

## BOROUGH OF KETTERING

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<b>Report Originator</b>	Head of Development Services	<i>Fwd Plan Ref No:</i>	
<b>Wards Affected</b>	William Knibb Ward, Northfield Ward, All Saints Ward, St Michaels and Wicksteed Ward, St Peters Ward	25 January 2017	
<b>Title</b>	<b>KETTERING TOWN CENTRE AREA ACTION PLAN – MONITORING UPDATE</b>		

### 1. PURPOSE OF REPORT

To inform Members of the results of the fifth Monitoring Report of the Kettering Town Centre Area Action Plan.

### 2. INFORMATION

- 2.1 The Kettering Town Centre Area Action Plan (AAP) was examined by an independent Planning Inspector in March 2011 and was found to be sound. The AAP was subsequently adopted by the Council on the 6<sup>th</sup> July 2011. The Plan sets out the aspirations for the town centre and surrounding area up until 2021, and sets out the Council's strategy and policies to meet those objectives.
- 2.2 The adopted AAP includes a policy on Implementation and monitoring. The plan sets out a monitoring framework to check the effectiveness of the Plan in delivering its objectives.
- 2.3 This report has been written to evaluate the progress that has been made in delivering the plan's objectives. The first monitoring update was presented to Members of this Committee in September 2012, the second in November 2013, the third in November 2014 and the fourth in November 2015. This fifth monitoring update reviews the progress made in delivering the plan in the last 12 months.
- 2.4 Officers have also updated the Kettering Town Centre Health Check; this is attached at Appendix 1. The results of the AAP monitoring exercise is provided in summary below, discussed under the 7 objectives of the AAP.
- 2.5 In addition, this report also considers the impact of the amendments to the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which were introduced on 30<sup>th</sup> May 2013 (Statutory Instrument 2013 No. 1101), 6<sup>th</sup> April 2014 (Statutory Instrument 2014 No. 564) and 15<sup>th</sup> April 2015 (Statutory Instrument 2015 No. 596). The latest update, Statutory Instrument 2016 No.332, came into force on 6<sup>th</sup> April 2016. The implications for the adopted AAP policies are discussed later in this report.

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- 2.6 An article from Property Week, published in November 2016, provided results of work undertaken to find those town centres in the UK which have the most potential for investors, Kettering was ranked 41<sup>st</sup> out of all towns nationally. Amongst the published list of the top 100, 3 other towns from the East Midlands were listed, Derby, Chesterfield and Loughborough, ranking 21<sup>st</sup>, 26<sup>th</sup> and 47<sup>th</sup> respectively. This is based on a number of factors which include population growth, analysis of the local retail offer, the affluence of the population and the number of jobs in the catchment area. Another factor which was taken into account was the appeal of the town to tourists. This year, the Kettering Museum and Art Gallery won 2 awards at the Northamptonshire Heritage Awards, which shows a commitment to attracting visitors to Kettering, through history and culture. The past year has seen the introduction of a range of evening talks and events at the Kettering Museum and Art Gallery.

### Monitoring Results

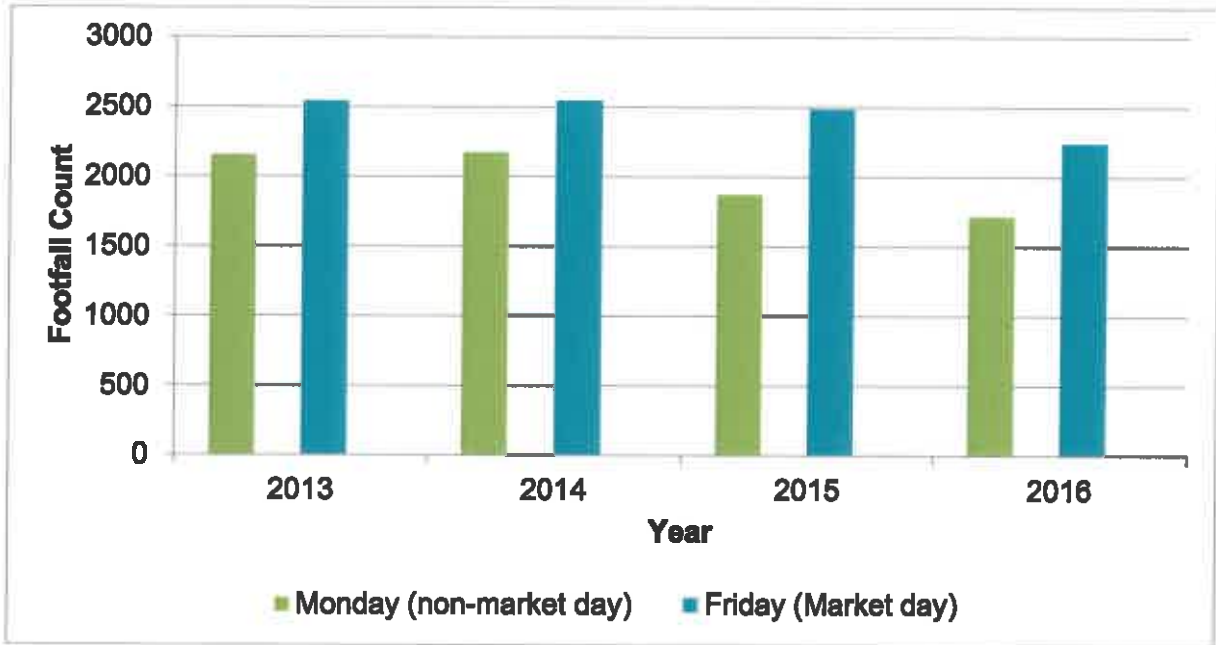
#### **AAP Objective 1: Create a zoned, vibrant town centre which makes best use of available land and existing buildings and maximises potential for regeneration**

