

## BOROUGH OF KETTERING

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<b>Report Originator</b>	Head of Corporate and Cultural Services	<i>Fwd Plan Ref No:</i> A17/049	
<b>Wards Affected</b>	Burton Latimer	14 <sup>th</sup> March 2018	
<b>Title</b>	<b>BURTON LATIMER TOWN CENTRE IMPROVEMENTS</b>		

**Portfolio Holder: Councillor Mark Dearing**

### **1. PURPOSE OF REPORT**

The purpose of the report is to:

- a) Inform members of the plans to improve Burton Latimer Town Centre using available Section 106 funding;
- b) Approve the overall objectives for the project;
- c) Approve the proposed consultation process.

### **2. INFORMATION**

- 2.1 There is £248,000 of Section 106 funding available for the provision of improvements to the public realm and for regeneration projects in Burton Latimer town centre. The funding will need to be spent or fully committed by January 2020.
- 2.2 A number of objectives have been set out for the project that link to the relevant planning policies, Council's vision for its town centres and locally identified priority need. These include:
  - a. Improving the look and feel of the town centre, being sympathetic to the existing local heritage;
  - b. Increasing parking provision in the town centre, including improving parking at, and access to, the Bowls Club;
  - c. Providing better quality open space and play area provision;
  - d. Enhancing movement around the town centre;
  - e. Improving the community safety in the town centre;
  - f. Protecting and enhancing the local environment;
  - g. Enhance the town centre vitality and viability.

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2.3 Whilst working to deliver the above objectives, the Council will:

- a. Make the best use of the available funding;
- b. Coordinate its activities with other schemes, funding and partners;
- c. Maintain high standards of community engagement and consultation;
- d. Ensure the proposals complement and deliver planning policy objectives;
- e. Be mindful of the need to ensure that proposals allow future complementary phases to be delivered should additional funding become available.

### DEVELOPING THE PROPOSAL

2.4 A close and meaningful dialogue has been maintained with Burton Latimer Town Council in order to refine the options available for the use of the available funding. A number of options have been considered and a preferred scheme has been developed and is included in draft outline plan form as **Appendix 1**.

2.5 The key features of the preferred scheme include:

- a. **Extending the car park at Churchill Way**, increasing the capacity from 57 to around 92 spaces. This will be achieved by opening up the area of the Stone Mason's Yard and removing the garage unit at the site.
- b. **Improving the safety of the car park**. This will be achieved by improving parking surfaces, lighting, CCTV and by providing safer pedestrian walkways. The proposal includes the extension of public green space at the south of the car park, creating a natural buffer for pedestrians from vehicular movements. This will also create a safe walkway through and across the car park to the High Street.
- c. **Improving parking for the disabled, families with young children and drivers of electrical vehicles**. As well as the addition of an increased number of well situated disabled parking spaces and new provision for parents with young children, the intention is to install electric charging points to help meet growing demand for this environmentally friendly form of travel. Please note that the potential location of these is not yet shown on the plan.
- d. **Enhancing the Paddock's play area**. Under the proposal the shape of the play area will change and access to it will improve. Play equipment will be replaced where possible, including the installation of equipment suitable for children with disabilities. The high boundary wall will be removed and the aim will be to turn the play space into an enticing area for families, whilst at the same time, retaining a safe and aesthetically pleasing perimeter.

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- e. **Provision of higher quality green and open space.** By extending the green space at south of the site, providing additional seating and using materials that are sympathetic to the heritage of the area, the car park and its immediate surrounding will feel a welcoming and pleasant place to be.
- f. **Removing unattractive and unused facilities.** It is proposed that the boarded-up toilet block at the North East of the site is removed in order to create more space for alternative uses in the future should funding be available.

2.6 It should be noted that the proposals are subject to planning permission and the results of technical feasibility studies that will be carried out in due course.

### **NEXT STEPS**

- 2.7 The following activities are proposed in order to deliver the scheme within the required time frame and within budget:
- a. Drawing up of more detailed plans;
  - b. Submission of a planning application;
  - c. Carry out more detailed technical surveys;
  - d. Public consultation on the proposals;
  - e. Develop a specification, tender and procure a contractor;
  - f. Delivery of the works.

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

- 3.1 As mentioned in paragraph 2.4 of this report, a close and meaningful dialogue has been maintained with Burton Latimer Town Council over the proposed scheme.
- 3.2 It is anticipated that Kettering Borough Council will be in a position to consult with local businesses and residents on the proposals in the next few weeks. Views on the proposals and the timing of the works will be canvassed in order to ensure that their impact are minimised. It is anticipated that a leaflet will be produced and delivered locally within Burton Latimer. Information will also be placed on the Council's website and on a large public display in a suitable location at the proposed site of works.
- 3.3 There are some existing users of the facilities at the site who will also be affected. For example:
- a. **Users of the car park:** Every effort will be taken to minimise the disruption of the works. The timing and sequencing of the works will be considered in order to help minimise its impact.

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- b. **Users of the Paddock's Play Area:** Much of the current play equipment is in need of a refresh. However, the timing of the improvements will be considered in order to avoid periods of peak usage.
- c. **Bowls Club:** The works will extend the car park right up to the Bowls Club and discussions have already taken place and will continue to ensure that the impact on their customers is limited.
- d. **Garage unit in the Stone Mason's Yard:** The Council has an informal agreement with two organisations allowing them to use the garage in the Stone Mason's Yard. The Council will help them find alternative accommodation but no guarantees will be provided.
- e. **Recycling facilities:** There are currently some kerbside recycling facilities provided within the car park. The relocation of this facility both during works and afterwards will be carefully considered.

#### 4. **POLICY IMPLICATIONS**

- 4.1 Burton Latimer has seen significant housing growth over the last few years, exceeding the housing delivery rates set out in The North Northamptonshire Joint Core Strategy (NNJCS).
- 4.2 The current Development Plan supports proposals which enhance the public realm, improve access to town centres for pedestrians, cyclists and public transport users and provides convenient, safe and secure parking. Additional support is given to proposals which creatively use public realm, which may incorporate incidental play and responds to the context of the local character.
- 4.3 The proposed works aim to enhance existing play and vehicular parking near the town centre boundary, and provides a number of public realm improvements which should benefit the town. In particular, the Burton Latimer Town Centre Health Check Update (March 2016) forms part of the evidence base in support of the emerging Part 2 Local Plan, and identified that additional and/or secure parking was one of the top three suggestions made by the public to enhance the town's offer, which the proposed works will seek to address.
- 4.4 Although the proposed site set out in this report currently falls outside the existing defined town centre boundary, the emerging draft town centre boundary includes the development site, and will be publicly consulted on shortly through the draft Part 2 Local Plan. Although the emerging draft town centre boundary can only be given limited weight at this stage within the planning process, the proposed works accord with the overall policy direction and would serve to strengthen the town's offer.

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### 5. **FINANCIAL, LEGAL & HUMAN RESOURCE IMPLICATIONS**

- 5.1 Additional external funding may be available for the provision of electric charging points in the car park and improvements to the Paddocks play area.
- 5.2 The appropriate procurement process will be followed in the commissioning of contractors to carry out the works.

### 6. **RECOMMENDATION**

That members of the Committee:

- a. Note the proposals for improving Burton Latimer Town Centre using available Section 106 funding.
- b. Approve the overall objectives for the project.
- c. Approve the proposed consultation process.

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Background Papers:

Title

Date

Contact Officer

Previous Minutes/Reports:

Ref:

Date: