

Making Wellingborough a place to be proud of

# The Plan for the Borough of Wellingborough Adopted Plan

Part 2 of the Local Plan



















February 2019



	Prefa	ice	5
1	Intro	duction	6
2	The	Borough of Wellingborough	13
3	Visio	n and Outcomes	19
4	Spat	ial Strategy	21
	4.1	Settlement Hierarchy	21
	4.2	Village Boundaries	22
5	Gree	n Infrastructure Framework	24
	5.1	Delivery of Green Infrastructure Corridors	24
	5.2	Protection of Existing Open Spaces, Sport and Recreation	27
	5.3	Enhancement and Provision of Open Space, Sport and Recreation	31
6	Deliv	rering Economic Prosperity	38
	6.1	Established Industrial Estates	39
	6.2	Employment Outside the Established Industrial Estates	43
7	Deliv	rering Homes	45
	7.1	Urban Housing	46
	7.2	Rural Housing	49
	7.3	Housing Trajectory	51
	7.4	Housing Mix and Tenure	52
	7.5	Gypsies, Travellers and Travelling Showpeople	60
8	Deliv	ering Retail	62
	8.1	Convenience Shopping	62
	8.2	Comparison Shopping	62
	8.3	Retail Hierarchy	63
	8.4	Local Impact Threshold	66
9	Wellingborough Town Centre		68
	9.1	Role of the Town Centre	68
	9.2	Primary Shopping Area	70



	9.3	i ne iv	larket	12
	9.4	Public	Realm and Shop Fronts	74
	9.5	Car P	arking	75
	9.6	Town	Centre Sites	76
	9.6	5.1	Former Post Office Sorting Depot/BT Exchange, Midland Road	77
	9.6	5.2	High Street/Jackson Lane	78
	9.6	6.3	Alma Street/Cambridge Street	80
10	Site S	Specifi	c Policies	81
	10.1	Susta	inable Urban Extensions	81
	10	.1.1	Wellingborough East	82
	10	.1.2	Wellingborough North	85
	10.2	Winds	sor Road	87
	10.3	Land	between Finedon Road and Nest Lane	88
	10.4	Park I	Farm Way/Shelley Road	90
	10.5	East	of Eastfield Road	91
	10.6	Leys	Road/Highfield Road	93
	10.7	Milne	r Road, Finedon	94
	10.8	Sywe	Il Aerodrome	95
11	Deliv	ering I	nfrastructure	97
12	Moni	toring	and Review	98
A	pper	ndicie	es	
A	Hous	ing La	ind Supply	104
В	Gloss	sary		107
С	Supe	rsede	d Policies	113
D	Polic	ies Ma	ps	116
	D.1	Bozea	at	116
	D.2	Easto	n Maudit	118



D.3	Ecton	120
D.4	Finedon	122
D.5	Great Doddington	124
D.6	Great Harrowden	126
D.7	Grendon	128
D.8	Hardwick	130
D.9	Irchester	132
D.10	Isham	134
D.11	Litttle Harrowden	136
D.12	Little Irchester	138
	Mears Ashby	
	Orlingbury	
	Strixton	
	Sywell	
	Sywell Aerodrome	
	Wilby	
	Wellingborough - Town Centre	
	Wellingborough - Town	
	Wellingborough - Borough	
Polici	es	
Policy	/ SS 1 Villages	23
-	GI 1 Local Green Infrastructure Corridors	
_	/ GI 2 Local Open Space	
-	/ GI 3 Local Green Space	
_	GI 4 Enhancement and Provision of Open Space	
-	GI 5 Enhancement and Provision of Sport and Recreation Facilities	
•	/ E 1 Established Industrial Estates	
-	/ E 2 Non Employment Uses (non-B) in Established Industrial Estates	
_	/ E 3 Employment Outside Established Employment Estates/ H 1 Urban Housing Allocations	
i Olio	7 11 1 GIDAH HOUGHIY 7 MOGAHOHG	<del>T</del> O



