

Moat Lane Planning Brief: Consultation Statement

Statutory Requirements

Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004 relates to public participation for Supplementary Planning Documents.

Part (1) (b) of Regulation 17 states that the Local Planning Authority should prepare a consultation statement setting out:

- The names of any person whom the authority consulted in connection with the preparation of the SPD
- How those persons were consulted
- A summary of the main issues raised in these consultations
- How those issues have been addressed in the SPD

The consultation process undertaken as part of the production of this draft Supplementary Planning Document on the Moat Lane, Towcester – Planning Brief is outlined below.

Consultation Process

In order to inform the draft SPD, consultation took place with a number of organisations and bodies. Given the geographically defined scope of the SPD the consultation was directed to those who live or work within or close to the site.

In addition a number of organisations and agencies with a specialist interest in aspects of the site's development were also consulted.

A letter was sent out to 46 known business interests within or adjoining the site as well as the occupiers of 44 known dwellings within or adjoining the site and 83 other agencies and organisations that it was considered would have an interest in the future development of the site. A list of these other organisations is appended to this statement. (Only one contact has been listed if two or more consultees exist from the same organisation). This letter either contained copies of the draft brief and sustainability appraisal or informed consultees of where copies could be obtained. It also set out how comments could be made and the consultation period.

Copies of the draft brief were placed in

- (i) South Northamptonshire Council Offices, Springfields, Towcester
- (ii) Towcester Town Council Offices, Watling Street, Towcester
- (iii) Towcester Library, Richmond Road, Towcester

It could also be downloaded and viewed on-line on the Council's website:
www.southnorthants.gov.uk

Comments on the Brief could also be made online using the following link:
<http://consultation.limehouse.co.uk/index.do?identifier=southnorthants>

Comments could be made by email to planning.policy@southnorthants.gov.uk or in writing or email to the Head of Planning and Leisure at the above address. Comments could also be faxed to 01327 322270.

An exhibition showing the draft proposals for the site was held at Towcester Town Hall on Friday 10 March 2007 between 1.00pm and 7.00pm and the 11th March 2007 between 11.00am and 5.00pm.

The closing dates for comments was Friday 13th April 2007.

33 questionnaires were completed. A summary of these is in Appendix 1.
20 other responses were received. These are summarised in Appendix 2.

Appendix 1

SUMMARY OF MOAT LANE PLANNING BRIEF QUESTIONNAIRE RESPONSES

Q1	Do you agree with the ideas put forward in the brief for the Moat Lane area?	
	<i>Total number of respondents answering this question</i>	33
	Yes	29 (88%)
	No	4 (12%)
Q2	Do you agree with the Council and WNDG, that the focus for regeneration of Moat Lane should be on community, civic and cultural uses?	
	<i>Total number of respondents answering this question</i>	33
	Yes	29 (88%)
	No	4 (12%)
Q3	If not, what do you think should be the focus of development?	
	<i>Total number of respondents answering this question</i>	21
	Mixed Use	9 (43%)
	Housing	2 (10%)
	Environmental	4 (19%)
	Employment	4 (19%)
	Education	2 (10%)
Q4	If you think employment is a suitable use, what types of employment would be appropriate?	
	<i>Total number of respondents answering this question</i>	22(36 suggestions)
	Offices	8 (36%)
	Retail	7 (31%)
	Café, restaurant	7 (18%)
	Science, Hi Tech, Design	4 (18%)
	Small local workshops/ local craft	6 (27%)
	Cultural, Education	1 (4%)
	Country Leisure	1 (4%)
	Hotel	1 (4%)
	Motor Sports	1 (4%)
Q5	What do you consider are the most important buildings to retain on the site?	
	<i>Total number of respondents answering this question</i>	28 (58 suggestions)
	Mill	17 (60%)
	Mill House	12 (43%)
	Listed Buildings	9 (32%)
	Church	5 (17%)
	Anchor House	2 (7%)
	Town Hall	3 (10%)
	Bury Mount	4 (14%)

All buildings	1 (3%)
Rectory	3 (10%)
Medieval wall	1 (3%)
Buildings west of Moat Lane	1 (3%)

Q6	What height of buildings do you think would be suitable for the site?	
	<i>Total number of respondents answering this question</i>	31(42 suggestions)
	Mix	16 (52%)
	Single Storey	7 (22%)
	Two storey	13 (42%)
	Three storey	6 (19%)
	Four storey	0 (0%)

Q7	How do you think the area fronting the river should be treated?	
	<i>Total number of respondents answering this question</i>	32
	A development of mixed use buildings	4 (12%)
	A development of a single use	1 (3%)
	An area to be landscaped	28 (85%)

Q8	Would you like to see Bury Mount opened up for public access?	
	<i>Total number of respondents answering this question</i>	33
	Yes	31 (94%)
	No	2 (6%)

Q9	What would you like to see in the proposed community/cultural building?	
	<i>Total number of respondents answering this question</i>	30 (86 suggestions)
	Multi Cultural Use	16 (53%)
	Art Gallery	9 (30%)
	Theatre	16 (53%)
	Library	11 (37%)
	Museum	11 (37%)
	Community	14 (46%)
	Cinema	3 (10%)
	Tourist Centre	2 (6%)
	Concert Hall	2 (6%)
	Registry Office	1 (3%)
	Church activities	1 (3%)

Q10	Do you agree with the idea of developing a larger car park on Northampton Road?	
	<i>Total number of respondents answering this question</i>	32
	Yes	25 (81%)
	No	6 (19%)
	Other suggestions for parking	
	Not multi-storey	2
	not in Moat Lane, must be free, encourage people to walk/cycle/public transport	2
	would free up space in front of Town Hall for a farmers market	1
	more parking needed on north east of Watling Street	1
	adequate parking for disabled	2
	use area for bus interchange	1

multi-storey would be useful	1
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Q11	Do you agree with the idea that Towcester Mill should be redeveloped for tourism use?	
	<i>Total number of respondents answering this question</i>	30
	Yes	29 (97%)
	No	1 (3%)

