

Schemes set to come forward

THERE is no shortage of proposed developments now that the economy and the property market is recovering. In North Northants, which Gorell Barnes exclusively focuses on, the towns of Kettering, Corby and Wellingborough, together with the East Northants towns are all seeing schemes come forward. The likelihood of these being delivered is enhanced with some relaxation in the property funding market.

In Corby, planning will be submitted for a Business Park at Rockingham Motor Speedway to complement the new access and improved communications. This has the potential to be similar to the Kettering Venture Park and will be a great asset for Corby, providing dedicated facilities that otherwise are not present in the town.

Gorell Barnes is also working up a development at Genner Park, where between one and 20 acres can be developed. We also have the facility to develop a 50,000 sq ft warehouse on the site, which is close to Asda and the very successful Phoenix Retail Park.

Gorell Barnes is also in detailed talks for the development of the former Audiotel

building and site, now known as Weldon Connect, where strong demand will fill the whole site.

In Kettering, land at Junction 10 and also Junction 8 is coming forward for employment use, thereby reducing the desperate shortage of service land.



By John Barnes
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These developments will complement the expansion of Kettering East, to provide 3,000 houses and again, where infrastructure is due to start imminently.

In Wellingborough, hot on the heels of Prologis's 2.4 million sq ft consented warehouse development on Park Farm, Wellingborough North is also due to commence with infrastructure works to provide up to 3,000 houses.

To help complement both

these developments, Gorell Barnes is bringing forward a scheme, subject to planning, which has a very extensive frontage to Park Farm Way and will include restaurants, a convenience store and other retail.

Also, in Wellingborough, our clients are developing a further five retail units of approximately 1,000 sq ft each at Nene Court, the very successful retail park near the Embankment and anchored by Bestbuys. This unique retail offer provides for smaller and independent retailers.

In East Northants, various developments are proposed, in addition to the high profile, now consented, Rushden Lakes. The owners of Nene Park, the former home of Rushden and Diamonds Football Club is at consultation for a mixed retail and leisure scheme. Adjacent land is also available through developers Davidsons.

Rushden looks like it will gain another discount retailer in the town centre and Thrapston will benefit enormously from the Mega warehouse of over one million sq ft footprint already being developed at Islip.

For further details, contact Gorell Barnes on 01536 330100 or visit the website www.gorellbarnes.com

Setting proves to be all-important

THIS has been a significant year for development and planning and the historic environment for three reasons.

Consultation on the three-part Historic Environment Good Practice Advice in Planning has just closed. It will replace both the PPS5 Planning and the Historic Environment: Historic Environment Planning Practice Guide (2010) and may be published in early 2015. Secondly, the impact of the Barnwell Case on the setting of heritage assets is being seen in planning decisions. Thirdly, English Heritage has begun to implement the findings of the 2001 survey Turning the Plough.

Why is this important?

Firstly the courts: two recent cases (Colman v SSS-CLG [2013] and East Northamptonshire DC v Sec of State for Communities and Local Govt [2013]) have addressed the relationship between the National Planning Policy Framework and the statutory duty to 'have special

regard to the desirability of preserving the building or its setting'. In both cases the judges found that a planning inspector demonstrated 'special regard' 'by carrying out a

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careful and detailed assessment of the impact on the setting of the listed buildings in question.' In a third case Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council 18 February 2014, Lord Justice Sullivan in the Court of Appeal upheld the decision of the High Court. Furthermore, it was not enough to apply as a single criteria, when assessing harm, the ability of the public to appreciate a heritage asset. This 'is one, but by no means the only, factor to be considered'.

Finally, in the High Court, Forge Fields v Sevenoaks District Council (12 June 2014), Mr Justice Lindblom

noted: "When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight."

Setting was also part of the Consultation on Historic Environment Good Practice Advice. The third part of the guidance is a re-ordered and reduced version of 'The Setting of Heritage Assets', English Heritage 2011, it retains the staged approach to assessing impact on significance, with additions taken from 'Seeing the Heritage in the View' (EH 2011). It is more detailed on setting than PPS5 Practice Guidance and has brought setting into greater prominence.

Lastly, the implementation Turning the Plough was directly instrumental in the scheduling of large areas of agricultural land at Clipston this year. This designation has the potential to freeze development on the village periphery and further afield where development might affect the setting of the village.

Today any development which affects the historic environment will need to be supported by a Heritage Assessment which not only looks at below ground archaeology but in detail the setting of historic assets.

Contact CgMs on 01536 790447, email mike.dawson@CgMs.co.uk or visit the website www.CgMs.co.uk



CgMs was recently successful on appeal in arguing that two turbines at Canons Ashby, would not be substantially harmful.



ALL ENQUIRIES
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For further information please contact:
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Tel: 01604 838761
Email: estates@northampton.gov.uk
Website: www.northampton.gov.uk/property

TO LET



70 ST GILES STREET

- Town centre A1 retail use
- 27 sq m retail space with basement storage
- Rent £7,750 pa
- Flexible lease terms



ECTON BROOK

- Community led pub conversion opportunity
- Total site area 0.18 acres (approx)
- Freehold/long leasehold disposal
- Offers invited with information on proposed use



WHEATFIELD ROAD SOUTH

- B1 light industrial unit
- 24.8 sq m workshop plus 40.2 sq m yard space
- £5,000 pax
- Flexible lease terms



WILLIAM STREET

- Small storage/light industrial unit
- 59.8 sq m internal floor space
- £4,750 pax
- Flexible lease terms



SOUTHFIELDS FARM

- B1 light industrial unit
- 45 sq m internal floor space
- £3,000 pax
- Flexible lease terms



FOR SALE

LAND AT ASH STREET

- Potential residential development (subject to planning)
- Total area 0.13 acres (approx)
- Freehold offers invited