Policy H 2 Finedon Housing Allocation	50
Policy H 3 Housing Needs of Older People	56
Policy H 4 Retirement Housing, Supported Housing and Care Homes	56
Policy H 5 Self-build and Custom Housebuilding	58
Policy H 6 Single Plot Exception Sites for Self-build	59
Policy R 1 Retail Hierarchy	65
Policy R 2 Neighbourhood Shops	65
Policy R 3 Local Impact Threshold	67
Policy TC 1 Town Centre Boundary	71
Policy TC 2 Primary Shopping Area	71
Policy TC 3 The Market	73
Policy TC 4 Shop Fronts	75
Policy TC 5 Public Realm	75
Policy TC 6 Town Centre Car Parking	76
Policy TC 7 Town Centre Opportunity Sites	77
Policy TC 8 Former Post Office Sorting Depot/BT Exchange, Midland Road	78
Policy TC 9 High Street/Jacksons Lane	79
Policy TC 10 Alma Street/Cambridge Street	80
Policy Site 1 Wellingborough East	83
Policy Site 2 Wellingborough North	86
Policy Site 3 Windsor Road	88
Policy Site 4 Land Between Finedon Road and Nest Lane	89
Policy Site 5 Park Farm Way/Shelley Road	91
Policy Site 6 East of Eastfield Road	92
Policy Site 7 Leys Road/Highfield Road	94
Policy Site 8 Milner Road, Finedon	95
Policy Site 9 Sywell Aerodrome	96



## **Preface**

The plan was formally adopted by the Borough Council of Wellingborough on 26 February 2019.

The plan was examined against the National Planning Policy Framework (NPPF) published in March 2012 in accordance with the transitional arrangements in paragraph 214 of the revised NPPF (July 2018) and found to be sound by reference to that earlier version. References in the text to paragraphs in the NPPF are therefore references to the 2012 version of the framework.

## Where can you get further information?

- Further information about the plan including several background papers and the evidence base used to prepare the plan is available from our website <a href="https://www.wellingborough.gov.uk">www.wellingborough.gov.uk</a>
- You can visit our Swanspool House reception during normal office hours to speak to an officer from the Planning Policy team;
- Write to us at: Planning Policy, Borough Council of Wellingborough, Swanspool House, Doddington Road, Wellingborough NN8 1BJ;
- Email us at: <u>planningpolicy@wellingborough.gov.uk</u>; or
- You can telephone us on 01933 231926 or 231520



## 1. Introduction

## **Purpose of the Plan**

- **1.0.1** The Plan for the Borough of Wellingborough (PBW) has been prepared to help guide future planning decisions in the area. Together with the North Northamptonshire Joint Core Strategy (JCS), it forms the 'local plan' for the borough. The 'local plan' is a specific policy term used in national guidance which means a plan for the future development of the local area.
- **1.0.2** The JCS was adopted on 14 July 2016. Details are available from the North Northamptonshire Joint Planning and Delivery Unit website. (i)
- **1.0.3** The PBW replaces the policies in the Town Centre Area Action Plan (TCAAP adopted in 2009) and the saved policies from The Borough of Wellingborough Local Plan which derive from 1999 or 2004. These documents were prepared before the National Planning Policy Framework (NPPF) was issued by government and they needed to be updated.
- **1.0.4** The new local plan also replaces work that was undertaken on the Site Specific Proposals Development Plan Document (SSPDPD) that reached a preferred options stage in 2010.
- **1.0.5** Town planning operates in a plan-led system. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions made under any of the planning acts 'shall be made in accordance with the development plan unless material considerations indicate otherwise.' This means that the development plan for a given area is the most important factor to be taken into account when making planning decisions, most commonly when making decisions on planning applications, either by the council or by planning inspectors at appeal.
- 1.0.6 The importance of an up-to-date development plan is also clear in the National Planning Policy Framework (NPPF) where paragraph 12 states: 'proposed development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise' (NPPF, DCLG, March 2012). On the other hand, where the development plan is absent, silent or relevant policies are out-of-date, the NPPF makes it clear that a presumption in favour of sustainable development applies and that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework.

#### The Process and Timetable

**1.0.7** Government guidance and legislation sets out how local plans must be prepared. The process and timetable for preparing the plan is summarised below.