- 2.7 In order to monitor the progress of the AAP, footfall counts have been used to provide a health check on Kettering Town Centre after the adoption of the policy. The following analysis comes from the results of a footfall count conducted in September 2016, and looks back to 2008 when it was first undertaken, before the adoption of the AAP, to look at the overall trend.
- 2.8 In September 2016 the footfall survey shows that footfall has decreased on a non-market day, compared to 2015, which sees a decrease since 2013, despite a slight increase in 2014, there is also a similar trend to figures collected on market days between 2013 and 2015. As the baseline data was collected in December 2008, the September 2015 figures are not directly comparable; however a footfall count was conducted in December 2015 and December 2016 which allows for recent and more direct comparison. On a non-market day, there was a continual decrease between 2008 and 2015. In 2016, there was a 12% decrease compared to the previous year. In comparison, figures provided for the market day there has been fluctuations in the numbers counted since 2008, with a decrease between then and 2013, with a subsequent increase in 2014 and then an increase in 2015. This year's figures show an 18% increase in the figures on the market day compared to the previous year. This information is shown below in Figure 1 and Figure 2.

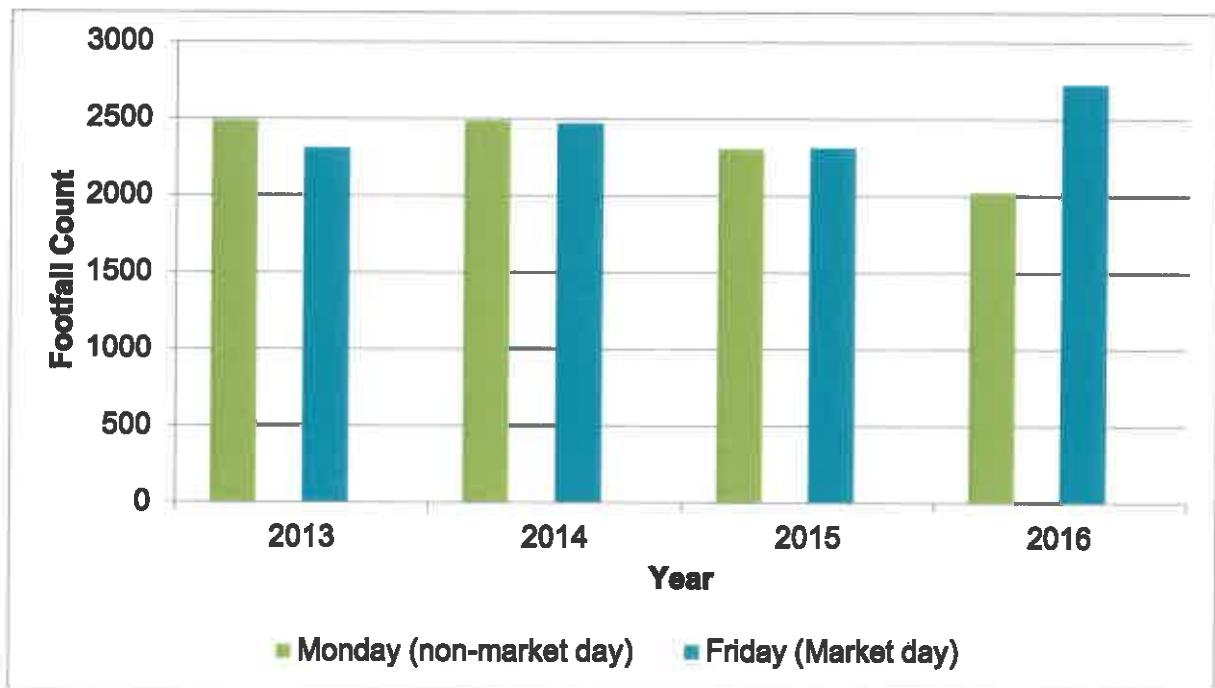
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**Figure 1: Footfall Counts in September between 2013 and 2016**



