

Irthlingborough 21st September

Group 1

Q1. (orange)

- Group concerned about cars that park on that site and sufficient parking for new dwellings.

Q2. (orange)

- Home seekers not sun seekers caravans
- Previous flooding on the site.
- Access an issue – opposite to current Huxlow entrance (could be 3 schools on that site).
- Need to know more?
- Where are sun/home seekers relocating to?

Q3. (red)

- Does housing mean houses or flats?
- Mixture of affordable houses.
- Undermining a key issue – wrong to sell houses there?
- Floating platforms.
- Does the council need to give a security of care?
- 500 houses very high density.
- Very close to new schools – potential problems.
- Need to see maps.
- P. B. has farmed this land since 1963 – unstable, has seen it move.

Q4. (orange)

- Existing application for cinema/nightclub – not a big employer.
- Still need employment.
- Facilities could include all age interests – swimming pool.
- Also raised Medical Centre issue.
- Need leisure facilities and employment.

Q5. (green – Priority)

- Issue – Roads – widen Wellingborough Road. Main Road from Chown's Mill roundabout.
- Health Centre is not big enough to cope with new residents
- Sewage?

Q6. (green– depending on sites being safe)

- Current infant and junior schools are at capacity – some spaces are also not suitable (small classrooms are very small).
- Even with current building they are not big enough to cope.
- Would also include playing fields.
- Schools for 21st century.

Q7.

- Boundaries – why do they need to move boundaries?
- New housing to be included in boundary – yes.
- Why are we being asked this?
- More an issue for Higham and Rushden.

Q8. (red)

- Promote Rushden – why is it always someone else.
- No mention of Irthlingborough.

Q9. (green)

- So far there does not seem to be mention of employment opportunities.
- Some groups need to work locally (e.g. Young mothers).
- Houses only, do not generate money for council.

Q10.

- Affordable housing could generate slums of the future.
- Housing association mixed with private.
- Half of total build.
- How do we define affordable?
- Is this good for our image?

Key Issues

- Regeneration – including infrastructure (essential before housing).
- Employment – Irthlingborough needs to be
- Schools – need to increase facilities/capacity (essential before housing).

Group 2

Q1.

- Brownfield land – always been a problem area
- Used by local people for dog walking etc.
- Backs onto Whitworths site. Maybe develop whole site together?
- Concerns about access – prefer access through Whitworths.
- Possible link road from west of Irthlingborough Road to development site.

- Essential to move traffic away from town centre.
- A6 is not suitable for level of traffic – need dual carriageway.
- Limited development would be good *

Q2.

- Good site for an extension → overall view
- Improvement of utilities – drains – sewers etc.
- Potential flood risk
- Busy road, concerns about children getting to school safely – real concerns about density of traffic
- Transport infrastructure would definitely need looking at
- Possibly block off Finedon Road access and create new access into development site.

Q3

- Old mines – vast amounts of fill required to level land
- Access issues
- Affordable housing a key need
- Concerns about sustainability of development and increasing population
- Vast amount of housing planned – the facilities (current) are not sufficient to meet demands
- General view that facilities, infrastructure etc need to be improved before major housing development can take place
- Site already been identified as unsuitable in the 90s
- Would like to see following amenity provision – civic hall, health centre provision, children's facilities, dental clinic
- * overall view – would not like to see this site developed

Q4

- Agreed that employment land is suitable use – manufacturing uses, sympathetic development – landscaping
- Adequate parking

Q5

- Need a large supermarket in town centre – further development of existing supermarket – Kwik Save.
- Waste land between Church Lane and HSBC bank – would like to see planting of trees to improve aesthetic value

* Agree that bullet points are suitable for Irthlingborough town centre *

Q6

- Expansion of Huxlow to NW may not be possible due to previous land use.

- Potential traffic issues – Finedon Road would experience very heavy traffic. Children cycling and walking to school may be in danger – Health and Safety.
- Potential vandalism problems in area.
- Agree that infant and junior schools need to move together – but not to the Huxlow site.
- Perhaps part of the recreation ground could be used?
- Could redevelop existing sites?

Overall view – not happy with preferred option.