Stage	Timetable
Regulation 18 Consultation (identifying the scope of the plan)	21 March to 2 May 2014
Evidence gathering, stakeholder engagement and commissioning of consultants	May to December 2014
Report issues and options document and background papers to committee	15 December 2014
Consultation on issues and options	26 January to 9 March 2015
Evidence gathering, options testing, consideration of representations, stakeholder engagement and writing draft plan	March 2015 to March 2016
Report emerging draft plan to committee	April 2016
Consultation on emerging draft plan	15 April to 27 May 2016
Consideration of representations and consultant reports and preparation of publication plan and supporting documents	May 2016 to August 2017
Report publication plan to committee	September 2017
Consultation on plan (publication of plan)	20 September to 3 November 2017
Submission of plan to Secretary of State (examination commences)	30 January 2018
Examination hearings	10 April to 24 April 2018
Consultation on Main Modifications	10 July to 21 August 2018
Inspectors report	20 November 2018
Adoption	26 February 2019

**1.0.8** Engagement and consultation took place in accordance with the adopted <u>Statement of Community Involvement</u> (SCI). (ii) This was adopted on 14 November 2013 by the North Northamptonshire Joint Committee in relation to jointly prepared documents and by the borough council on 14 January 2014 in relation to its responsibilities. All responses received at each

ii http://www.wellingborough.gov.uk/info/200132/local\_development\_framework/1165/statement\_of\_community\_involvement



stage have been taken into account, together with other evidence that has been prepared, including viability testing, transport modelling, sustainability appraisal and habitats regulation assessment to produce the plan.

#### Context for the Plan

- **1.0.9** The PBW does not exist in isolation and there are basic conditions that a local plan must satisfy. It must be consistent with national policy and it must enable the delivery of sustainable development. The local plan also has regard to other relevant plans and strategies.
- **1.0.10** When the local plan was examined by an independent inspector, that person's duty was to ensure that it had been prepared in accordance with the 'duty to cooperate,' that legal and procedural requirements had been followed and to assess whether the local plan was 'sound.'
- **1.0.11** To be found sound a local plan must be:
- Positively prepared the plan should be prepared based on a strategy which seeks to
  meet objectively assessed development and infrastructure needs, including unmet
  requirements from neighbouring authorities where it is reasonable to do so and consistent
  with achieving sustainable development;
- **Justified** the plan should be the most appropriate strategy, when considered against reasonable alternatives, based on proportionate evidence;
- Effective the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

#### **Evidence Base**

**1.0.12** Each local planning authority should ensure that the local plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics of the area. The NPPF sets out the type of evidence that may be required. The national Planning Practice Guidance (PPG) explains that this is not a prescriptive list; the evidence should be focused tightly on supporting and justifying the particular policies in the local plan.

**1.0.13** A list of the evidence base used to support preparation of the plan is available on the council's website. (iii)