**Figure 2: Footfall Counts In December between 2013 and 2016**



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- 2.9 The AAP has a target of at least 38,500sqm new office space in the plan area by 2021. In the last year, there has been a gain of 24sqm; this is on the newly delivered Yards site (part of Y2). The focus for new office development in the plan area is the Station Quarter. The Council is having discussions with Network Rail and East Midlands Trains as landowners in the Station Quarter about their aspirations for the rail service, electrification, and the land in the vicinity of the Station. Electrification is expected to be completed in December 2019 for the line north of Bedford to Kettering and Corby, and December 2023 on the line north of Kettering towards Leicester. Discussions to offer a new East Midlands Rail Franchise specification may be a trigger for progress in delivering the new Station Quarter development.
- 2.10 The AAP has a target of 957 new dwellings in the plan area by 2021. In the last year 9 units have been completed, these were at 15-17 London Road and 17 Headlands, for 8 dwellings and 1 dwelling respectively. The Council has therefore already delivered a total of 204 (22%) of the minimum requirement in the 5 years since adoption.
- 2.11 Discussions are continuing with the landowners of site SSQ5 (the corner of Queen Street/Horsemarket) which is allocated for commercial/leisure use. Part of the site had planning permissions for retail/restaurant use and a 45 room hotel (KET/2011/0196) but this expired in August 2014. The part of the site that fronts onto Horsemarket was granted a three year temporary planning permission in August 2014 for a car park and car valeting service. This strikes an appropriate balance between providing a short-term active use for the land, whilst ensuring that medium to long term town centre development proposals envisaged for the site are not compromised. In January 2016, an application was approved for the extension of an existing application for a 21 room hotel on the corner of Queen Street and Horsemarket. However to date the scheme has not been progressed and the owners of the site have expressed a desire to sell the Hogs Head site and transfer the lease of the Queen Street car park to a third party developer. The developer specialises in residential accommodation for over 55s. No planning application has been submitted for this scheme to date. A report recommending the disposal of the Queen Street car park will be taken to Executive Committee on 18<sup>th</sup> January 2017. In addition to this there has also been an application for the construction of 2 retail units and 28 flats at 11-12 Newland Street, which was approved on 19<sup>th</sup> December 2016.
- 2.12 At the Examination of the AAP, the Council committed to producing and consulting upon a Development Appraisal for the Cultural Quarter within 24 months of adoption of the AAP. This has not yet been progressed, however the Council continues to add to the range of services based at the Council Offices, securing an agreement from the Probationary Service in 2015 to take offices and provide its service from the Borough Council offices, joining other sectors including phlebotomy, the Police, civil ceremonies, The Registrars, CAB, and other voluntary sector organisations. This year saw the addition of the Coroner's court, which will now be held at the council offices following the

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closure of Kettering Magistrates Court. Discussions are progressing well with other key public sector partners. The Blitz tea rooms/jazz bar which opened in 2014 in the former Tourist Information Centre continues to complement the neighbouring Manor House Museum.