Q12	No question 12	
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Q13	Do you consider that the Town Hall offers an opportunity for alternative uses?	
	<i>Total number of respondents answering this question</i>	33
	Yes	28 (84%)
	No	5 (16%)

Q14	What day, evening and weekend uses would you like to see in the Town Hall?	
	<i>Total number of respondents answering this question</i>	21
	Entertainment	2 (9%)
	Theatre, Concerts and Film	8 (38%)
	Towcester History Society and other groups	1 (4%)
	Guides & Scouts	1 (4%)
	helping the homeless	1 (4%)
	community events	2 (9%)
	CAB	1 (4%)
	offices	1 (4%)
	youth facility, childrens play activity	2 (9%)
	art gallery, museum	1 (4%)
	variety of uses	1 (4%)

Q15	Any other comments?	
	<i>Total number of respondents answering this question</i>	24 (30 suggestions)
	Pedestrian use only for Town Centre	3 (12%)
	the exhibition was not advertised well	1 (4%)
	Rice Bowl needs access to rear of property	1 (4%)
	Towcester needs a large department store	1 (4%)
	excellent plan	4 (16%)
	with Towcester due to increase in size it needs more parking	2 (8%)
	car parking for residents and essential users only	1 (4%)
	need a link with the shires estate	1 (4%)
	create a cul-de-sac by bollarding to small lane area just beyond the church access to prevent it being used as a "rat run" from A43	1 (4%)
	retail on Moat Lane is not appropriate	1 (4%)
	better public transport	2 (8%)
	should become the focal point for the community and Mill should be used for theatre/gallery	1 (4%)
	development east of Moat Lane would give a rural feel	1 (4%)
	put a hotel at the north end	1 (4%)
	good to improve Bakers Lane and Whitton Lane but not cobbled streets, no ugly modern buildings	2 (8%)
	open up land on Easton Neston estate to public	1 (4%)

new buildings must be energy efficient	1 (4%)
reinstate castle moat as a feature	1 (4%)
like microbrewery idea	1 (4%)
liaise with allotment committee for fresh produce sales	1 (4%)
traffic problems	1 (4%)
light railway from Roade to Towcester	1 (4%)

Appendix 2

Moat Lane Planning Brief

**Summary of main Issues raised in representations and
how they have been addressed.**

South Northamptonshire Council

October 2007

Moat Lane Draft Planning Brief: Summary of responses					
Reference	Name	Type	Paragraph	Summary	Recommendation
ML/001/01	WNDC	Gov	Omission	Additional references should be included on WNDC e.g. DC powers.	Add the following to Section 6 <i>“West Northamptonshire Development Corporation”</i> <i>West Northamptonshire Development Corporation (WNDC) is an organisation set up by the Government. WNDC’s role is to deliver the Government’s housing growth agenda and to regenerate Northampton, Daventry and Towcester in West Northamptonshire. It has development control powers to determine an application submitted for the Moat Lane area.</i>
ML/001/02	WNDC	Gov	4.1	Brief needs to be more positive on design objectives.	The Brief sets out positive design principles for the site in sections 3 and 4. The precise detail of future design will be considered as part of future detailed proposals. No change.
ML/001/03	WNDC	Gov	3 (challenges)	More certainty required on land assembly issues.	Section 3 of the Brief indicates that the Council will consider further land acquisition to achieve the efficient and comprehensive regeneration of the area. No change.
ML/001/04	WNDC	Gov	3.44 & 3.45	Stronger reference required to public transport.	Section 3 of the Brief references the need to consider public transport through developer contributions and parking provision. No change.
ML/001/05	WNDC	Gov	4.21	Reference to be made to Sustainable Code for Homes.	Agreed. Add additional sentence to paragraph 4.22 as follows: Proposals will

Moat Lane Draft Planning Brief: Summary of responses					
Reference	Name	Type	Paragraph	Summary	Recommendation
					be assessed against the Code for Sustainable Homes that sets the minimum standards for energy and water use and the Council's own Supplementary Planning Document 'Energy and Development'
ML/001/06	WNDC	Gov	3.16	Amend paragraph 3.16 to ensure it accurately reflects the current situation.	Agreed. Delete 'This will be the basis of support for the development from WNDC' from paragraph 3.16.
ML/001/07	WNDC	Gov	Omission	Add contact details as future planning application likely to be made to WNDC	Noted. Add the following to the list of contacts: Stephen Kelly Planning and Development Director West Northamptonshire Development Corporation PO Box 355 Franklin's Gardens Northampton NN5 5WU <u>www.wndc.org.uk</u> 01604 586611
ML/002/01	Natural England	Env	4.15	Generally supportive. Opportunities for Green Infrastructure and connecting green spaces should be explored.	Agreed. Add to paragraph 4.15. <i>'The site will promote opportunities for green infrastructure and connecting green spaces within and adjacent to the Moat Lane area.'</i>

