



East
Northamptonshire
Council

Development Control Committee – 25 May 2011

Outpatient Centre, Nene Park, Irthlingborough

Purpose of report

To seek a variation of the Section 106 (S106) Agreement that was entered into with the applicants when planning permission was granted for the erection of employment units and the outpatient centre at Nene Park, Irthlingborough.

Attachment(s) Proposed Bus Timetable

1.0 Background

- 1.1 Planning permission (EN/09/00455/FUL) was granted at the Development Control Committee on 1 July 2009 for the erection of employment units and a new outpatient centre at Nene Park, Irthlingborough, subject to the applicant entering into a S106 agreement to provide, amongst other things, enhancement of the existing bus service.
- 1.2 The S106 Agreement was completed and planning permission granted and the outpatient centre opened in February 2011. However, the applicant ran into problems with negotiations to provide the bus service and as an interim measure, has been paying SERVE to provide a service.
- 1.3 A request has now been received from the applicant to vary the S106 Agreement regarding improvements to the bus service between Nene Park, Higham Ferrers and Rushden required by the outpatient centre. No change is proposed to the demand-responsive service that was agreed for Raunds and Stanwick. There are also bus service requirements for the employment units but a request has not been received to vary these. Work has not commenced on the construction of these units.
- 1.4 Members will recall that the planning application was very controversial. Officers had recommended that the application be refused because they were concerned that most of the catchment area for the outpatient centre was on the opposite side of the A45 to Irthlingborough and that bus service provision needed to be maximised.

2.0 Existing S106 Agreement Requirements

- 2.1 The owner has covenanted to meet the costs of implementing a bus service from Higham Ferrers and Rushden town centres for a period of 5 years, to arrive 30 minutes before the first appointment at the outpatient centre and leave 30 minutes after the last appointment and at 30 minute intervals between.

3.0 Proposed Variation to S106 Agreement

- 3.1 The developer has held negotiations with NCC and Stagecoach regarding the service that could be provided. A copy of a proposed draft timetable is attached to this report for Members' information.
- 3.2 These are the proposed bus times to the site Monday to Saturday:
 - The early morning buses from Rushden and Higham Ferrers from 7.00 to 8.00 would not enter the site.
 - The first bus to enter the site would leave Rushden at 8:41, stopping at

Higham Ferrers at 8:47 and arriving at the site at 8:52

- A half hourly service would then enter the site until mid afternoon (school finish time).
- An hourly service would enter the site from 16.07 to 19:07.

3.3 These are the proposed bus times **from** the site Monday to Saturday:

- The early morning buses to Rushden and Higham Ferrers from 6:00 to 7:00 would not leave from the site
- The first bus to leave the site would be at 7:58, arriving at Higham Ferrers at 8:03 and Rushden at 8:12
- A half hourly service would then leave the site until mid afternoon (school finish time)
- There would be 40 minutes between services at 15.00 and 15.40
- There would be an hour between the 18:14 service and the last bus at 19:14.

3.4 The Irthlingborough outpatient centre is open for appointments from 8.00 and the last patient/staff member would leave around 18.00 to 18.30, depending upon the clinic.

3.5 There are difficulties in providing a half hourly service going into the site early morning and mid/late afternoon because buses have to be available for school children. The County Council has confirmed that the proposed timetable is the best that can be achieved.

4.0 Equality and Diversity Implications

4.1 There are no equality and diversity implications arising from these proposals.

5.0 Legal Implications

5.1 The only legal implication is that there will need to be a deed of variation to the S106 Agreement, however, as the developers solicitor will prepare a draft this will only require a limited amount of work.

6.0 Risk Management

6.1 There are no significant risks arising from this report.

7.0 Financial Implications

7.1 The cost of work on the deed of variation can be recovered from the developer.

8.0 Corporate Outcomes

8.1 The new outpatient service contributes to the quality of life for residents. Insisting upon the precise requirements in the S106 Agreement could have an impact on the cost of this service.

9.0 Other issues

9.1 There are no staffing issues as only a limited amount of time will be required to finalise the deed of variation.

10.0 Recommendations

10.1 (1) The Committee is recommended to endorse the principle of allowing for flexibility in the provision of the bus service to and from Higham Ferrers and Rushden and that where possible it should enter the site and be half hourly, but in the early morning and mid to late afternoon and evening it may need to be less frequent or not enter the site.

(2) The precise wording of the Deed of Variation be delegated to the Head of Planning

Services in concurrence with the Solicitor to the Council and the Chairman (or Vice Chairman) and Ward Members.