- 2.13 The new restaurant units on allocated site RQ2 in the Restaurant Quarter continue to be successfully operated by Prezzo and Chimichanga's. Planning permission was granted in April 2014 for a change of use of 1-3 Market Place (Corn Exchange) to a café/restaurant. The unit opened in late August 2015 as the Kino Lounge, part of the Loungers chain, introducing a variation in the offer in the town centre, and adding to vibrancy as well as showing the attractiveness and confidence to invest in the Restaurant Quarter.
- 2.14 In May 2016 a planning application was approved for a change of use to an A3 use with a boutique cinema on the first floor, Mr Ray which has been located at 4 Market Place since 1983. This unit, when the permission is implemented, will be occupied by Wildwood, an established and highly regarded restaurant chain. Although this will result in the loss of a local business which has been in the town for a significant period of time, it will add to the restaurant offer in the Restaurant Quarter as well as adhering to the vision of this quarter in accordance with Policy 19 of the AAP. This will enhance the night time economy further and will help assist the town centre in fulfilling the criteria for the Purple Flag award, which was awarded in 2015.
- 2.15 The award winning Market Place at the heart of the Restaurant Quarter was again the venue for the 'Kettering by the Sea' event during July and August. The event was again very popular and provided a 'distinctive and fun' family experience in accordance with the vision of the AAP. It was also the focus for Christmas events last year. The UK Women's Cycle Tour finished at the Market Place on 19th June, attracting a large number of visitors to enjoy a carnival atmosphere along the route and in the town, and especially the town centre. The ITV4 televised event reflected upon the attractive countryside in the surrounding areas. It has been confirmed that this event will be held in Kettering in 2017, therefore this will, continue to showcase Kettering town centre, profiling the area as a destination. The Council's Big Screen was also used on numerous occasions, providing film, television and information broadcasting for visitors.
- 2.16 The Council purchased 20 branded stalls in 2013 to help develop and promote the Kettering market. The stalls are branded with both the Kettering Borough Council and Market branding. This investment has improved the appearance and quality of the market stalls. In May 2014 the inaugural 'Teenage Market' took place alongside the regular market. Following the success of this, further Teenage Markets have followed, one in June 2016, and the most recent on 3rd December 2016, making a link with 'Small Business Saturday'. A brand new monthly food market called 'Foodie Fridays' started in 2015 and is held on the second Friday of every month.

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2.17 Kettering's first night Christmas Market was held on 15<sup>th</sup> December on Market Place. 18 traders in total attended with 22 pitches filling the Market Place. Customers from the surrounding Kino Lounge and Prezzo came to take a look around in addition to those visitors who specifically came to visit the Christmas Market and the event was well received with the traders very positive, wishing to return next year.

2.18 KettFest a popular arts and music festival was held at various venues across the town centre in July 2016. In addition to this, Ctrl Alt Del, a music festival, was hosted in Kettering town centre in August 2016, and offered wide genres of live music.

### **AAP Objective 2: To implement a step change in quality retail offer incorporating 20,500sqm**

2.19 The AAP has a target of at least 20,500sqm new retail floorspace by 2021. In the last year approximately 571sqm of net retail floorspace has been gained.

2.20 The Newlands Centre, owned by Ellandi, contains a concentration of town centre national retailers, such as Boots, H&M, and TK Maxx etc. Ellandi are keen to invest in the centre and this is compatible with the AAP strategy to develop the site adjacent to the Newland Centre (allocated site SHQ1) for new large retail units and additional parking provision. However, they are yet to commit to actively progress the redevelopment of site SHQ1. Ellandi has however forward funded improvements to the Newlands Bus Interchange through the removal of the existing bus shelters and their replacement with a more modern design. Completed in 2015, this provides a cleaner, less cluttered environment and makes those units in close proximity more attractive for new investors.

2.21 The AAP includes a policy to ensure that no less than 75% of the Primary Shopping Frontage (PSF) is in A1 use (retail). This is to ensure the vitality and viability of the town centre and retain a strong retail focus. In the last year the retail frontages have fallen by 1.58%, and now stand at 70.9%. Vacancy rates in the PSF are calculated to currently be at 6%. This is a decrease of 1% in a year. In terms of the number of vacant units there has been a significant decrease from 11 to 5 units vacant within the PSF.

2.22 Overall vacancy rates in the Plan area are 9.37%, compared to the national average of 12.59%. Units at 1-3 Market Place were purposefully made vacant in the previous year with the intention of securing a leisure/restaurant use. Planning permission was granted in April 2014 for a change of use to a café/restaurant. The unit is occupied by Kino Lounge, part of the Loungers chain. It has been operating for two years and strengthens the offer available in The Restaurant Quarter and Kettering town centre as a whole.

2.23 The plan has a policy to ensure that A4 uses (pubs/bars) and A5 uses (hot food takeaways) do not become excessive and erode the retail function of the

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Secondary Shopping Frontages (SSF). In the SSF the figures show that both A4 and A5 uses have changed very slightly in the last year. The A5 uses have decreased from 8.27% to 8.09%, and the A4 uses have increased from 16.19% to 16.44%, with a net increase of 0.07% for both uses. Last year it was stated that A4 and A5 uses should be resisted, in accordance with the adopted policy; this is still the case despite a very small increase.