Moat Lane Draft Planning Brief: Summary of responses					
Reference	Name	Type	Paragraph	Summary	Recommendation
					<p>Agreed. Add contact details to list of useful contacts:</p> <p>Rachel Gorman Planning and Biodiversity Advisor Government and Communities Eastern Area Team Natural England The Maltings Wharf Road Grantham NG31 6BH Tel: 01476 584812 Fax: 01476 584838</p>
ML/002/02	Natural England	Env	4.14	Support the production of a management plan for the site and surrounding area.	Noted. No change
ML/003/01	Bury House	Res	General	Not opposed to the regeneration of Moat Lane.	Noted. No change
ML/003/02	Bury House	Res	3 (challenges)	It is unclear whether Bury House will be the subject of a CPO. It is not intended to sell the property by way of private treaty or lose it by way of CPO. Wishes it to be made clear in the Brief that the property will not be compulsory purchased.	Whilst the Council will endeavour to seek to negotiate any acquisitions the use of CPO may ultimately be required. No change.
ML/003/03	Bury House	Res	general	Privacy and security of the property have been compromised by the removal of trees and shrubbery from the Mount. The new fence, provided by the Council, is of poor workmanship and is out of keeping with the	This is a detailed matter for discussion with the Council and not appropriate for inclusion in the Brief. No change

Moat Lane Draft Planning Brief: Summary of responses					
Reference	Name	Type	Paragraph	Summary	Recommendation
				conservation area.	
ML/003/04	Bury House	Res	4.19	The removal of the yard behind the adjoining business will further contribute to lack of privacy and security and should be reassessed.	Noted. Planning out crime will be a key component when more a detailed scheme is drawn up. No change
ML/004/01	Derek Batton	Res	General	Would have been better to use photographs of mottes within South Northamptonshire such as Sulgrave, Alderton or Culworth instead of one in Oxford.	The photographs from Oxford have been used as this formed part of a similar redevelopment scheme. No change
ML/005/01	Cllr R Bromwich	Cllr	General	Very well presented, a joy to read	Noted. No change
ML/005/02	Cllr R Bromwich	Cllr	3.37	Historic Parkland of Easton Neston should be accessible to the public.	Agreed. This is referred to in the Brief. No change.
ML/005/03	Cllr R Bromwich	Cllr	3.30	Does not support the idea of Moat Lane as a through road and that Amen Corner should be 'bollarded' to allow access to the Mill via Chantry lane.	The proposal to extend Moat Lane to Northampton Road has been considered in consultation with the Highway authorities and is considered important to provide improved access following the intensification of uses within the area. The suggestion of making Chantry Lane one way is included within the Brief. No change.
ML/005/04	Cllr R Bromwich	Cllr	3.16	Support for some housing within the development particularly for older people.	Noted. The type of housing is intended to be smaller units. No change.
ML/005/05	Cllr R Bromwich	Cllr	4.13	Views to Easton Neston park should be retained.	Agreed. This is referred to in the Brief. No change.
ML/005/06	Cllr R Bromwich	Cllr	3.7	Support for community/civic uses with available parking. The Masonic Car Park could be used as a future bus station.	Agreed. This is referred to in the Brief. The need for the provision of enhanced bus services is also included within the Brief. The detail of these will be considered at the

Moat Lane Draft Planning Brief: Summary of responses					
Reference	Name	Type	Paragraph	Summary	Recommendation
					appropriate time. No change.
ML/005/07	Cllr R Bromwich	Cllr	3.9	Market should be located next to the Mill	Paragraph 3.8 provides for an open air activity space that could be used for uses including an open air market. No change.
ML/005/08	Cllr R Bromwich	Cllr	6.6	Concerned over potential flooding of Mill Stream	The Environment Agency has been involved in the preparation of the Brief and will be consulted on any future planning applications. No change.
ML/006/01	Northants Fire Service	Stat	3.30	Need to consider Building Regulations 2000: Fire Safety Document and the need to take account of the capacity / dimensions of fire vehicles	Agreed. Add to paragraph 3.30: <i>The access to the site will be sufficient to provide access for larger vehicles including the emergency services and delivery vehicles.</i>
ML/006/02	Northants Fire Service	Stat	Omission	Seek developer contributions towards fire hydrants	Developer contributions will be sought as appropriate depending on the type and scale of uses proposed. This will be determined at the detailed stages of future proposals. No change
ML/006/03	Northants Fire Service	Stat	4.19	Need to consider of designing safety into non domestic premises	All new developments will be required to be constructed in accordance with the prevalent health and safety and building regulations. The Brief makes reference to the need for security and surveillance. No change.
ML/007/01	Towcester Baptist Fellowship	Org	3.7	Planning permission has been granted for a church / community building at The Shires. The proposal for a community/civic building	Noted. The Brief does not specify the precise uses that will be accommodated within the development. Detailed proposals

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Reference	Name	Type	Paragraph	Summary	Recommendation
				at Moat Lane should be considered alongside the Baptist fellowship proposals.	will take account of existing uses within the town. No change
ML/007/02	Towcester Baptist Fellowship	Org	3.38	There should be improved access and connectivity between the site and The Shires development.	Noted. This is reflected in the Brief. No change
ML/008/01	Highways Agency	Stat	Omission	The brief fails to deal adequately with the aim of enhancing public transport and decreasing the dominance of the car.	Agreed. Add to paragraph 3.45 section on Public Transport <i>The use of public transport to Towcester in order to access the site will be encouraged in line with promoting sustainable forms of transport. The County Council has a target of 20% modal shift from using the private car to alternative sustainable forms of transport.</i>
ML/008/02	Highways Agency	Stat	Omission	Need to refer to the Towcester Air Quality Management Area	Noted: Add to Section 3 (challenges) <i>Watling Street through the centre of Towcester has been designated as an Air Quality Management Area</i>
ML/009/01	SNC Estates Manager	LA	3.41	Need to re-consider additional parking on land between the Mill Stream and River Tove, north of the Northampton Road.	Add to 3.41: <i>'Consideration will also be given to the use of land between the Mill Stream and River Tove, adjoining the existing private</i>