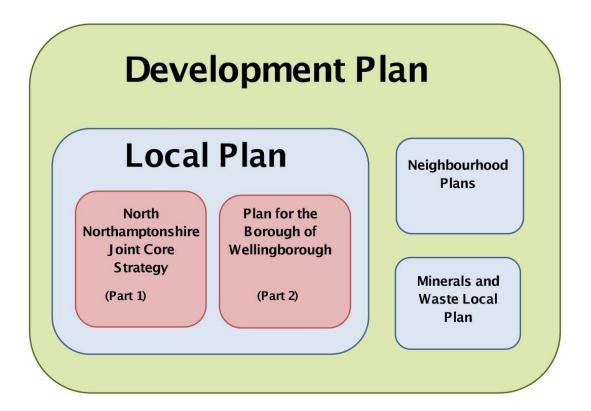
iii



#### What does the Plan Cover?

- **1.0.14** The North Northamptonshire JCS, as 'part 1' of the local plan deals with strategic issues such as the overall spatial strategy, level of growth required and its distribution. These issues are, therefore, not addressed within this plan. The JCS also sets out a set of core policies which relate to protecting and enhancing assets (such as the historic environment, landscape and biodiversity) and ensuring high quality development. This plan does not replicate any of these policies, but provides greater local detail in relevant areas to ensure that the development vision for the area is delivered. The PBW covers the entire area of the Borough of Wellingborough for the period 2011 to 2031. This plan period is the same as part 1 of the local plan.
- **1.0.15** The NPPF sets out government planning policy for England and how this is expected to be applied. It must be taken into account in the preparation of plans and is a material consideration in planning decisions. There is therefore no need to repeat any of those policies in the local plan.
- 1.0.16 'Neighbourhood Plans' are relatively new tools to give communities direct power to develop a shared vision for their area and deliver the sustainable development they need. These plans need to be in general conformity with the local plan. Earls Barton Neighbourhood Plan was formally made on 19 January 2016; Wollaston Neighbourhood Plan was made on 20 December 2016 and the Irchester, Knuston and Little Irchester Neighbourhood Plan was made on 16 October 2018. A neighbourhood plan is currently in progress for Ecton. The part 2 plan will not cover any non-strategic policies in an area where a neighbourhood plan is in preparation unless asked to by the relevant Parish Council. Once made, the neighbourhood plans form part of the overall development plan for the area.
- **1.0.17** The plan does not cover any minerals and waste related matters because these are covered by the Northamptonshire Minerals and Waste Local Plan prepared by the County Council. A diagram setting out the documents that form the development plan for the area is set out below.





1.0.18 The PBW is accompanied by a 'Policies Map'. This map is from an Ordnance Survey base and sets out where various policies in the plan apply. It comprises a map for the whole borough together with a number of inset maps covering individual settlements in more detail. The council is working with neighbouring authorities and the JPDU on the preparation of a web-based, interactive Policies Map for the whole of North Northamptonshire which may include other designations and constraints such as wildlife designations, scheduled ancient monuments, conservation areas and floodrisk areas as well as policies from other development plans such as the JCS, neighbourhood plans and the minerals and waste local plan.

## **Duty to Cooperate**

**1.0.19** The 'duty to cooperate' (the duty) was introduced by the Localism Act in November 2011. The act inserted section 33A into the Planning and Compulsory Purchase Act 2004. This placed a legal duty on all local authorities and public bodies (defined in regulations) to 'engage constructively, actively and on an ongoing basis' to maximise the effectiveness of local and marine plan preparation relating to strategic cross boundary matters.

**1.0.20** The NPPF provides advice on how strategic planning matters should be addressed in local plans (paragraphs 178 -181). Local planning authorities are expected to work 'collaboratively with other bodies to ensure that strategic priorities across local authority boundaries are properly coordinated and clearly reflected in local plans' (paragraph 179). Local planning authorities should follow the 'strategic priorities' set out in paragraph 156 of the NPPF.



- **1.0.21** Specific guidance on how the duty should be applied is included in the PPG. This makes it clear that the duty requires a proactive, ongoing and focused approach to strategic matters. Constructive cooperation must be an integral part of plan preparation and result in clear policy outcomes which can be demonstrated through the examination process.
- 1.0.22 The council already works closely with other partners and authorities in North Northamptonshire, through the preparation of the JCS which sets out the strategic priorities for the area. This has included the preparation of a joint evidence base on many topics including the need for homes and jobs, retail and other commercial development, and the provision of infrastructure to support that development. Through the preparation of the JCS there was significant collaborative work to ensure that strategic issues that cross boundaries were appropriately dealt with. The council will continue to engage constructively with other bodies and authorities outside of the North Northamptonshire area to identify any duty to cooperate issues that need to be dealt with in the part 2 plan.
- 1.0.23 Through the preparation of the PBW, a cross boundary issue was identified by the West Northamptonshire local planning authorities relating to the potential need to accommodate some of Northampton's growth within the plan period. The exact nature and extent of Northampton's growth and any cross boundary implications has not been identified at present. This issue was also identified and resolved through the preparation of the North Northamptonshire JCS, which specifically addresses the issue of cross-boundary growth of Northampton at paragraph 1.14 of the plan. For the period post-2029 options outside of the West Northamptonshire boundary area may need to be tested alongside others for meeting Northampton's longer term development needs. Through the duty to co-operate and co-ordination of plan making and associated evidence bases including the commissioning of population studies to establish objectively assessed needs and options and timescales to deliver this, the respective local planning authorities will work together to positively address this issue in reviewing future local plans. Given the strategic nature of this cross-boundary issue, this will be addressed through the reviews of the respective JCSs.