- 2.24 Evidence gathered by Peter Brett Associates, used in guiding town centre policies in the Emerging Joint Core Strategy, indicated that "It will be challenging for the Northern Sub-Area to retain its current market share, due the likely strong comparison goods offer at Rushden Lakes, which can be expected to draw trade from the Northern Sub-Area. The North Northamptonshire Joint Core Strategy, adopted in July 2016, includes a policy (Policy 12 – Town Centres and Town Centre Uses) advocating a minimum increase of 12,500 sqm net comparison shopping floorspace in Kettering town centre by 2031.
- 2.25 The proposed Rushden Lakes out of town retail development in East Northamptonshire District was granted consent by the Secretary of State in June 2014. Permission has been granted by East Northamptonshire Council to increase the retail floorspace beyond that approved by the Secretary of State. Construction of the units is now well under way, although the opening has been delayed from April to July 2017 due to highways works. The anchor stores were fitted out in winter 2016, the first stores are set to open in spring 2017. Future Annual Monitoring Reports will review the health of Kettering town centre in light of this major new out of town retail development within 25 minutes drive time.

### **AAP Objective 3: To deliver a new residential community and utilise residential uses to support and complement the quarters**

- 2.26 The plan has a target of 957 new dwellings on the allocated sites; 540 to be within the new residential quarter. The plan has delivered 16 units on allocated sites – 16 on SHQ7 (Dryden Street/Field Street). This delivery rate is not a concern at this stage as the plan is new and the housing market is currently deflated. Elsewhere within the plan area 4 additional residential units have been completed this year. It should also be noted that the Council is able to demonstrate a 5 year supply of housing land, as required by national planning policy. The Council recognises the importance of maintaining a residential community in the town centre, including those above existing ground floor retail units. Although this is not monitored specifically, over the past year there has been an increase in residential units in the town centre overall, which also have the benefit of improving surveillance and security in the town centre.

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### **AAP Objective 4: To create a town centre characterised by the high quality of urban design, architecture and public realm and respect for heritage**

- 2.27 The plan seeks the provision of new high quality public realm as part of the Wadcroft/Newlands retail development and the development of the Yards. In addition, public realm improvements in the form of a Station Plaza are also sought in the Station Quarter. In the New Residential Quarter, new public realm is to be delivered on the Meadow Road site. As these developments have not begun, the public realm improvements have not yet been delivered. Provision exists within the Section 106 Agreement for the East Kettering developers to fund these improvements in due course. Although there has been some work implemented to remove and replace the bus shelters along Newland Street alongside the Newlands Centre, which was undertaken in between July and September 2015.
- 2.28 A Section 106 receipt will pay for cycleway improvements on Station Road. Work was undertaken in Spring/Summer 2016 to improve traffic flow at this part of the town centre. This work was completed in June 2016.
- 2.29 Planning permission was granted in 2013 for redevelopment of Soans Yard (allocated site Y2). The development will provide retail and restaurant uses on the site. In October 2015, the site known as 'The Yards' opened to the public, providing a number of independent retailers, and offering focus for niche retail in the town centre. It also is a premier attraction within the evening economy as it continues to be used as a venue for live entertainment.
- 2.30 The Seats on Streets Local Development Order, confirmed at Full Council in September 2013, allows town centre units in A3 or C1 use (restaurants, cafés, snack bars and hotels) to place outdoor seating outside their units without the need for planning permission. Only a Street Café Licence from the County Council is now required. This LDO simplifies the permission process for local businesses and encourages vibrant and active streets in the public realm of the town centre. There has been a marked increase in outdoor seating in the town centre, especially on fine sunny days.
- 2.31 The Council has agreed a delivery programme with Northamptonshire Highways to bring forward the next phase of public realm improvements in the town centre. This phase of improvements, known as Public Realm Phase 4, will bring about a change in the appearance of High Street, Meadow Road, Lower Street and Gold Street with the introduction of new surfacing similar to that in Market Place and new street furniture. The first elements of the proposals delivered were a new Traffic Regulation Order (TRO) for the zone and a rising bollard scheme at each of the gateways. This was delivered in 2015, providing rising bollards at High Street, Meadow Road, Lower Street, Gold Street and Meeting Lane. This scheme limits vehicular access to these parts of the town centre, where access can only be gained through the use of key fobs, which have been given to those who require it. CCTV is now also



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used as part of the control of access to the town centre to eliminate pedestrian and vehicular conflict.