Moat Lane Draft Planning Brief: Summary of responses					
Reference	Name	Type	Paragraph	Summary	Recommendation
					<i>car park, for additional parking. '</i>
ML/010/01	Towcester & District Local History Society	Stat	3.23	Reference should be made to the new archaeological work.	Paragraph 3.6 recognises the importance of the Mount as a Scheduled Ancient Monument and the need to ensure its protection and preservation during and after construction. Paragraph 3.23 requires any development proposals to include proposals for the improvement, conservation and management of the Mount. No change.
ML/010/02	Towcester & District Local History Society	Stat	3.40	Concern with converting Northampton Road Car park into 2 storeys as harmful to the conservation area. Underground car park question if feasible due to high water table.	Car parking provision is an important consideration and various options will be considered including decking and underground provision. The engineering and environmental implications of possible schemes will be important considerations. No change.
ML/010/03	Towcester & District Local History Society	Stat	3.8	Question the economics of constructing an area for a market off Moat Lane.	The use of the proposed open air activity space for a market is only one of possible uses. No change.
ML/010/04	Towcester & District Local History Society	Stat		Prefer to see Mill used for community and cultural use as it would form a strong community and historic link between churchyard, Mill and Bury Mount. The area between the Mill buildings would be an ideal venue for events.	It is considered that a new purpose built multi functional building would be more appropriate for community/civic uses. No change
ML/010/05	Towcester & District Local History Society	Stat	Omission	The Brief should consider incorporating a coach set down/pick up point	Provision of this within the development could be difficult given the relatively constrained size of the site. It may be more appropriate to consider this elsewhere within the town, for example on Northampton Road. No change

Moat Lane Draft Planning Brief: Summary of responses					
Reference	Name	Type	Paragraph	Summary	Recommendation
ML/010/06	Towcester & District Local History Society	Stat	4	Greater emphasis should be placed on the range of existing materials within the town, the colour range represented and what would be appropriate.	Section 4 of the Brief sets out the key underlying principles for the design of the area. It stresses the importance of preserving and enhancing the area with striking and innovative high quality design. The detailed design will be considered through the planning application process. No change
ML/010/07	Towcester & District Local History Society	Stat	General	There is no formal name for 'Bakers Lane'. It would be more appropriate to refer to it as 'Old School Lane' or 'Bake House Lane'	Agreed. Amend references to Bakers Lane to Bake House Lane in the Brief.
ML/011/01	Towcester Town Council	Stat	3.7	Supports community and multi activity building in this area. Further consultation required with library as to the need for relocation and with groups etc regarding internal uses for building. Site is central and accessible for a modern community centre.	Noted. No change
ML/011/02	Towcester Town Council	Stat	3.8	Supports open air activity space. Could be used for Farmers Market and Midsummer Music	Noted. No change
ML/011/03			3.12	Support	Noted. No change
ML/011/04	Towcester Town Council	Stat	3.13	Whittons Lane and Bakers Lane are of great importance to the development. Existing toilets should be refurbished and upgraded for the disabled.	Noted. No change
ML/011/05	Towcester Town Council	Stat	3.14	Support buildings of high quality design sensitive to historic town	Noted. No change

Moat Lane Draft Planning Brief: Summary of responses

Reference	Name	Type	Paragraph	Summary	Recommendation
ML/011/06	Towcester Town Council	Stat	3.15	Support	Noted. No change.
ML/011/07	Towcester Town Council	Stat	3.16	Support limited number of smaller residential units	Noted. No change
ML/011/08	Towcester Town Council	Stat	3.22	Support recommendations that mount site should be open space with improved access. Proposed buildings should be low rise and not infringe on open area around the Mount.	Bury Mount is a Scheduled Ancient Monument. No development will take place within the setting of the Mount. No change.
ML/011/09	Towcester Town Council	Stat	3.26	Support the enhancement of the parkland and public access	Noted. No change
ML/011/10	Towcester Town Council	Stat	3.27	Unclear as to what the future potential opportunity of the Town Hall is based on its current uses.	The future potential uses for the Town Hall will be the subject of further feasibility work. No change
ML/011/11	Towcester Town Council	Stat	3.28	Support	Noted. No change.
ML/011/12	Towcester Town Council	Stat	3.30	Traffic should be restricted one way from Northampton road to Amen Corner and access required to the Church. Development should not commence until the access road is complete.	The suggestion of making Chantry Lane way is included in the Brief. Add the following to paragraph 3.30: <i>Vehicular access between Chantry Lane and 'Amen Corner' could be restricted to vehicles requiring access to the Church and Vicarage.</i>
ML/011/13	Towcester Town Council	Stat	3.37	Support network of footpaths linking to Belle Baulk and The Shires	Noted. No change.
ML/011/14	Towcester Town Council	Stat	3.38	Support. The area around the base of the Mount should not be built up	Noted. No change.

Moat Lane Draft Planning Brief: Summary of responses					
Reference	Name	Type	Paragraph	Summary	Recommendation
ML/011/15	Towcester Town Council	Stat	3.39	Vital that there is sufficient public parking and underground parking should be considered.	Noted. This is referred to in the Brief. No change.
ML/011/16	Towcester Town Council	Stat	3.44	Must be sufficient parking for residential and other mixed uses in the area.	Noted. This is referred to in the Brief. No change.
ML/011/17	Towcester Town Council	Stat	3.48	Support secure cycle parking and related facilities	Noted. No change.
ML/011/18	Towcester Town Council	Stat	4.1	Support	Noted. No change.
ML/011/19	Towcester Town Council	Stat	4.2	Support	Noted. No change.
ML/011/20	Towcester Town Council	Stat	4.3	Support – New buildings must be amenable to the adjacent. area	Noted. No change.
ML/011/21	Towcester Town Council	Stat	Commercial context	Support and reiterate need for adequate parking within the site	Noted. No change.
ML/011/22	Towcester Town Council	Stat	4.5	Support	Noted. No change.
ML/011/23	Towcester Town Council	Stat	4.6	Support	Noted. No change.
ML/011/24	Towcester Town Council	Stat	4.7	Support	Noted. No change.
ML/011/25	Towcester Town Council	Stat	Northampton Road	Support improvements to street scene of Northampton Road	Noted. No change.