Q7

All agree that its valuable green space and definitely want it left alone. Very well used – allotments in particular.

3 key points

1. Amount of houses (500)
2. Infrastructure needed
3. Stability issues of the land – Huxlow and part of open space

Group 3

Q1 Wellingborough Road – Housing

- Access to the area could be quite an issue.
- Already quite difficult.
- Existing houses in the area have no parking to park alongside this area.
- Whole junction needs to be improved.

Q2 Sunseeker Caravan site – Housing Site

- Concern expressed about compulsory purchase of land to fill small gap shown next to Finedon Road.
- All this area has been undermined.
- Concern about access off Finedon Road.
- Not clear where access is to be from.
- New development should not be high density in what is a rural setting.
- Sunseeker employs local people and should be re-located locally.
- Local farmer nearby has had an 8 acre site for sale nearby to Sunseeker site why not use this land
- Recreation area in the site is very important.
- Employment loss is important.
- Proximity to school is an issue.

Q3 West of Huxlow School

- Old mines in this area.
- School wants to improve the existing playing field.
- Huge housing build (schools would be a key issue)
- High density 500 houses a nightmare.
- Existing arable land without access to public but it is green.
- Cycleway into town would have to be improved.
- Where would the access be?
- Need improved shopping to support larger population.

Q4 Diamond Way – Employment

- Already empty industrial estate in the area, cannot see the point of building more.
- Leisure facilities would be preferred which provide employment anyway.
- Could connect to Stanwick Lakes as an ideal leisure area.

Q5 Regeneration

Very positive – can't disagree with anything.

Q6 Schools

- Concern that amalgamation of schools would mix very young with older children.
- However, there would be only one 'school run' for families with children of different ages.
- School run in the area would be much worse with all schools on one site.
- Area allocated seems inadequate for the development.
- Shows only one access to school site.

Key points

1. Access and safety to new sites.
2. Use of diamond way for leisure instead of employment.
3. Concern about lack of green spaces "boxing in". This is largely rural.

Group 4

Q1. (green)

- Need to incorporate parking for the existing residents
- development to include garage spaces
- Concern that road is very busy – extra houses will make this worse
- Will need extra parking to discourage on road parking
- Concern that the land is very low
- Small houses – 2 bed extra

- More liveable family homes that are larger for families to grow
- Need a housing mix
- Need to keep families in the town

Q2. Sunseeker caravan site

- Could be used for industry – small units
- Close to A6
- Does not need to be near town centre, if industry
- Gives time to see if leisure comes forward if it does can use Sunseeker
- Fit in with existing houses
- Not good for starter homes
- Too many houses
- Mixed units not ideal and may not be viable
- Not good for industrial opposite schools
- Town too congested
- Better to use previously developed land
- Sad to lose industrial site
- Concern about access
- Concern why there needs to be more houses

Q3 Huxlow school

- Mine workings
- topography change
- houses will collapse
- could build on old allotments at Crow Hill
- if it is safe then ok
- need to be 100% certain that mines can be mitigated

Q4 Diamond Way (green)

- Yes
- Historical site
- Roman forte – need to check maps
- Need to get industrial units in the housing

Q5 Regeneration (green)

- Needs a lot of improving
- No community facilities – need some
- Improve road and pavements in town centre
- Used to be a cinema
- Multi-use area – community hall
- No transport for Irthlingborough kids to get to Crow Hill
- Community facilities should be in place before expansion
- Deliveries to the back of commercial properties
- Main point – community hall for multi purpose

Q6 Schools

- Extended schools – open 8 am – 6pm, 48 weeks a year
- Designed
- Concern for Pine Trees pupils
- Keep infants on site – expand area and nursery
- Move junior to Huxlow
- Need more options and answers
- Can be connected across the green area
- Do not agree with knocking the school down
- Primary school on the old site

Q7 (green)

- Boundary is tight
- Takeaway
- Need to keep Crow Hill separate
- IRIA – still available for development
- Outline permission ??
- 2 owners – North East of stream
- maintain green area between Irthlingborough and Crow Hill
- allotments in the north of A6 through Diamond
- Concern that Crow Hill will become isolate
- Do not want the green maintained

3 main points

1. Main question on the land to the west of Huxlow School is, mine shafts in the area, if it does not come forward need to find another site for 500 units.
2. Need to consider other options for the school sites.
3. Employment in the town needs to be considered to meet the needs generated by the extra housing.