2.32 The detail of the TRO was subject to public consultation as part of the statutory process that Northamptonshire County Council, as Highways Authority, has to go through. The TRO worked up new arrangements for the town centre these are as follows:

- 20mph speed limit throughout the zone
- Four rising bollards
- A collapsible bollard (manual) at Meeting Lane
- Blue badge parking at Meadow Road, Lower Street and Gold Street
- Loading/Deliveries are prohibited during the core hours, which are between 9am - 5pm (Sunday - Thursday) and 8am-5pm (Friday - Saturday)
- Cycling prohibited within the town centre, bike racks to be provided at gateway locations

2.33 The timetable for delivery of the whole project is determined by release of the East Kettering development, Section 106 receipts, linked in to the speed at which the development progresses. There was £250,000 within the 2014/15 capital budget to pay for the installation of the new bollards and implementation of the TRO. This scheme was delivered in summer 2015. These investments continue to be effective in creating a safe and well managed high street with little modal conflict, whilst enhancing the experience within the pedestrianised area.

2.34 Following on from the internal improvements carried out at the Newlands Centre in the last monitoring period, the owners Ellandi have implemented improvements to the signage at the entrances on Gold Street, Newlands Street and Tanners Lane. Such improvements are consistent with the Council's aspirations for a high quality public realm environment. The Council, Ellandi, Northamptonshire Highways and Stagecoach agreed a scheme to replace the existing "wrap around" bus shelters with better shelters which also open up the Newlands Centre's frontage on Newland Street. This has helped attract an improved retail offer in the units affected. This work began in July 2015 and was successfully completed in September 2015.

### **AAP Objective 5: To create a significant increase in office employment space, along with further regeneration opportunities**

2.35 As discussed above, the AAP has a target of at least 38,500sqm new office space in the plan area by 2021. In the past year there has been a gain of 24sqm. However, the Council is working with its Station Quarter partners (Network Rail and East Midlands Trains) to establish the feasibility of bringing forward an office development in that area.

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2.36 The Department for Transport has announced an £800m investment in the Midland Mainline; this includes the cost of electrification and the upgrade of key sections. The investment will improve line speeds, saving journey times, and providing the opportunity to reinstate two trains an hour north from Kettering, as well as better connections south to London St. Pancras. The construction works will cover the period 2014 to 2019/20. These plans were briefly put on hold for 2 months between July and September, although it was announced that this work will now go ahead as planned, with completion expected in 2019/20. These improvements will improve the attractiveness of the town as a business location. Works to demolish and rebuild the A509 Pytchley Road bridge to accommodate the proposal to electrify the line were completed in February 2014. Upgrading work is also currently on-going to provide two lines between Kettering and Corby, and four lines between Kettering and Bedford, including vegetation clearance along the route. A new franchise will be offered in 2018, it will be important to investment and growth of the town that the new franchise continues to support access to and from Kettering town and the town centre.

### **AAP Objective 6: To make a safe, welcoming, walkable and well connected town centre**

2.37 Work finished in May 2015 between Junction 7 and 9 of the A14 to reduce congestion and traffic on the road, both carriageways were widened to 3 lanes. This has potential benefits for Kettering, with increased capacity of the A14 this will have allowed for traffic to bypass the town centre easier, and reduce unnecessary disruptions and delays in and around the town. These improvements will also allow for easier access to the town, making the town more accessible from a major road, which could result in an increase of investment in the town.

2.38 The plan has a car parking policy for larger housing sites, which requires a car club/car share space for sites of 15 dwellings or above. In the last year no sites of over 15 dwellings have been granted permission in the plan area, so no car share spaces have been delivered.

2.39 The plan has a policy to provide at least one secure cycle space for each new dwelling. In the last year, no new cycle parking spaces have been secured in association with residential development.

2.40 The AAP sets out a number of road and junction improvements in the plan area. Several improvements were completed including Northampton Road/Northfield Avenue and Northfield Avenue/Rothwell Road roundabout in 2015. Junction improvements at Northampton Road/Station Road/Bowling Green Road were completed in June 2016. This included the removal of all traffic lights with only one pedestrian crossing available for use, this intended to improve traffic flow and pedestrian safety. No progress on the Bowling Green Road/London Road junction improvements have been made to date. Operational changes are also planned for:

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- Eskdaill Street/Victoria Street and Queen Street
- Montagu Street
- Silver Street

These projects are at a much earlier stage in their planning, with little progress since the previous KTCAAP Monitoring Update in November 2015.