Moat Lane Draft Planning Brief: Summary of responses					
Reference	Name	Type	Paragraph	Summary	Recommendation
ML/011/26	Towcester Town Council	Stat	4.12	A 'Landmark building' must be responsive to the area	The design of any new buildings will need to reflect the local area. The final uses of buildings will also be responsive to the needs of the town. No change.
ML/011/27	Towcester Town Council	Stat	4.15	Important that new buildings do not encroach into the Mount Boundary	Bury Mount is a Scheduled Ancient Monument. No development will take place within the setting of the Mount. No change.
ML/011/28	Towcester Town Council	Stat	4.16	Support the highest standards of design, surface materials and street furniture	Noted. No change
ML/011/29	Towcester Town Council	Stat	4.17	Support combination of new and old buildings subject to careful design.	Noted
ML/011/30	Towcester Town Council	Stat	4.4	Does not support a modern design of the community building.	It is felt to be more appropriate to construct this building with modern materials and to be innovative in its design rather than to try to replicate the character of existing buildings. Innovative design can be sensitive to the overall character of the area. No change.
ML/011/31	Towcester Town Council	Stat	4.18	Supports all measures that minimise crime issues	Noted. No change
ML/011/32	Towcester Town Council	Stat	4.24	Supports measures that have an environmental impact on the development	Noted. No change.
ML/011/33	Towcester Town Council	Stat	6.2	Vital that developers commission an archaeological evaluation of the area at early stages of development	Archaeological surveys of the site have and will be carried out to ascertain its archaeological significance. No change.
ML/011/34	Towcester Town Council	Stat	General	Development seen as an extension to existing town centre. Supports development	Noted. No change.

Moat Lane Draft Planning Brief: Summary of responses					
Reference	Name	Type	Paragraph	Summary	Recommendation
				of shops, offices and limited housing together with social community and tourist use.	
ML/012/01	East Midlands Regional Assembly	Stat	2.13	Policies 1, 2 & 4 of the draft RSS would usefully be referred to in the Brief.	<p>Agreed. Amend paragraph 2.13 of the Brief as follows:</p> <p><i>The Strategy sees the market town of Towcester as a location for growth playing a key role by providing centres for shopping, employment and service delivery for the surrounding rural areas. Policy 1 of the Draft RSS sets out the Regional core objectives and Policy 2 the regional approach to selecting land for development. Policy 4 seeks to concentrate development in urban areas such as Towcester. Policy 26 seeks to protect cultural assets and Policy 31 sets out to conserve and enhance the historic environment in recognition of its intrinsic value and contribution to the quality of life. The Brief has also been prepared in the context of Policy 44 of the draft RSS that refers to the provision of safe routes for pedestrians and cyclists.</i></p>
ML/012/02	East Midlands Regional Assembly	Stat	2.13	Policies 26 and 31 of the draft RSS that refer to the protection and enhancement of cultural assets and the historic environment should be referenced in the Brief.	Agreed. See response to ML/012/01 above.
ML/012/03	East Midlands Regional	Stat	3.16	Welcome the mixed use approach to the regeneration of the town centre. Policy 15 of	The residential element of the proposal is expected to only comprise a limited number

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Reference	Name	Type	Paragraph	Summary	Recommendation
	Assembly			the draft RSS refers to the provision of affordable housing and this should be referenced in the Brief.	of smaller units aimed at meeting demand for smaller dwellings. It is unlikely that the number that will be proposed will justify a proportion of affordable units. However this will be considered once more detailed proposals are decided. No change.
ML/012/04	East Midlands Regional Assembly	Stat	2.13	Policy 44 of the draft RSS refers to the provision of safe routes for pedestrians and cyclists. There is no reference to the need to enhance public transport facilities in the town centre to serve the new development.	Agreed. See response to ML/012/01 above. The Brief states that opportunities for cycle and pedestrian access will be maximised. The brief has been amended to better reflect the need to promote sustainable forms of transport. (See ML/008/01 above).
ML/012/05	East Midlands Regional Assembly	Stat	4.15	Policies 28 and 33 of the draft RSS refer biodiversity and wildlife within watercourses. These should be referenced in the Brief and a more proactive approach adopted to enhancing biodiversity within the Brief.	Agreed. See response to ML/012/01 above. Add the following to paragraph 4.15: <i>All opportunities for the enhancement of the biodiversity associated with the Mill Stream and River Tove should be exploited as part of future development proposals.</i>
ML/013/01	The Friends of Towcester Museum	Org	General	Agree with ideas in the broadest form with some reservations	Noted. No change.
ML/013/02	The Friends of Towcester Museum	Org	General	Agree that the focus for the regeneration of the Moat Lane area should be on community, civic and cultural uses	Noted. No change
ML/013/03	The Friends of Towcester	Org	3.14	Any employment uses should be workshops for artists and artisans and cottage	Paragraph 3.11 considers that a particular theme in quality local products, related to

