

<b>16/00398/SC</b>	<b>Erection Of A Leisure Building To Include A Cinema, Restaurant And Retail Units And Other Leisure Uses And Erection Of A Cycle Hire Facility Together With Proposals For Access, Parking And Servicing Space, Hard And Soft Landscaping And Other Associated Works – Land Adjacent To Skew Bridge, Ski Slope, Northampton Road, Rushden, Northamptonshire,</b>
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**Background**

The site is located to the north-west of Skew Bridge roundabout and adjacent to the A45 on the north-western edge of Rushden in the Borough of East Northamptonshire. The site is 10.7 hectares and is bounded to the north by Skew Bridge Ski Lake and the wet woodland south of nearby Delta Pit Lake; to the west by Ditchford Reserve Local Wildlife Site and the A45 service station; to the east by Wilson's Pits Local Wildlife site; and to the south by the A45.

The original Rushden Lakes scheme was for a full application for the erection of a home and garden centre, retail units, drive thru restaurant, gatehouse, lakeside visitor centre, restaurants and boat house, together with proposals for access. Outline: application for the erection of a hotel, crèche and leisure club with some matters reserved (appearance). Plus removal of ski slope and associated site levelling, landscaping, habitat management and improvement works, vehicular access and servicing proposals together with the provision of car and cycle parking and a bus stop. The scheme was subject to a public inquiry as a called in application which was allowed by the Secretary of State subject to a variety of conditions on 11<sup>th</sup> June 2014.

Corby Borough Council along with the North Northamptonshire Joint Planning Unit objected to this application as it was considered to be contrary to the North Northamptonshire Core Spatial Strategy at the time. The application was called in by the Secretary of State for determination due to the degree of conflict with the development plan since East Northamptonshire was minded to approve the application.

Following the above decision by the Secretary of State the applicant submitted an application for minor material amendments. This application was approved on 12<sup>th</sup> June 2015. A further application for minor material amendments was submitted by the applicant and this was approved on 16<sup>th</sup> November 2015.

A subsequent application was approved on 9<sup>th</sup> August 2016 for the erection of a leisure building to include a cinema, restaurant and retail units and other leisure uses and erection of a cycle hire facility together with proposals for access, parking and servicing space, hard and soft landscaping and other associated works.

This is a new planning application for the erection of a leisure building to include a cinema, restaurant and retail units and other leisure uses and erection of a cycle hire facility together with proposals for access, parking and servicing space, hard and soft landscaping and other associated works.

This application is a consultation from East Northamptonshire and is supported by the submission of an Environmental Statement.

Development of the Rushden Lakes development has already commenced on site.

**Description**

This application is a consultation from East Northamptonshire in relation to the erection of a leisure building to include a cinema, restaurant and retail units and other leisure uses and

erection of a cycle hire facility together with proposals for access, parking and servicing space, hard and soft landscaping and other associated works.

### **Site History**

12/00010/FUL - Full application for the erection of a home and garden centre, retail units, drive thru restaurant, gatehouse, lakeside visitor centre, restaurants and boat house, together with proposals for access. Outline: application for the erection of a hotel, creche and leisure club with some matters reserved (appearance). Plus removal of ski slope and associated site levelling, landscaping, habitat management and improvement works, vehicular access and servicing proposals together with the provision of car and cycle parking and a bus stop - Application Permitted by the Secretary of State 11<sup>th</sup> June 2014.