## Sustainability Appraisal and Habitats Regulations Assessment

- **1.0.24** Every local plan must be accompanied and informed by a Sustainability Appraisal (SA). This allows the potential environmental, economic and social impacts of the local plan to be systematically taken into account and has a key role throughout the plan making process. The SA plays an important part in demonstrating that the local plan delivers sustainable development and has considered reasonable alternatives.
- **1.0.25** The Upper Nene Valley Gravel Pits which runs through the borough is identified as a Special Protection Area (SPA) and Ramsar site of international importance. The local plan has therefore also been assessed in accordance with the Conservation of Habitats and Species Regulations 2010.
- **1.0.26** The SA and Habitats Regulations Assessment process has been conducted alongside the various stages of the plan preparation. At each stage these assessments have informed and influenced development of the plan. The SA adoption statement sets out the various

# Introduction



documents that have been prepared and concludes that the regulations have been complied with. The Inspector's Report also concludes that an adequate SA has been carried out and that no adverse effects on the integrity of the SPA will arise from the plan.



## The Plan Area

**2.0.1** The Borough of Wellingborough is shown in Figure 1 below. It covers an area of 163 sq km, situated in the eastern half of Northamptonshire, and lies about 65 miles from both London and Birmingham. It is located at the most southern tip of the East Midlands Region and, together with Kettering, Corby and East Northamptonshire, it forms part of the area known as North Northamptonshire.



Figure 1 Map of the Borough of Wellingborough



**2.0.2** Broadly speaking there are two functional areas in North Northamptonshire, focused around Corby and Kettering in the north and Wellingborough and Rushden in the south. Wellingborough has close links with Northampton, Milton Keynes and Bedford particularly for jobs and services. There are particularly strong links with Northampton with 19% of working residents of Wellingborough working in Northampton borough. Figure 2 below shows the location of the borough in relation to other towns in the wider area.



Figure 2 Location of Wellingborough

**2.0.3** Wellingborough town forms the urban centre of the borough and is surrounded by 19 villages which range in size from Earls Barton (population 5,387) and Irchester (population 4,745) to Hardwick (population 70) and Strixton (population under 50). Much of the borough remains essentially rural and is primarily comprised of gently undulating farmland.

## **Population**

**2.0.4** The population of the borough is 76,400 (ONS 2014). Approximately 49,000 people (65% of the borough) live within the town of Wellingborough with the rest living in the rural area. The population grew by 4% from the 2001 to 2011 Census which is at a lower rate than the national average (7.2%) and surrounding districts. This increase has continued since 2011 where by 2014 the population had increased by a further 1.4%.



- **2.0.5** Wellingborough has a generally ageing population and a reducing younger population with the exception of under 5's. This is a similar trend to the rest of the country. It is estimated that in 2015 there were 14,500 people aged over 65 in the borough 18.8% of the population. This is predicted to rise to 24% of the population by 2030 20,100 people. (i)
- **2.0.6** In terms of ethnicity, the borough has a relatively diverse population and the diversity is increasing. In the 2011 census, approximately 83% of residents described themselves as white British; this has reduced from 89% in the 2001 Census.

## **Economy**

- **2.0.7** Wellingborough town forms the focal point of the local economy. Most of the retail offer is located within the town centre of Wellingborough, whilst industrial and commercial development is primarily located on several estates at Park Farm, Denington Road, Finedon Road, Ise Valley, Irthlingborough Road and the Victoria Business Park on the A45.
- **2.0.8** Data from the 2011 Census identified that 72% of the population was economically active, this is slightly higher than the national figure of 70%. Long term employment<sup>(ii)</sup> in the borough was 1.8% which is comparable to the national figure of 1.7%. Average household income at £35,122 is below the regional average of £36,120.<sup>(iii)</sup>

## Housing

- **2.0.9** In 2011 there were a total of 33,219 dwellings in the borough. 66% of the properties were owner occupied, 14% were private rented and 18% were rented from a social registered landlord. There is no local authority owned stock.
- **2.0.10** Between 2011 and 2017, 1504 new homes were built in the borough to provide for residents and to create sustainable, inclusive and mixed communities. Of this figure, 1142 new dwellings or 75.9% were built in the town, whilst the rural areas had 362 new dwellings.