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Reference	Name	Type	Paragraph	Summary	Recommendation
	Museum			industries such as leather, metal workers, wood and weaving etc. No estate agents or supermarkets	the local rural economy could be considered along with managed incubator business space. No change.
ML/013/04	The Friends of Towcester Museum	Org		Mill House should be entirely retained as should the row of cottages including Anchor House. The Mill itself should be retained but not the new additions.	The retention of buildings is a key objective in the brief. However alternative options will be looked out where the building is not of significant architectural or historic interest. The re-use of the Mill is unlikely to be viable if parts are removed. There is also the issue of whether listed building consent would be granted for the removal of part of the building. No change.
ML/013/05	The Friends of Towcester Museum	Org		Height of buildings should be 3 storey maximum with nothing higher than the town hall or church tower	The scale of buildings is a key consideration in the design of the area and will need to compliment the existing area. No change.
ML/013/06	The Friends of Towcester Museum	Org		Fronting of the river should be an area of leisure and recreation	The site is not large enough to accommodate a significant area of open space. It is proposed that this area will incorporate a footpath link. The Brief proposes a larger area of open space between the Mill Stream and River. No change
ML/013/07	The Friends of Towcester Museum	Org		Bury Mount should be opened up for public access with a winding path and seating, including on the top and interpretation boards	It is proposed that Bury Mount will be opened up for greater public access. No change.
ML/013/08	The Friends of Towcester	Org		Support development of a multi use community/cultural building. (concerts,	Noted. The use of the proposed building is yet to be established. Existing uses in the

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Reference	Name	Type	Paragraph	Summary	Recommendation
	Museum			exhibitions, meetings.) Facilities (library, community centre) should be kept on existing sites to disperse flow of people and parking. Inclusion of museum on the site is irrelevant. Site at White Horse Yard is acquired and under consideration for lottery funding.	town will be taken into account as more detailed proposals are worked up. No change.
ML/013/09	The Friends of Towcester Museum	Org	3.43	Agree with larger parking area on Northampton Road. Proposed 'New Marker Building' is proposed on area designated for parking when space for parking is already too small. Should be no parking in Moat Lane area (residents only) including at the proposed hotel. Keeping the town's amenities dispersed around the town keeps parking needs dispersed.	Parking is a key consideration within the Brief both for residents and for users of new facilities. The Brief indicates that a balance will be needed between the need to maximise development land and the need to provide parking. No change
ML/013/10	The Friends of Towcester Museum	Org		Hotel could include civic area for weddings and outdoor area. Could this area be used for the multi use building leaving the current proposed site for commercial uses closer to the Northampton Road parking.	The location of the Mill is seen as a key factor in redeveloping it as a hotel. It is considered that a new purpose built multi functional building would be more appropriate for community/civic uses. No change
ML/013/11	The Friends of Towcester Museum	Org		Use of Town Hall depends on what alternatives there are. Needs to be kept for community and civic functions. Unsure how this links in with Brief	Noted. The Town Hall is seen as an "anchor" building at this end of the site. No change.
ML/013/12	The Friends of Towcester Museum	Org		Access should be via Northampton Road. Chantry Lane to be bollarded and two way for church use only.	Noted. (See ML/011/12 above)
ML/014/01	Anglian Water	Stat	6.6	Drainage - Full Drainage details should be	Noted. Amend paragraph 6.6 as follows:

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				<p>submitted to the Planning Authority for approval before detailed planning permission is given.</p> <p>Water Supply – There is a limited capacity to the locality – a new main may be required to link Moat Lane to Northampton Road but this can only be established once development details have been finalised.</p>	<p><i>There is only limited water supply capacity available in the locality and a new main may be required to link Moat Lane to Northampton Road.</i></p>
ML/015/01	Mr Stephen Williams, Greens Norton	Res		<p>Concerned that if land at the end of 126 Watling Street were to be used to build additional housing this may prevent the provision of vehicular access to the flats and shop currently on the site. Concerned that the proposals may prevent access in the future.</p>	<p>Noted. The Brief states that rear parking and servicing should be retained for existing uses within the Moat Lane area. The detailed layout of any new development will not prevent access to existing buildings. No change.</p>
ML/016/01	Environment Agency	Stat	6.7	<p>Consider that the issue of flood risk should have an increased presence in the Brief. Flood risk could have a significant impact on the proposed layout of the development in terms of accommodating fluvial flooding and surface water drainage features.</p> <p>LPA need to apply the Sequential (and if appropriate, Exception) Test as set out in Planning Policy Statement 25. Significant proportion of the site lies within Flood Zones 2 and 3 and PPS25 requires the LPAs to direct built development away from these zones if at all possible.</p> <p>Any increase in impermeable area will require attenuation to the Greenfield runoff</p>	<p>Noted. Add a new paragraph 6.8 as follows:</p> <p><i>A flood risk assessment should accompany any planning application for any development proposal greater than 1 hectare in area or within Flood Zones 2 and 3. Proposals should also consider the effects of climate change. Guidance found on www.pipernetworking.com/floodrisk. Any proposals will consider the effects of climate change and energy renewal in line with PPS1 and PPS22 and the Council's own SPD on Energy and Development.. The availability of hydraulic modelling for both the River Tove and Mill Stream is limited. Further modelling maybe required to establish</i></p>

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				<p>rate.</p> <p>It should be noted that availability of hydraulic modelling for both the River Tove and Mill Stream is limited. Further modelling maybe required by the applicant of the site.</p> <p>Development on stilts as depicted in picture 3.4 is likely to be strongly resisted by the Environment Agency as it contravenes the EA's Policy & Practice for the Protection of Floodplains.</p>	<p><i>the extent of the floodplain and account for climate change on the whole site. Any proposals which result in the loss of floodplain will require compensation on a level for level, volume for volume basis within the site.</i></p>
ML/016/02	Environment Agency	Stat	6.7	<p>The planning brief also promoted priority development on PDL and EA welcome this. EA would expect to see a preliminary risk assessment for the site identifying former use and the potential for contamination.</p>	<p>Noted. Add new paragraph 6.9 as follows:</p> <p><i>Groundwater and contamination</i></p> <p><i>At an appropriate stage Environment Agency would expect to see a preliminary risk assessment for the site identifying former use and the potential for contamination. Measures to address this issue would also be needed to be provided, in accordance with the requirements of PPS 23</i></p>
ML/016/03	Environment Agency	Stat	contacts	<p>Contact details for EA in the Draft SPD are incorrect on page 52. Further guidance for developers on good practice on range of environmental and sustainability issues is available at www.environment-agency.gov.uk/developers and EA request a link is included to this in the development</p>	<p>Amend the Environment Agency contact details in the Brief as follows:</p> <p><i>Planning Liaison Officer Environment Agency Nene House Pytchley Road Industrial Estate</i></p>