14/01938/VAR - Variation of conditions 1, 5, 6, 8, 15, 38, 39, 42, 43, 44, 45, 46 and 47 as per section 2 of the submitted planning statement pursuant to planning permission 12/00010/FUL - 'Rushden Lakes: Hybrid Planning Application comprising: Full application for the erection of a home and garden centre, retail units, drive thru restaurant, gatehouse, lakeside visitor centre, restaurants and boat house, together with proposals for access. Outline: application for the erection of a hotel, creche and leisure club with some matters reserved (appearance). Plus removal of ski slope and associated site levelling, landscaping, habitat management and improvement works, vehicular access and servicing proposals together with the provision of car and cycle parking and a bus stop' dated 20.12.2012 – Application Permitted by East Northamptonshire Council 12<sup>th</sup> June 2015

15/01127/VAR - Variation of conditions 1, 5, 6, 8, 14, 37, 38, 41, 42, 43, 44, 45, 46, 47 and 48 (as per section 2 of the submitted planning statement) pursuant to planning permission 14/01938/VAR (Variation of conditions 1, 5, 6, 8, 15, 38, 39, 42, 43, 44, 45, 46, and 47 (as per section 2 of the submitted planning statement) pursuant to planning permission 12/00010/FUL - 'Rushden Lakes: Hybrid Planning Application comprising: Full application for the erection of a home and garden centre, retail units, drive thru restaurant, gatehouse, lakeside visitor centre, restaurants and boat house, together with proposals for access. Outline: application for the erection of a hotel, creche and leisure club with some matters reserved (appearance). Plus removal of ski slope and associated site levelling, landscaping, habitat management and improvement works, vehicular access and servicing proposals together with the provision of car and cycle parking and a bus stop' dated 20.12.2012 – Application Permitted by East Northamptonshire Council 16<sup>th</sup> November 2016

15/02249/FUL - Erection of a leisure building to include a cinema, restaurant and retail units and other leisure uses and erection of a cycle hire facility together with proposals for access, parking and servicing space, hard and soft landscaping and other associated works – Application Permitted by East Northamptonshire Council 9<sup>th</sup> August 2016

### **Policies**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Policies 1, 6, 8, 9, 12, 19, 22, 23 of the North Northamptonshire Joint Core Strategy July 2016

### **Consultation**

#### Local Plans

The proposal updates and forms part of the wider out of centre Rushden Lakes development (15/02249/FUL) which includes retail units, visitor centre, restaurants and boat house, together with proposals for access and outline application for the erection of a hotel, crèche and leisure club.

All applications for town centre uses such as retail and leisure that are not in an existing town centre and not in accordance with an up-to-date plan must be subject to a sequential and impact test in accordance with the NPPF and Policy 12 of the North Northamptonshire Joint Core Strategy July 2016.

Significantly the net effect of the current application proposals is to increase the net retail sales area above the provisions for Rushden Lakes set out in the North Northamptonshire Joint Core Strategy July 2016.

The applicant's supporting Retail and Leisure Assessment covers both the key policy tests.

The impact assessment suggest the proposed expansion of Class A1 retail floorspace will not extend the catchment or materially alter the trade draw pattern of the approved development. As a result it is concluded that the proposal would have a very small impact on Corby town centre because Corby serves a different catchment to the catchment that Rushden Lakes would serve. Equally the impact assessment suggests the proposed expansion of the cinema will not alter the catchment that the proposed cinema will serve and therefore will not impact on Corby town centre.

The sequential test reiterates that the current application proposals will not extend the catchment area of the approved Rushden Lakes development and therefore the area of search for the assessment remains the town centres of Rushden, Wellingborough, Irthlingborough, Higham Ferrers and Raunds. The applicant states that there has been no material change in terms of the availability and suitability of sites within or on the edge of these town centres since East Northamptonshire Council determined that the previous application satisfied the sequential test.

However, the proposal clearly exceeds the scale of development envisaged in Policy 12 of the Joint Core Strategy July 2016. Paragraph 5.34 of the Joint Core Strategy states "The retail capacity update indicates that growth in spending on comparison goods could support some additional floorspace after 2026 but that this is dependent upon the performance of the Rushden Lakes scheme. The need for additional floorspace in the southern area will therefore be monitored and reviewed when the Rushden Lakes development has commenced trading and trading patterns have 'bedded down'. In the meantime, the emphasis will be on consolidating and developing a retail, leisure/culture and housing offer that allows Rushden and Wellingborough town centres to operate successfully alongside Rushden Lakes."