Group 5

Q1.

- Good idea to make use of land, problem with access, mini roundabout a problem, congestion, road narrows there also Do something about infrastructure.
- Good if being used for anything other than unsightly land.
- Worried that if say 35 houses – may be more.
- Be good as use as garages road area not safe, free parking and free garages on Wellingborough Road.
- Allocate downside of small cluster of houses, parking, ban parking on the road, difficult when get lorries coming down there because narrow.
- Community land if owned by Council.

- If owned by Council then not for housing.
- Problem worse if more houses as not enough space for parking for existing housing.
- No extra housing – need garages, parked near roundabout.
- Part houses, part park?
- If accessible from Whitworths – then less congestion on Wellingborough Road, hard to put access in as Wellingborough Road, mini roundabout.
- Doesn't think you can get planning permission due to access – highways authority.
- Has it got planning permission? Some people think it has permission already.
- Worried about access and parking.

Q2.

- Housing – if say so many houses – must have parking or street parking, more houses built more cars, development ok if have the above.
- Irthlingborough – too little parking in town itself, Rectory Gardens have car parking space, most houses have at least 2 cars, some have not wide enough drives in a brand new housing estate.
- If make people relocate for their jobs they have to be able to travel there, if not drivers have to find a way to get there.
- Some preferable to have residential there, some prefer the factory.
- Everyone on bike or car who works there irrespective of where they live.
- Schools are full now to accommodate children who currently live in the town.
- Don't want houses as need more school places.
- Need new employment.
- We have the last amount of history. Medieval ridged furrow. Don't want it removed it.

Q3.

- Land is undermined by mining activities, not convinced can be sold economically, they are statutory obliged to consider this, how can it be proposed if investigated as being unstable?
- Why can't leave it as field?
- No one single solution to all problems.
- Farmers lose their cows there.
- Council has a duty to check out the land first. Drillings and engineering's need to be done.
- Unsuitable for development or anything.
- Leisure facilities – where are they?
- Not enough leisure facilities – tennis court, bowling green, putting green, sand pit, skateboarding.
- Main entrance to mine goes under Huxlow site.

Q4.

- No don't want residential areas.
- On a slope – how can you develop for industrial use on a slope?
- Right to use it as leisure.
- We need leisure, kids need something to do.

Q5.

- Regenerate is it identified as a priority? Not sure that it is a priority.
- Tesco's rebuild with stone.
- The printing works is up for regeneration flats in centre, part is a car park and visual aspects, no mention of that area for regeneration – want car park to stay, convert factory to flats?
- Council should have coherent plan for diversion of traffic. Should be considered before developing parts of town.
- Regeneration of centre should be priority.
- Health check. No coherent plan principles are good but no plan, needs regeneration plan to achieve the objectives.
- Part of regeneration, old streets, not just High Street should be part of regeneration.
- Too small – Highways agency.
- Item no.1 should be regeneration.
- Need to know what they are going to do, what cost is, what timescale is to build a road above mining works to land West of Huxlow School to take lorries out of centre.
- Proper facilities in High Street, people think it looks visually horrible.
- Concentrate on regeneration for town the size it is at the moment – not when its bigger.
- Facilities can't cope (dentist, surgery, schools).
- Making a bigger problem for yourself, regeneration of here and now the issue.

Q6.

- The old part of town, no room for parking.
- The school is original building of historic interest in the town, no don't want to move school, no – mix teenagers and youngsters – don't want.
- If put 3 schools together will cause more congestion, children won't be able to walk it as further from their own school, infant and Junior School are full to capacity and Huxlow is full, can't see any benefits in merging schools, correct location to be near a public car as spaces in centre.
- No room for housing there.
- Existing building opposite school will hopefully be a community centre so doesn't need another one.
- If have 1 junior child difficult if separate then parents have to travel to 2 separate locations.
- Infants and junior school have enough land.
- Don't want to move school to Huxlow site. Believe there is enough land to expand school where it is.