Reasons:

- *The proposed timetable is currently only in draft form and Stagecoach might need to change the timetable over the years so it is not possible to agree the precise times.*
- *The new outpatient service contributes to the quality of life for residents. Insisting upon the precise requirements in the S106 Agreement could have an impact on the cost of this service.*

Legal	Power: Town and Country Planning Act/ Planning and Compulsory Purchase Act	
	Other considerations:	
Background Papers: Proposed Timetable; Previous Development Control Report 1 July 2009		
Person Originating Report: Sue Wheatley sjwheatley@east-northamptonshire.gov.uk 01832 742227		
Date: 10 May 2011		
CFO	MO	CX

(Committee Report Normal Rev. 22)

Service 49 Kettering - Irthlingborough - Rushden

Service 50 Kettering - Irthlingborough - Bedford

Mondays to Saturdays (Except Public Holidays)

	50	A	50	A	SSHol	Sch	50	A	49	A	M-F	50	A	49	A	50
Kettering (Newland Street stop 3)	0530	0545	0615	0630	0645	0645	0700	0715	0730	0745	----	0755	0815	0830	0845	0900
Horsemarket Stop 13	0533	0548	0618	0633	0648	0648	0703	0718	0733	0748	----	0758	0818	0833	0848	0903
Opposite Wicksteed Park Barton Road (A6003)	0539	0554	0624	0639	0654	0654	0709	0724	0739	0754	----	0804	0824	0839	0854	0909
Barton Seagrave (Polwell Lane / Woodland Ave)	0543	----	0628	----	0658	0658	0713	----	0743	----	----	0808	----	0843	----	0913
Alumasc Corner	0545	----	0630	----	0700	0700	0715	----	0745	----	----	0810	----	0845	----	0915
<i>Barton Seagrave (Opposite The Stirrup Cup)</i>	----	0600	----	0645	----	----	----	0730	----	0800	----	----	0830	----	0900	----
<i>Wagon & Horses</i>	----	0606	----	0651	----	----	----	0736	----	0806	----	----	0836	----	0906	----
Barton Latimer (High Street)	0547	0613	0632	0658	0702	0702	0717	0743	0747	0813	----	0812	0843	0847	0913	0917
Finedon (Allen Road)	0550	----	0635	----	0705	0705	0722	----	0752	----	----	0817	----	0852	----	0922
Irthlingborough Cross	0555	----	0640	----	0710	0710	----	----	0757	----	HF	0822	----	0857	----	0927
Nene Park (Diamond Way Roundabout)	0556	----	0641	----	0711	0711	----	----	----	----	----	----	----	----	----	----
Nene Park (NHS Clinic)	----	----	----	----	----	----	----	----	0759	----	----	0825	----	0859	----	0929
Higham Ferrers Green Dragon	0601	----	0646	----	0716	0716	----	----	0803	----	0733	0831	----	0903	----	0933
Rushden Portland Road	0610	----	0655	----	0725	0725	----	----	0812	----	0740	0840	----	0912	----	0942
<i>Irchester Road</i>	----	----	----	----	----	----	----	----	0817	----	----	----	----	0917	----	----
<i>Rushden (Masefield Drive)</i>	----	----	----	----	----	----	----	----	0820	----	----	----	----	0920	----	----
<i>Rushden (Masefield Drive)</i>	----	----	----	----	----	----	----	----	0824	----	----	----	----	0924	----	----
Crown Park (Waitrose)	0625	----	----	----	0740	0740	----	----	----	----	0800	0855	----	----	----	0957
Sharnbrook Swan	0625	----	----	----	0740	0740	----	----	----	----	0800	0855	----	----	----	0957
Felmersham Church	0632	----	----	----	0747	0747	----	----	----	----	0812	0902	----	----	----	1004
Radwell	0635	----	----	----	0750	0750	----	----	----	----	0815	0905	----	----	----	1007
Milton Ernest (opposite Queens Heads)	0638	----	----	----	0753	0753	----	----	----	----	0818	0908	----	----	----	1010
Oakley Memorial	0643	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
Claphan High Street (Highbury Grove)	0653	----	----	----	0758	0758	----	----	----	----	0823	0913	----	----	----	1015
Bedford Rail station	0705	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
Bedford Bus Station	0710	----	----	----	0815	0825	----	----	----	----	0845	0925	----	----	----	1027

M-F - Operates on Mondays to Fridays

Sat - Operates on Saturdays

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SSHol - Operates on Saturdays and during Northamptonshire School Holidays

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schooldays operates via Wymington School (0750) and

Sharnbrook Upper School at 0805. On non schooldays arrives

Bedford Bus Station at 0805. Journey provided by Stagecoach East

Service 49 Kettering - Irthlingborough - Ru
Service 50 Kettering - Irthlingborough - Be

Mondays to Saturdays (Except Public Holidays)