#### **Environment**

2.0.11 Much of the borough remains essentially rural and is comprised of gently undulating farmland - a significant proportion of which is of good agricultural quality. The most significant landscape and biodiversity features are the rivers. The River Nene bisects the borough from west to east with the River Ise running north to south and flowing into the Nene to the south-east of Wellingborough. Sand and gravel extraction along the Nene Valley has created many large, water-filled gravel pits at the expense of the wet meadows which once flanked the river. In biodiversity terms, this has enabled species to colonise these pits to such an extent that some are now of national importance and have, therefore, been designated as Sites of Special Scientific Interest (SSSI). Sites of Specific Scientific Interest (SSSI) cover only 3.45% of the borough, compared to about 7% of the country as a whole.

i Source: Projecting Older People Population Information System (www.POPPI.org.uk). These figures are taken from Office for National Statistics (ONS) subnational population projections.

ii Defined in the 2011 census as those individuals who have not worked since 2009 or earlier

iii Source: CACI 2016



**2.0.12** In 2011, part of the Nene Valley was recognised as being of international importance when it was designated as a Special Protection Area (SPA) and Ramsar Site for its importance as a wetland habitat for birds. The Nene Valley Nature Improvement Area (NIA) was designated in 2012. This covers the Rivers Nene and Ise within this borough and has enabled partners to be proactive to bring forward projects to enhance the natural environment.

#### **Social Characteristics**

- **2.0.13** According to the Indices of Deprivation 2013, Wellingborough was ranked at 133 out of 326 local authorities in England, where 1 was the most deprived area and 326 the least deprived. These indices provide a measure of multiple deprivations, based on indicators such as income, employment, education, health and crime.
- **2.0.14** According to the 2011 Census, the majority of the population who state a religion describe themselves as Christian (57.69%). This has fallen since the 2001 Census when 68.19% described themselves as Christian. There have been increases in the percentage of people describing themselves as Hindu (3.6%), Muslim (1.6%), Sikh (0.2%), other religion (0.5%) and no religion (29.2%).
- **2.0.15** In Wellingborough, the proportion of pupils gaining five or more GCSEs grade 'A' to 'C' has increased significantly over the last few years, from 46% in 2008 to 58% in 2012. There is however, a greater proportion of adults with no qualifications in Wellingborough (10.7%) than in the East Midlands (10.3%) and compared with the national average, (9.3%).
- **2.0.16** According to the 2011 census the number of residents of Wellingborough educated to degree level or above is 23% as opposed to 27% across the whole of England. There is no University in the borough or in North Northamptonshire. The nearest university is the University of Northampton around 12 miles away from Wellingborough.

## **Accessibility and Movement**

- **2.0.17** Wellingborough benefits from good road connections and has a number of key transport corridors running through the borough. The A45 provides an east-west route and leads directly to junctions 15, 15A and 16 of the M1. The A509 provides a north-south route which links via the A14 to the M1, M6 and the east coast ports.
- **2.0.18** Wellingborough's railway station is on the Midland Mainline linking it direct to London, Nottingham, Leicester, Derby and Sheffield, as well as local towns Kettering and Corby. The average journey time to London (St Pancras) is under 60 minutes and the station is served by at least 2 trains per hour into London. The Eurostar operates from London St Pancras International to Europe, journey times from Wellingborough to Paris or Brussels is approximately 4 hours.
- **2.0.19** Wellingborough is also situated on direct train routes to several major UK airports, London Luton Airport is the closest and is reached in 30 minutes approximately by train, East Midlands Airport is also on the direct train route and is around an hour journey. The direct route into London also connects Wellingborough with London Heathrow and London City Airport.



- **2.0.20** The main bus operator in the borough is Stagecoach, which connects Wellingborough to Northampton, Milton Keynes and Peterborough as well as Kettering and Corby. Day time service frequency on many of the routes is reasonably acceptable however evening and Sunday services are not.
- 2.0.21 Just over 66% of people travel to work in Wellingborough by car. Wellingborough town is served by public transport and is relatively compact which means there are opportunities to walk and cycle. Nine percent of people walk to work and 1.5% of people cycle according to the 2011 census. These figures have dropped slightly since 2001, despite attempts to encourage these modes.
- **2.0.22** Most people in the borough live within 0.4 km of a bus stop and within 0.6km of a primary school. There are areas within the town and the rural area that are not within the 1.0 km catchment of a GP surgery. Large areas of the rural area are more than 1.5 km from a secondary school and none of the rural area is within 2.0 km of a sports centre.