- Important to consult the head teachers.

Q7.

- Haven't said no development but those identified not suitable, can't go towards Wellingborough as they are developing towards us.
- Part of Irthlingborough could build here more then take away pressure from school in Irthlingborough.
- Develop Crow Hill more, at one time space for a school at Pine Trees, all young in Crow Hill walk down to school.
- Could have a surgery, think represents the boundary but need more infrastructure here, could have extra housing here.
- Happy about boundary, but need clarification whether it's going to remain a separate entity.
- Make a sustainable community if built more houses here.
- Have closed the laundry, they had the facilities up here but they moved away.
- Police Station, put in more services and housing in Crow Hill and not Irthlingborough, give Crow Hill an identity.
- Yes OK for the boundary.
- Is Irthlingborough and Crow Hill a separate entity, need to ask residents if they want to be separate, don't feel part of the community with the boundaries being separate.
- Crow Hill and Irthlingborough should not be separate.
- Some houses not in the boundary of Irthlingborough or Crow Hill, we want to see Crow Hill and Irthlingborough as one unity and one boundary.

Q8.

- Objective 2 – No
- Objective 4 –
- Objective 8 – Believe should say traffic free and firm proposals, no lorries down High Street as affecting building foundations.
- Objective 14 – Agree. Where are the police?

Q9

- People's choice as this area is commutable
- No regeneration proposed. Pine Trees.
- Enough brown field sites – good to develop on this.
- Agree want to use existing brown field sites and not green field sites.
- Should the '3 towns' be linked together, Irthlingborough doesn't relate to Higham Ferrers and Rushden.
- Built lots of housing in Rushden and Higham, why here?

Q10.

- Affordable housing around here seems to be flats and too many flats in Irthlingborough.
- No don't want affordable housing due to not wanting anymore residential land or affordable housing in Crow Hill.

Main Points

1. Regeneration of town centre before anything else.
2. No residential growth until regeneration of HS.
3. Find leisure facilities for young people. No facilities in Irthlingborough for youngsters
4. .Will the council come back to us after the discussion to tell us what they are going to do or what we want them to do?
5. Thanks for not touching the cricket field.
Will the council come back to us after the discussion?

Group 6

Q1

- Mostly agree – but not sure about open land – open land must be maintained.
- Electro radiation from power lines overhead an issue?
- What about childrens facilities?
- Where will access be from?
- Could it be developed solely for childrens facilities? (football pitches, skate park)

Q2.

- Discussion regarding Sunseeker relocation – where will it go?
- School entrance very close, needs new entry onto A6 – too many other transport issues.
- Too much traffic would be generated, especially around school.
- Need other road linking the site (Finedon Road) to the town centre.
- Not overly opposed to the site/proposal, but access must be okay.
- Number of houses is supported – generally.

Q3.

- Contamination – what contamination is there?
- Access is an issue, traffic – big issue.
- Particularly concerned about old mining access and subsidence.
- Too far out of town – will a separate “community” develop?
- Could become a dormitory area.

Q4.

- Queries regarding planning application on the site.
- Where else would the employment go?
- Seems a good site for access/transport (A6, A45).
- Maybe not best site for leisure (no elderly access etc.)

- Is there enough room for leisure and industry?
- Could be okay for leisure.

Q5.

- Highlight transport as an issue.
- Budgens car park – what is happening?
- Supermarket – maybe a new supermarket would keep residents in the town and would bolster smaller shops
- No mention of elderly issues (youth is mentioned!).

Q6.

- No room – running at capacity.
- The school is old and not suitable (fit for purpose).
- Must be a link road if the schools are rearranged.
- Not sure about housing on the old school site – should be used for community/leisure facilities – although site is too big for solely community/leisure uses.
- Don't want flats at the school re-development site.
- Some support for various schools at one site – not so many car trips.
- Old site solely for infant and more junior to Huxlow site – maybe a possibility.

Q7.

- Boundary for Irthlingborough seems okay.
- Crow Hill – should be joined with Irthlingborough.

Q8.