	A	49	A	50	A	49	A	50	A	49	A	50	A	49	A	50
Kettering (Newland Street stop 3)	0915	0930	0945	1000	1015	1030	1045	1100	1115	1130	1145	1200	1215	1230	1245	1300
Horsemarket Stop 13	0918	0933	0948	1003	1018	1033	1048	1103	1118	1133	1148	1203	1218	1233	1248	1303
Opposite Wicksteed Park Barton Road (A6003)	0924	0939	0954	1009	1024	1039	1054	1109	1124	1139	1154	1209	1224	1239	1254	1309
Barton Seagrave (Polwell Lane / Woodland Ave)	----	0943	----	1013	----	1043	----	1113	----	1143	----	1213	----	1243	----	1313
Alumasc Corner	----	0945	----	1015	----	1045	----	1115	----	1145	----	1215	----	1245	----	1315
<i>Barton Seagrave (Opposite The Stirrup Cup)</i>	0930	----	1000	----	1030	----	1100	----	1130	----	1200	----	1230	----	1300	----
<i>Wagon & Horses</i>	0936	----	1006	----	1036	----	1106	----	1136	----	1206	----	1236	----	1306	----
Barton Latimer (High Street)	0943	0947	1013	1017	1043	1047	1113	1117	1143	1147	1213	1217	1243	1247	1313	1317
Finedon (Allen Road)	----	0952	----	1022	----	1052	----	1122	----	1152	----	1222	----	1252	----	1322
Irthlingborough Cross	----	0957	----	1027	----	1057	----	1127	----	1157	----	1227	----	1257	----	1327
Nene Park (Diamond Way Roundabout)	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
Nene Park (NHS Clinic)	----	0959	----	1029	----	1059	----	1129	----	1159	----	1229	----	1259	----	1329
Higham Ferrers Green Dragon	----	1003	----	1033	----	1103	----	1133	----	1203	----	1233	----	1303	----	1333
Rushden Portland Road	----	1012	----	1042	----	1112	----	1142	----	1212	----	1242	----	1312	----	1342
	----	1017	----	----	----	1117	----	----	----	1217	----	----	----	1317	----	----
<i>Irchester Road</i>	----	1020	----	----	----	1120	----	----	----	1220	----	----	----	1320	----	----
<i>Rushden (Masefield Drive)</i>	----	1024	----	----	----	1124	----	----	----	1224	----	----	----	1324	----	----
Crown Park (Waitrose)	----	----	----	1057	----	----	----	1157	----	----	----	1257	----	----	----	1357
Sharnbrook Swan	----	----	----	1104	----	----	----	1204	----	----	----	1304	----	----	----	1404
Felmersham Church	----	----	----	1107	----	----	----	1207	----	----	----	1307	----	----	----	1407
Radwell	----	----	----	1110	----	----	----	1210	----	----	----	1310	----	----	----	1410
Milton Ernest (opposite Queens Heads)	----	----	----	1115	----	----	----	1215	----	----	----	1315	----	----	----	1415
Oakley Memorial	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
Claphan High Street (Highbury Grove)	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
Bedford Rail station	----	----	----	1127	----	----	----	1227	----	----	----	1327	----	----	----	1427
Bedford Bus Station	----	----	----	1127	----	----	----	1227	----	----	----	1327	----	----	----	1427

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Service 49 Kettering - Irthlingborough - Ru
Service 50 Kettering - Irthlingborough - Be

Mondays to Saturdays (Except Public Holidays)