### **Advertisement/Representations**

N/A

### **Report**

This is a new planning application for the erection of a leisure building to include a cinema, restaurant and retail units and other leisure uses and erection of a cycle hire facility together with proposals for access, parking and servicing space, hard and soft landscaping and other associated works.

This application is a consultation from East Northamptonshire Council and is supported by the submission of an Environmental Statement.

The current proposal includes the loss of the previously approved hotel, reduction in leisure floorspace with an increase in retail floorspace, together with additional parking for 518 cars to a total of 1,946 spaces.

The following table shows the comparison between existing approved schemes with the current proposal in regards to floorspace:

<b>Use</b>	<b>Existing Approvals</b>	<b>Current Proposal</b>	<b>Net Change</b>
Class A1 (Retail)	36,267 sq m	48,355 sq m	<b>+12,257 sq m</b>
Class A1, A3, D2 (Leisure Terrace)	21,344 sq m	18,801 sq m	-2,543 sq m
Class A3 (Restaurants)	2,350 sq m	1,757 sq m	-593 sq m
Class C1 (Hotel)	4,088 sq m	0	-4,088 sq m
Class D1 (Crèche)	172 sq m	0	-172 sq m
Class D2 (Leisure Club)	1,253 sq m	0	-1,253 sq m
Other Uses	843 sq m	843 sq m	0
<b>Total</b>	<b>66,317 sq m</b>	<b>69,756 sq m</b>	<b>+3,439 sq m</b>

The Local Plans section was consulted on the application and they conclude that the proposal clearly exceeds the scale of development envisaged in Policy 12 of the North Northamptonshire Joint Core Strategy July 2016. Paragraph 5.34 of the Joint Core Strategy states “The retail capacity update indicates that growth in spending on comparison goods could support some additional floorspace after 2026 but that this is dependent upon the performance of the Rushden Lakes scheme. The need for additional floorspace in the southern area will therefore be monitored and reviewed when the Rushden Lakes development has commenced trading and trading patterns have ‘bedded down’. In the meantime, the emphasis will be on consolidating and developing a retail, leisure/culture and housing offer that allows Rushden and Wellingborough town centres to operate successfully alongside Rushden Lakes.”

On the basis of the above the Council object to the application on the grounds that without the need to deliver further retail comparison floorspace until 2026 the proposal could draw trade outside of the southern area. Until the existing permitted scheme is at full trading capacity the need for additional floorspace is questioned. The proposal is therefore considered to be contrary to Policy 12 of the North Northamptonshire Joint Core Strategy July 2016 which supports the vitality and viability of existing town centres in North Northamptonshire and not out of centre retail developments.

**Recommendation: Object for the following reasons:**

The current proposal exceeds the scale of development envisaged in Policy 12 of the North Northamptonshire Joint Core Strategy July 2016. The retail capacity study update which forms one of the background documents to this policy states, “The retail capacity update indicates that growth in spending on comparison goods could support some additional floorspace after 2026 but that this is dependent upon the performance of the Rushden Lakes scheme. The need for additional floorspace in the southern area will therefore be monitored and reviewed when the Rushden Lakes development has commenced trading and trading patterns have ‘bedded down’. In the meantime, the emphasis will be on consolidating and developing a retail, leisure/culture and housing offer that allows Rushden and Wellingborough town centres to operate successfully alongside Rushden Lakes.”

On the basis of the above the Council object to the application on the grounds that without the need to deliver further retail comparison floorspace until 2026 the proposal could draw trade outside of the southern area. Until the existing permitted scheme is at full trading capacity the need for additional floorspace is questioned. The proposal is therefore considered to be contrary to Policy 12 of the North Northamptonshire Joint Core Strategy July 2016 which supports the vitality and viability of existing town centres in North Northamptonshire and not out of centre retail developments.

**Officers to contact:**

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