- 2.41 The Council is working in conjunction with Northamptonshire County Council to bring forward the next phase of improvements. The County Council published the Kettering Town Transport Strategy for consultation in September 2014. This document sets out the overarching vision for transport in Kettering and sets out a strategy to achieve it.
- 2.42 In the four years since adoption, no large scale enhancements to car parks on the Station Quarter sites or Wadcroft site have been completed. However, the Council is working to generally improve car parks in the town and was recently successful in achieving the 'Park Mark', which recognises car parking excellence, for the 12<sup>th</sup> year running. Ellandi have made improvements to the multi-storey car park at the Newlands Centre and have supported improvements to the bus bays adjacent to the Centre.
- 2.43 As discussed above the Council has agreed a delivery programme with Northamptonshire Highways to bring forward the next phase of public realm improvements in the town centre. The timetable for delivery of these improvements is phased over an extended period.
- 2.44 The Council, alongside partner organisations, instigated a Purple Flag assessment programme in 2013. Purple Flag recognises quality in the night time economy, in much the same way as Green Flags (Parks) and Blue Flags (Beaches). It brings with it, a useful toolkit for towns looking to improve the town centre environment at night. An overnight appraisal of the town centre was carried out in May 2014 which fed into the production of an Action Plan which identified a series of improvements which need to be made to meet Purple Flag standards. The Purple Flag was awarded in 2015; Kettering has held this accreditation since then, however in January 2017 this is due for renewal. This award recognises the creation of a safe, clean and inviting environment in the town centre after 5pm. There it is important that the standards set since 2015 are maintained to ensure that Kettering sustains its Purple Flag status as it is vital for economic growth and improving the public profile of the town.

A number of improvements to the town centre which have helped maintain this accreditation through 2016 include:

- Opening of new restaurants and bars including a new Turkish restaurant (Galata) and a new Italian restaurant (La Tiella).

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- £700,000 refurbishment, rebranding and reopening of a vacant town centre Public House – The Stitching Pony.
- Training held for Licensees to look at different business models and options for diversifying, which was funded by the Police and Crime Commissioner.
- Increased amount of bars offer a range of entertainment/activity such as comedy evenings, singles nights and open mic events.
- A perception survey showed that 46% of people thought there had been improvements within the centre in 2016 and more people are now visiting the town centre on a regular basis.
- Increased public awareness of partnership working by Police, street pastors, door staff and taxi drivers.
- Introduction of PSPO has proved to be a useful tool in tackling underage drinking and protecting vulnerable people.
- A reduction in violence against person crime of between 8-13%.

**AAP Objective 7: To deliver a green town centre with an emphasis on provision of green infrastructure, renewable energy initiatives and environmentally efficient buildings to encourage green living**

2.45 Several of the allocated sites in the New Residential Quarter are likely to be affected by surface water flooding. To ensure flooding issues, the provision of urban green space and the enhancement of the Slade Brook corridor are being considered in advance of the proposed developments in this area. The AAP committed the Council to the production of a Surface Water Management Plan (SWMP) and Green Infrastructure Strategy (GIS). Kettering Borough Council will shortly be issuing a tender brief to seek consultant input into preparing a Green Infrastructure Strategy and Delivery Plan, which will include designing a scheme to improve the Slade Brook river corridor as a piece of green infrastructure.

2.46 The contract to produce a Surface Water Management Plan (SWMP) was issued in August 2014. The Environment Agency is reviewing the final draft version of the SWMP, ahead of its publication, expected in February 2017.

**Implications of the amendments to the Town and Country Planning (General Permitted Development) Order 1995 (as amended)**

2.47 As discussed above, Policy 3 of the AAP seeks to protect the retail focus of the Primary Shopping Frontages (e.g. High Street, Gold Street, Newlands Centre, Newland Street, Market Street) by resisting development that would result in less than 75% of frontages being in A1 (retail) use. The aim of the policy is to ensure that the Primary Shopping Frontages remain the key locations for existing and new retail development. The policy is more flexible in relation to the Secondary Shopping Frontages (e.g. Horsemarket, Silver Street) and allows a greater diversification and mix of uses, including restaurants, cafes, public houses and take-aways.