	A	49	A	50	A	49	A	A	50	A	49	A	50	A	49	A
Kettering (Newland Street stop 3)	1315	1330	1345	1400	1415	1430	1445	1500	1515	1530	1545	1600	1615	1630	1645	1700
Horsemarket Stop 13	1318	1333	1348	1403	1418	1433	1448	1503	1518	1533	1548	1603	1618	1633	1648	1703
Opposite Wicksteed Park Barton Road (A6003)	1324	1339	1354	1409	1424	1439	1454	1509	1524	1539	1554	1609	1624	1639	1654	1709
Barton Seagrave (Polwell Lane / Woodland Ave)	----	1343	----	1413	----	1443	----	1513	1528	----	1558	----	1628	----	1658	----
Alumasc Corner	----	1345	----	1415	----	1445	----	----	1530	----	1600	----	1630	----	1700	----
<i>Barton Seagrave (Opposite The Stirrup Cup)</i>	1330	----	1400	----	1430	----	1500	----	----	1545	----	1615	----	1645	----	1715
<i>Wagon & Horses</i>	1336	----	1406	----	1436	----	1506	----	----	1551	----	1621	----	1651	----	1721
Barton Latimer (High Street)	1343	1347	1413	1417	1443	1447	1513	----	1532	1558	1602	1628	1632	1658	1702	1728
Finedon (Allen Road)	----	1352	----	1422	----	1452	----	----	1537	----	1607	----	1637	----	1707	----
Irthlingborough Cross	----	1357	----	1427	----	1457	----	----	1542	----	1612	----	1642	----	1712	----
Nene Park (Diamond Way Roundabout)	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
Nene Park (NHS Clinic)	----	1359	----	1429	----	1459	----	----	1544	----	1614	----	1644	----	1714	----
Higham Ferrers Green Dragon	----	1403	----	1434	----	1503	----	----	1549	----	1618	----	1649	----	1718	----
Rushden Portland Road	----	1412	----	1444	----	1512	----	----	1559	----	1627	----	1659	----	1727	----
<i>Irchester Road</i>	----	1417	----	----	----	1517	----	----	----	----	1632	----	----	----	1732	----
<i>Rushden (Masefield Drive)</i>	----	1420	----	----	----	1520	----	----	----	----	1635	----	----	----	1735	----
<i>Sharnbrook Swan</i>	----	1424	----	----	----	1524	----	----	----	----	1639	----	----	----	1739	----
Crown Park (Waitrose)	----	----	----	1459	----	----	----	----	1614	----	----	----	1714	----	----	----
Felmersham Church	----	----	----	1506	----	----	----	----	1621	----	----	----	1721	----	----	----
Radwell	----	----	----	1509	----	----	----	----	1624	----	----	----	1724	----	----	----
Milton Ernest (opposite Queens Heads)	----	----	----	1512	----	----	----	----	1627	----	----	----	1727	----	----	----
Oakley Memorial	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
Claphan High Street (Highbury Grove)	----	----	----	1517	----	----	----	----	1632	----	----	----	1732	----	----	----
Bedford Rail station	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
Bedford Bus Station	----	----	----	1532	----	----	----	----	1647	----	----	----	1747	----	----	----

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Service 50 Kettering - Irthlingborough - Be

Mondays to Saturdays (Except Public Holidays)

	50	A	49	A	50	A	49	A	50	A	49	A
Kettering (Newland Street stop 3)	1715	1730	1745	1800	1820	1830	1845	1900	1915	1930	1945	2000
Horsemarket Stop 13	1718	1733	1748	1803	1823	1833	1848	1903	1918	1933	1948	2003
Opposite Wicksteed Park Barton Road (A6003)	1724	1739	1754	1809	1829	1839	1854	1909	1924	1939	1954	2009
Barton Seagrave (Polwell Lane / Woodland Ave)	1728	-----	1758	-----	1833	-----	1858	-----	1928	-----	1958	-----
Alumasc Corner	1730	-----	1800	-----	1835	-----	1900	-----	1930	-----	2000	-----
<i>Barton Seagrave (Opposite The Stirrup Cup)</i>	-----	1745	-----	1815	-----	1845	-----	1915	-----	1945	-----	2015
<i>Wagon & Horses</i>	-----	1751	-----	1821	-----	1851	-----	1921	-----	1951	-----	2021
Barton Latimer (High Street)	1732	1758	1802	1828	1837	1858	1902	1928	1932	1958	2002	2028
Finedon (Allen Road)	1737	-----	1807	-----	1842	-----	1907	-----	1937	-----	2007	-----
Irthlingborough Cross	1742	-----	1812	-----	1847	-----	1912	-----	1942	-----	-----	-----
Nene Park (Diamond Way Roundabout)	-----	-----	-----	-----	1848	-----	-----	-----	1943	-----	-----	-----
Nene Park (NHS Clinic)	1744	-----	1814	-----	-----	-----	1914	-----	-----	-----	-----	-----
Higham Ferrers Green Dragon	1749	-----	1818	-----	1853	-----	1918	-----	1948	-----	-----	-----
Rushden Portland Road	1759	-----	1827	-----	1902	-----	1929	-----	1957	-----	-----	-----
<i>Irchester Road</i>	-----	-----	1832	-----	-----	-----	1934	-----	-----	-----	-----	-----
<i>Rushden (Masefield Drive)</i>	-----	-----	1835	-----	-----	-----	1937	-----	-----	-----	-----	-----
<i>Sharnbrook Swan</i>	-----	-----	1839	-----	-----	-----	1941	-----	-----	-----	-----	-----
Crown Park (Waitrose)	1814	-----	-----	-----	1917	-----	-----	-----	2012	-----	-----	-----
Felmersham Church	1821	-----	-----	-----	1924	-----	-----	-----	-----	-----	-----	-----
Radwell	1824	-----	-----	-----	1927	-----	-----	-----	-----	-----	-----	-----
Milton Ernest (opposite Queens Heads)	1827	-----	-----	-----	1930	-----	-----	-----	-----	-----	-----	-----
Oakley Memorial	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Claphan High Street (Highbury Grove)	1832	-----	-----	-----	1935	-----	-----	-----	-----	-----	-----	-----
Bedford Rail station	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Bedford Bus Station	1847	-----	-----	-----	1947	-----	-----	-----	-----	-----	-----	-----

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