- More employment needed in the town.
- Need something to encourage employment industries.
- Irthlingborough links more closely to Wellingborough than 3 towns area.
- Other – One way road system?

3 Key Issues

1. Huxlow development – access, transport and infrastructure.
2. Holbush Way and Sunseeker Caravan Park Site.
3. School relocation/redevelopment process.

Group 7

Question 1 (green)

- Pylons running through the site and impact on health. These should be re-routed.

- Will 30 houses create enough funds to remediate land?
- No flats.
- Who will maintain open space once built? Do not like idea of this being passed onto Town Council.
- Will there be provision for parking? Concern about small number of parking spaces.
- With poor bus service you need a car.
- Request off street parking facility for non residents.
- Concerned about it being a mine area.
- Request that paragraph 7.12 be revisited.
- Questions whether there will be another road junction.
- Irthlingborough has lots of Cul de Sacs and suggestion that road should link these up. This would keep traffic moving.

Question 2

- Concern about loss of employment. Suggests land developed for employment.
- Jobs more important.
- Don't want Sunseekers to move.

Question 3

- Area was mined. Needs further investigation.
- Discussion around the existing recreational facilities.
- Questions what are new facilities?
- Edge of the recreational ground behind the hedge between Queen Street and Monlon Road. Would like this to be improved.
- If houses have to be built it is as good an area as any.
- A lot of houses to add to Irthlingborough with existing facilities.
- Wants to see improvements to town centre first.

Question 4

- Leisure is better than warehousing.
- Good area for employment.
- Good transport links.
- Leisure brings employment.

Question 5 (green)

- Good ideas but how will they be achieved.
- Considers that areas such as Wellingborough, Kettering and Corby before Irthlingborough for investment.
- Need further information.
- Investment will not improve transport facilities.

- Irthlingborough needs a community centre.

Question 6

- Infants and Junior School has just been done up with new windows. Why do this when it is being knocked down.
- More traffic.
- High impact of number of pupils at peak times and this is dangerous.
- Entrance could be considered, past the cricket ground.
- Long way to travel to new schools for some residents in Irthlingborough.
- By selling existing school land to developers it would remove potential for good community facility.
- Mistrust about the County Council and what it will do with land/buildings of existing school.

- Question 7 (green with small changes)

- Questions why open space at Crow Hill is not levelled off with land at Alexander Road.
- Methodist Church wants to sell this land so that money can be put into community facilities.
- Questions land to east (marked at cemetery). Thinks this has consent to build on. (Spire Homes).

Question 8

- Would like Rushden and Higham to have the same sentence as Irthlingborough.
- Would like Irthlingborough preserved and enhanced like Higham and Rushden.
- Do not agree development of Greenfield land.
- Like the ideas but not sure they will be delivered.
- Requests that Wellingborough ends at Sidegate Lane.

Question 9

- More employment is needed.
- Not to lose any employment.
- Not sure where plans are for employment.

3 Main Points

- More employment to Irthlingborough. Existing employment to remain.
- Adequate parking for existing and new residents.
- Education whether this has been thought through sufficiently and whether this will be followed through.

Group 8

Q1

- .Issue of access – how to deal with this?
- Is overall idea of development ok?
- Prefer residential development.

Q2.

- Sunseeker - Residential OK.
- Access – need to consider Huxlow School opposite school. Holbush Way isn't suitable to take more traffic.

Q3.

- Access – issue need totally new access.
- Serious concern re mining (previous).
- Concern over amalgamating schools – might approach.
- Get facilities right.
- Look at employment opportunities.

Q4.

- Land opposite to the Rushden and Diamonds.
- Necessary to look at road network in town.
- Need to look at density.
- Need to look at employment opportunities.
- Need more land than identified.

Q5.

- Agreement about aims.
- But employment is a key issue – need jobs in town centre but addressed very well.
- Need parking facility in Victoria Street area.
- Focus on problem areas before expansion.

Q6.

- Amalgamate?
- Access serious problems at present.
- The overall arrangement of land uses – could the schools be built on Recreation Ground area?

Main Points

1. Look at what we have before we expand.
2. Get more employment.
3. Infrastructure.