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- 2.43 In May 2013 the Government introduced amendments to the Town and Country Planning (General Permitted Development) Order 1995. The update to the Regulations (Statutory Instrument 2016 No. 332) came into force on the 6<sup>th</sup> April 2016.
- 2.44 This update includes a number of minor amendments to the 2015 version of the General Permitted Development Order, some of which are not relevant; however those which are considered to be of significance to the KTCAAP are included below.
- 2.45 Part 3, Class D, change of use from Class A1 Retail to Class A2 Financial & Professional Services, had a minor typographical change, with the addition of 'and any land'. This now reads 'Development consisting of a change of use of a building *and any land* within its curtilage'. This is not considered as a significant amendment, given there were no changes of use from A1 to A2 in within the monitoring period in the KTCAAP Plan Area.
- 2.46 Part 3, Class M now includes the change of use from a laundrette, now included with the change of use from Class A1, A2 and sui generis uses to Class C3 Residential. No changes of use under Class M occurred within the KTCAAP Plan Area.
- 2.47 Part 3, Class O which allowed a change of use from Class B1a Office to Class C3 Residential (up to 30<sup>th</sup> May 2016 under the 2015 GPDO) has been made permanent in the 2016 update. No changes of use under Class O occurred within the KTCAAP Plan Area.
- 2.48 Part 2, Class PA is a new class which allows the change of use from B1c Light Industrial to C3 Residential, this is only for a temporary period of 3 years, commencing on 1<sup>st</sup> October 2017 and expiring on 30<sup>th</sup> September 2020. As this time period is yet to begin, no changes of uses have been permitted through prior approval in the KTCAAP Plan Area.
- 2.49 It should be noted that all other amendments to the 2016 General Permitted Development Order (Statutory Instrument 2016 No. 332) are considered to be irrelevant with no impact on the KTCAAP.
- 2.50 In addition to this, the amendments to the GPDO made in 2015 can be looked at to see their impact on the KTCAAP for the most recent year. The following changes of use were introduced in 2015 as permitted changes:

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GPDO Class	Current use	Permitted change
D	A1 Shops	A2 Financial and professional services
C	A1 Shops	A3 Restaurants and cafes
J	A1 Shops	D2 Assembly and leisure
	Sui-Generis (Casino or amusement arcade)	D2

2.50 From the results of the 2016 Vacancy survey it is evident that no changes of use have occurred as a result of the amendments to the GPDO in 2015 and therefore have had no impact on Kettering Town Centre.

### **3. CONSULTATION AND CUSTOMER IMPACT**

3.1 The monitoring report is for information only, and no consultation is required.

### **4. POLICY IMPLICATIONS**

4.1 The monitoring report does not highlight any current trends which may require changes to local policy.

4.2 The approved out-of-town scheme to be called Rushden Lakes may have policy implications for Kettering town centre and the wider North Northamptonshire area. No policy changes are recommended at this time but this will need to be considered in further detail when the scheme is operating.

### **5. USE OF RESOURCES**

5.1 There are no direct costs as a result of this report. However required future revisions to existing policy would have resource implications.

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### **6. RECOMMENDATION**

It is recommended that Members note that:

- The opening of the Yards site has introduced a new focus for independent retail and has increased the number of visitors to the town (increase in retail floorspace).
- Improvements to public realm, including rising bollards, have made the town centre a more pedestrian friendly area, which continues to be effective in creating a safer town centre.
- Improvements within the town centre continue to create the right environment for the town centre's Purple Flag status to be maintained.
- The town centre has been recognised as one of the best town centres nationally, in terms of potential for growth and investment.
- Progress is being made at the design stage to improve junctions in and around the town centre.
- Overall vacancy rates have increased to 11.7% which is less than the national average (12.4%).
- An increase of footfall on market day in December 2016, despite decreases in September and on a non-market day in the same month.
- The closure of the Royal Hotel and subsequent increase in vacancy rates.

**Title of Document:** Planning Policy Committee Item 6:  
Kettering Town Centre Area Action Plan  
**Date:** 20<sup>th</sup> June 2011

**Title of Document:** Planning Policy Committee Item 7:  
Kettering Town Centre Area Action Plan – Monitoring Update  
**Date:** 13<sup>th</sup> September 2012

**Title of Document:** Planning Policy Committee Item 8:  
Kettering Town Centre Area Action Plan – Monitoring Update  
**Date:** 7<sup>th</sup> November 2013

**Title of Document** Planning Policy Committee  
Kettering Town Centre Area Action Plan – Monitoring Update  
**Date:** 5<sup>th</sup> November 2014

**Title of Document** Planning Policy Committee Item 6  
Kettering Town Centre Area Action Plan – Monitoring Update  
**Date:** 4<sup>th</sup> November 2015

**Contact Officer:** Andrew Needham – Assistant Development Officer