#### Health

- **2.0.23** Wellingborough has a hospital (The Isebrook) however it does not have accident or emergency services. The nearest General Hospital is in either the neighbouring towns of Kettering or Northampton, both are at least a 30 minute drive away by car, and are only served by infrequent public transport. There are 13 GP surgeries in the borough, some of these are in need of investment or regeneration and some are operating over their capacity.
- **2.0.24** The 2015 Health profile for Wellingborough shows that the health of people in Wellingborough is similar to the national average, about 3,100 children live in poverty and life expectancy for both men and women is similar to the England average.
- **2.0.25** Life expectancy is 7.1 years lower for men and 10 years lower for women in the most deprived areas of Wellingborough than in the least deprived.
- **2.0.26** In year 6, 19.2% of children are classed as being obese, levels of teenage pregnancy and smoking are worse than the England average.
- **2.0.27** The estimated level of adult obesity is worse than the England average. Rates of sexually transmitted infections and hospital stays for alcohol related harm are better than the England average.

## **Cultural Heritage**

**2.0.28** The borough has a rich built heritage and evidence of settlements stretching back 2,000 years. 536 buildings are listed in the borough for their special architectural or historical interest and there are eleven scheduled ancient monuments. Much of the historic environment is of high quality and adds significantly to the character and identity of the area.



**2.0.29** Conservation areas are 'areas of special architectural or historical interest in the character or appearance of which it is desirable to preserve or enhance' designated by the borough council. There are currently conservation areas within: Earls Barton, Easton Maudit, Ecton, Finedon, Great Doddington, Grendon, Hardwick, Isham, Mears Ashby, Orlingbury, Sywell, Wollaston and Wellingborough Town Centre.

**2.0.30** Further details about the borough and its characteristics can be found in the <u>sustainability appraisal</u> baseline assessment. (iv)



## 3. Vision and Outcomes

**3.0.1** The PBW, as part 2 of the local plan, will support and deliver the vision and outcomes set out in the JCS which represents part 1 of the local plan. The JCS sets out the following vision and outcomes:

By 2031, North Northamptonshire will be a showpiece for modern green living and well managed sustainable development: a resilient area where local choices have increased the ability to adapt to the impacts of climate change and to global economic changes. The special mixed urban-rural character of North Northamptonshire will have been maintained through urban-focussed growth supporting a strong network of vibrant and regenerated settlements, which each maintain their separate and distinct character within an enhanced green framework of living, working countryside.

North Northamptonshire will be outward looking, taking advantage of its excellent strategic transport connectivity to be a nationally important growth area and focus for inward investment. Plan led change will have made North Northamptonshire, its northern and southern sub-area and individual settlements more self-reliant, with more choices available locally. Investment in infrastructure, services and facilities and growth in high quality jobs will have led to less need to travel and will have shaped places in a way that meets the needs and aspirations of local people. A strong focus on growing investment in tourism, leisure and green infrastructure will be balanced with the protection and enhancement of the area's landscape character and its valuable built and natural environment.

North Northamptonshire will be an exemplar for construction based innovation and the delivery of low carbon growth. Its high quality environment and prosperous economy will ensure it has a stronger profile within the UK and Europe; widely recognised as a safe, healthy, affordable and attractive area for residents and visitors, and an excellent place for business to invest in.

Ecosystems will be protected and enhanced and provision of ecosystem services increased where demand exists. The Rockingham Forest will be re-invigorated through major new tree planting, providing carbon storage and a focus for tourism, recreation and sustainable wood fuel production. Restored and newly created habitats in the Nene Valley Nature Improvement Area, will deliver improvements for both wildlife and people and a step change in nature conservation whilst recognising its tourism potential.

## Contributing to this overall vision:

 Corby will be well on the way to doubling its population and will offer international class culture and sport facilities. Enterprise areas will have promoted the town as a base for businesses leading the way in high performance technologies, creative industries and the green economy. Smart and innovative regeneration and growth will have delivered a transformed, vibrant and growing Town Centre and sustainable



urban extensions; together with a network of accessible natural green spaces forming the urban gateway to the wider Rockingham Forest.

