.

4. DEFINING TOWN CENTRE BOUNDARIES & PRIMARY SHOPPING AREAS

PPS4 requires Local Planning Authorities to define town centre boundaries and primary shopping areas. A town centre boundary includes the primary shopping area and areas of predominantly leisure, business and other main town centre uses. In the smaller towns there are not areas of predominantly leisure, business and town centre uses adjacent to the primary shopping area, therefore the town centre boundaries do not extend beyond the primary shopping area. The extent of the primary shopping area and the town centre are therefore shown using a single line.

Taking into account consultation responses and changes to the uses of buildings within the town centre the town centre boundaries/ PSA's shown in appendix 1 have been drawn. The main changes to these boundaries and the reasons for these changes are set out in table 1 below; these comments

correspond to the numbers on the maps show on figures 4, 5 and 6 in appendix 2. Boundaries follow the line of the building, curtilage or other appropriate features such as roads.

Table 1: Justification for changes to the town centre boundaries/ PSA's

Change to the boundary	Justification for change
Burton Latimer	
1. Extension of the boundary to include Sainsbury's, Library and Town Council offices.	These are town centre uses and therefore should be located within the town centre boundary.
2. Boundary had been reduced to exclude residential development.	This area has a strong residential character and contains no town centre uses.
3. Minor amendment to boundary around Lloyds Pharmacy.	The amendment reflects the actual location of buildings.
4. Minor amendment to boundary to the rear of Pizzeria.	The amendment reflects the actual location of buildings.
5. Extension of the boundary to include the town centre car park.	The car park is an important facility for people using the town centre.
6. Extension of the boundary to include restaurant and car repairs adjacent to existing boundary.	The restaurant is a town centre use and therefore should be located within the town centre boundary. The car repairs site has been included as should this use relocate it would make a logical extension for town centre uses.
7. Extension of the boundary to include road junction.	This junction forms the gateway to the town centre and has potential to be enhanced to create an attractive gateway to the town centre.
8. Minor amendment to boundary	Boundary has been amended to follow the line of retail units permitted on the site.
9. Boundary had been reduced to exclude residential development.	This area has a strong residential character and contains no town centre uses.
Desborough	
1. Boundary extended to include library	This use is associated with town centres and it is therefore appropriate to include it within the town centre boundary
2. Boundary extended to include road junction and land to south	This is an area where there is potential for environmental enhancements and an opportunity to create an attractive gateway into the town centre. This area has therefore been included in the town centre boundary.

3. Minor amendment to the boundary	If the application for a foodstore on this site is approved this area should be included in the town centre boundary. 2016 - The status regarding the site has changed since this document was prepared. A marketing exercise for the site was recently undertaken by KBC and further work is on-going regarding potential uses/ redevelopment.
4. Boundary extended to include car park	This car park is an important facility for people using the town centre.
5. Change considered	This area of the town centre boundary includes uses which are not generally associated with town centres. Exclusion of this area was therefore considered. However if the existing uses in this area were to relocate this area would provide a good opportunity site for expansion of town centre uses and for this reason this area remains within the town centre boundary.
6. Minor amendment	Boundary previously cut across buildings, the boundary has been amended to follow the building line.
Rothwell	
1. Extension of boundary to include former Midland Bank on the corner of Bridge Street and Desborough Road.	This building although currently vacant has a retail use, it is a prominent building located at the gateway to the town centre and should therefore be included in the town centre boundary. 2016 - This building is now occupied by a restaurant use (Use Class A3).
2. Boundary extended to include newsagents, pub and public realm in front of the war memorial	The newsagents and pub have been included within the town centre boundary as these are clearly town centre uses and functionally form part of the town centre boundary. The boundary has been extended to include the public realm as this is a gateway into the town centre and may offer opportunities for environmental improvements.
3. Boundary extended to include convenience retail unit	This is a town centre use and should be included in the boundary.
4. Boundary extended to include	Planning permission has been

Market House and Market Hill Car Park	granted for change of use to the ground floor of Market House for offices to retail. This is clearly a town centre use and should be included in the boundary. Market Hill Car Park is an important facility for people using the town centre and should therefore be included in the town centre boundary.
5. Boundary extended to include Bakehouse Mews	This is a new town centre mews development and should be included in the town centre boundary.
6. Minor amendment to exclude residential properties	These residential properties are associated with the remainder of the street to the north and not the town centre and have therefore been excluded.
7. Minor amendment	Boundary previously cut across buildings, this has been amended to follow the building line.
8. Boundary extended to include service unit	This unit is used as a Physiotherapy Centre and it is appropriate to include this within the town centre boundary.
9. Minor amendment	Boundary previously cut across building, this has been amended to follow the building line.
10. Minor amendment	Minor amendment to follow the building line.
11. Minor amendment	Minor amendment to follow line of the curtilage.

The proposed town centre boundaries/ PSA's are show on figures 1, 2 and 3 in appendix 1.

5. PRIMARY AND SECONDARY SHOPPING FRONTAGES

In addition to defining town centre boundaries and PSA's PPS4 also requires LPA's to consider defining Primary and Secondary frontages. The smaller towns do not have areas where there are significantly higher proportions of retail uses as the amount of other town centre uses is limited and retail development is relatively evenly spread through out the smaller town centres. It would therefore not be appropriate to define primary and/ or secondary frontages in the smaller town centres.

Appendix 1

Figure 1: Proposed Town Centre Boundary for Burton Latimer

Figure 2: Proposed Town Centre Boundary for Desborough

Figure 3: Proposed Town Centre Boundary for Rothwell

Appendix 2

Figure 4: Proposed changes to Burton Latimer Town Centre Boundary

Figure 5: Proposed changes to Desborough Town Centre Boundary

Figure 6: Proposed changes to Rothwell Town Centre Boundary