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				brief.	<p>Pytchley Lodge Road Kettering NN15 6JQ</p> <p>Direct Dial: 01536 385177 Fax: 01536 411354</p> <p><u>www.environment-agency.gov.uk/developers</u></p>
ML/017/01	Mr & Mrs Foster	Res	General	Owners of property within the site. In favour of the scheme which will make the whole area more attractive and add character to the town.	Noted. No change.
ML/018/01	Dev. Control (SNC)	Stat	2.5	Reference should also be made to PPS1	Agreed. Amend paragraph 2.5 to include the phrase ‘most notably PPS 1 (Delivering Sustainable Development)’
ML/018/02	Dev. Control (SNC)	Stat	2.7	The way this has been worded seems to imply that employment generating uses such as offices can be given priority on the ground floor in the town centre which I think is not what we should be saying.	Agreed. Amend paragraph 2.7 to “opportunities should also be taken for residential use of upper floors.”
ML/018/03	Dev. Control (SNC)	Stat	3.2	An additional bullet point should include an education interpretation board for the Ancient Monument site. Also, is the open parkland to the east of the Moat Lane area private land? If so, can public access be gained through it?	<p>Agreed. Amend add any additional bullet point to paragraph 3.2 as follows:</p> <p>‘The provision of an educational interpretation board for the Ancient Monument’</p> <p>The parkland is currently in private</p>

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					ownership but its use as public open space in the future will be explored.
ML/018/04	Dev. Control (SNC)	Stat	Challenges	In the 8 th bullet point on it should be made clear that the setting of SAM should be protected and preserved as well as the SAM itself.	Agreed. Amend 8th Bullet Point as follows: ‘Bury Mount is a Scheduled Ancient Monument. Both the SAM and its setting should be protected and preserved within the context of the development and the actual Mount itself during and after construction.’
ML/018/05	Dev. Control (SNC)	Stat	3.13	In the final sentence in this paragraph I think reference should be made to providing public art which reflects the historical context of the site.	Agreed. Amend final sentence of paragraph 3.13 as follows: ‘Provision of public art which reflects the historical context of the site will be encouraged to provide a marketing identity for the whole development site.’
ML/018/06	Dev. Control (SNC)	Stat	3.16	I think there is some text missing in the sentence which begins “Rather, it is intended that Moat Lane.....”	Agreed. Amend paragraph 3.16 as follows: ‘It is intended that the Moat Lane development should add to the overall town centre offer in anticipation of the larger customer base that the new housing growth in the town will generate.’
ML/018/07	Dev. Control (SNC)	Stat	3.25	It is not strictly true to say that the Garage site is free from constraints as it is within the Conservation Area and on an important junction in the town.	Agreed. Amend paragraph 3.25 as follows: ‘. A redevelopment area with fewer

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					constraints compared to the rest of Moat Lane.'
ML/018/08	Dev. Control (SNC)	Stat	3.27	What is the future potential opportunity for the Town Hall? It is a listed building so any alternative uses would have to reflect this.	Noted. No specific uses have been identified. No change.
ML/018/09	Dev. Control (SNC)	Stat	3.31	Should we be describing the bypass as also a possible Relief Road?	Noted. The Council's view is that an A5 bypass should be provided. No change.
ML/018/10	Dev. Control (SNC)	Stat	3.33	This section should also include access for cyclists.	Agreed. Amend paragraphs 3.34, 3.35 & 3.36 to include reference to cycle use
ML/018/01	Dev. Control (SNC)	Stat	3.38	Is it clear where the boundary of the Scheduled Ancient Monument is as any development proposed on it would require SAM consent?	The boundary of the SAM is shown in the Brief. No change
ML/018/11	Dev. Control (SNC)	Stat	3.43	An additional bullet point should be added to say that the accessibility of the site for pedestrians/cyclists and to public transport stops.	Agreed. Add the following bullet point to paragraph 3.43 The accessibility of the site for pedestrians/cyclists and to public transport stops.
ML/018/12	Dev. Control (SNC)	Stat	3.48	This is a bit of jargon. What is the Sheffield Standard?	The reference is to the "Sheffield Stand". The Sheffield style has a flat top, and two 90 ^o bends, making it suitable for securing most types of bikes. .No change.
ML/018/13	Dev. Control (SNC)	Stat	4.4	In bullet point 3 cycle and pedestrian access should take priority. In the 8 th bullet point, any ground floor uses fronting Watling Street should be shops rather than offices.	Agreed. Add reference to cycle in bullet point 3 of paragraph 4.4. Reword bullet point 8 as follows:

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					'Ground floor shops fronting Watling Street should be designed so as to be capable of use as shops.'
ML/018/14	Dev. Control (SNC)	Stat	4.6	The protection of the setting of the SAM is also a material consideration.	Agreed. Amend paragraph 4.6 as follows: '..... and Garden and Bury Mount are material....'
ML/018/15	Dev. Control (SNC)	Stat	4.15	In the final sentence we should make clear that the setting of the SAM should be preserved.	Agreed. Amend paragraph 4.15 as follows: '..... boundary and setting of the scheduled ancient'
ML/018/16	Dev. Control (SNC)	Stat	4.18	Do we mean that there is a case for "different architecture" rather than "different architects" to be used in different parts of the site? In the second bullet point, favourable consideration should be given to "high quality" contemporary and modern design.	Agreed. Amend paragraph 4.18 as follows: 'There is a case for different architecture to be used in different parts.' Bullet point 2 to read: Favourable consideration will be given to high quality contemporary design.....'
ML/018/17	Dev. Control (SNC)	Stat	4.21	Energy efficient appliances and lighting cannot be enforced under planning legislation.	Noted. However the brief should be encouraging energy conservation. No change.
ML/018/18	Dev. Control (SNC)	Stat	6.3	We could also suggest that any significant finds be displayed to the public in situ.	Agreed. Add the following to paragraph 6.4 'It may also appropriate to display any

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					significant finds in situ for the public'
ML/018/19	Dev. Control (SNC)	Stat	6.4	Does the Historic Environment Team of the County Council still exist?	Agreed. Amend paragraph 6.4 as follows: Developers are advised to contact the Council's Heritage Unit initially to discuss the evaluation.....' Amend contact details accordingly.
ML/018/20	Dev. Control (SNC)	Stat	6.6	Query question marks in brackets in last sentence.	Agreed. Amend paragraph 6.6 as follows: '1 in 100 year volume producing storm. Any proposals will consider the effects on climate change'
ML/018/21	Dev. Control (SNC)	Stat	6.8	Bullet point 3 should start with "When siting the compound, due regard should be paid...etc...."	Agreed. Amend bullet point 3 of paragraph 6.8 as follows: 'when siting the compound and during its use due regard should be had'
ML/018/22	Dev. Control (SNC)	Stat	General	The quality of the maps could be improved as the writing is very small and very difficult to read, especially with poor eyesight.	Noted. The Plans are also available on the online Brief. No change.
ML/019/01	Crime Prevention Design Adviser (Northamptonshire Police)	Stat	4.21	Para 4.21 the word "should" (appears twice) ought to be replaced with the word "must".	Agreed. Re-Word paragraph 4.21 accordingly.
ML/019/01	Crime Prevention Design Adviser (Northamptonshire Police)	Stat	4.19	In addition, mention should be made of Para 87, Circular 1/06, which states that "PPS1 makes clear that a key objective for	Agreed. Re-word paragraph 4.19 as follows: <i>PPS1 makes clear that a key objective</i>

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				new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. Design and access statements for outline and detailed applications should therefore demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in "Safer Places - the Planning System and Crime Prevention" (ODPM/Home Office, 2003)	<i>for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. Design and access statements for outline and detailed applications should therefore demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in "Safer Places - the Planning System and Crime Prevention" (ODPM/Home Office, 2003)</i>
ML/019/01	Crime Prevention Design Adviser (Northamptonshire Police)	Stat	General	<p>The entire project, located as it is tucked away at the rear of the town, and away from passing surveillance, must be very carefully considered from the crime and disorder point of view. There is a real risk that if these issues are not addressed at the concept and design stage, parts of the site could become magnets for juvenile nuisance, criminal damage, under-age drinking etc. Towcester is already suffering badly from these issues in certain areas, and much of this is exacerbated by poor urban design.</p> <p>If this becomes the case in areas of Moat Lane, the elderly, timid and vulnerable will be reluctant to use the area. This is not sustainable.</p>	Noted. No change.

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ML/020/01	Neil Edwards		General	Supports the regeneration of Moat Lane	Noted. No Change.

List of organisations and agencies consulted on the draft Brief

Ancient Monuments Society
Anglian Water Services Limited
Anglian Water Services Ltd
BT
Chairman Bradden Parish Meeting
Clerk to Abthorpe Parish Council
Clerk to Easton Neston Parish Council
Clerk to Greens Norton Parish Council
Clerk to Paulerspury Parish Council
Clerk to Whittlebury Parish Council
Disability Information Advice Line
East Midlands Development Agency
East Midlands Electricity Distribution plc
East Midlands Electricity Distribution plc
East Midlands Regional Assembly
English Heritage
Environment Agency
Friends of Towcester Museum
GOEM
GVA Grimley (Agents assisting in the preparation of the Brief)
Health and Safety Executive
Hesketh Family Office Ltd
Highways Agency
Lambert Smith Hampton (agents for adjoining landowner)
Lloyds TSB (Estates)
Mr T Boswell MP
Natural England
Northampton Fire and Rescue Service
Northamptonshire County Council (Archaeology)
Northamptonshire County Council (Area Surveyor Planning & Transportation)
Northamptonshire County Council (Community Services)
Northamptonshire County Council (Education)

Northamptonshire County Council (Highways)
Northamptonshire County Council (Northamptonshire Libraries)
Northamptonshire County Council (Northamptonshire Heritage)
Northamptonshire County Council (Property Officer)
Northamptonshire County Council (Social Care and Health)
Northamptonshire County Council (Social Services)
Northamptonshire Police (Crime Prevention Design Advisor)
Parish Clerk for Silverstone
Register of Parks and Gardens
Roger Evans Associates (Agents assisting in the preparation of the Brief)
South Northants Volunteer Bureau
The Blind Association.
The Garden History Society
The Two Shires Ambulance NHS Trust
Towcester and District History Society
Towcester Arts Society
Towcester Business Club
Towcester Partnership,
Towcester Town Council
Transco Customer Service Desk
Transco Southern Region
Urban Delivery (Agents assisting in the preparation of the Brief)
West Northamptonshire Development Corporation
Withers (agents for adjoining landowner)