- East Northamptonshire will be the heartland of small and medium sized enterprises, based on regenerated and thriving market towns with an enhanced role for Rushden as the District's Growth Town. Implementation of the consented development at Rushden Lakes will have provided a new out of centre retail and leisure offer serving residents in the southern area of North Northamptonshire and delivering significant environmental benefits in the Nene Valley. Diverse, sustainable villages and a living, working countryside will provide the backdrop for tourism, creative industries and low carbon businesses to locate at the meeting point of the Nene Valley and Rockingham Forest.
- Kettering will be the largest retail centre and its vibrant town centre, regarded for being characterful, distinctive and fun, will provide a focus for its surrounding market towns and villages. The town will be the focus for healthcare and will lead the way in renewable energy investment to strengthen the green economy. Its business community will capitalise on its excellent connectivity, including its position on the Trans-European (E24 route) A14 and on the electrified Midland Mainline rail route.
- Wellingborough will be the gateway to North Northamptonshire for businesses looking for good rail connections to the south east and Europe, with a high profile office development centred on the railway station. Its historic core will be the heart of the community, serving the town and its prosperous satellite villages with a diversified retail, leisure and heritage offer.

Achieving the Vision by 2031 depends on the successful delivery of the following outcomes:

- 1. Empowered and proactive communities
- 2. Adaptability to future climate change
- 3. Distinctive environments that enhance and respect local character and enhance biodiversity
- 4. Excellent services and facilities easily accessed by local communities and businesses
- 5. A sustainable balance between local jobs and workers and a more diverse economy
- 6. Transformed connectivity
- 7. More walkable places and an excellent choice of ways to travel
- 8. Vibrant, well connected towns and a productive countryside
- 9. Stronger, more self-reliant towns with thriving centres
- 10. Enhanced quality of life for all residents



## 4. Spatial Strategy

**4.0.1** The Joint Core Strategy (JCS) sets out the strategic spatial strategy for Wellingborough, defining the roles that various settlements will play in building a more sustainable and self-reliant North Northamptonshire and maintaining the special mixed urban/rural character. The JCS general approach is to meet needs as locally as possible, recognising that facilities serving more than one settlement should be in the most sustainable location. This Part 2 local plan has derived a local, more detailed spatial strategy for the borough, which is in keeping with the JCS, to ensure that local circumstances are properly accounted for.

## **4.1 Settlement Hierarchy**

- **4.1.1** A settlement hierarchy is a way of categorising the borough's settlements in order to recognise their different roles and identify how they should be planned for in the future. A hierarchy groups together the settlements that have similar characteristics and roles. At the top of the hierarchy are the settlements that are the most sustainable and least constrained and at the bottom of the hierarchy are the settlements that are least sustainable and most constrained. A hierarchy helps to determine the level of growth that settlements ought to be able to sustainably accommodate in the future.
- **4.1.2** The JCS settlement hierarchy consists of four tiers; Growth Towns, Market Towns, Villages and Open Countryside. In this borough the town of Wellingborough is identified as a Growth Town and is the focus for the majority of growth. The rest of the settlements fall under the 'Villages' category. There are no Market Towns identified in this borough. The JCS allows part 2 local plans to identify a more detailed settlement hierarchy based on local evidence. The local hierarchy looks at further categorising the settlements in the borough which fall within the villages tier.
- 4.1.3 A <u>Settlement Hierarchy background paper</u> (i) was produced in order to assess the need to identify a local settlement hierarchy. It has been concluded that it is not necessary for any rural settlements to accommodate more growth than their local needs and no specific needs for facilities or services have been identified that would justify additional housing in any of the settlements. There are however some settlements where development ought to be more restricted. Easton Maudit, Hardwick, Strixton and Sywell Old Village are identified as settlements that are either the least sustainable in terms of services and facilities, have environment constraints or would have difficulty suitably accommodating additional growth. Table 4.1 outlines the local settlement hierarchy.
- **4.1.4** The local settlement hierarchy is defined by four tiers: Growth Town, Villages, Restraint Villages and Open Countryside. The strategy for the local settlement hierarchy seeks to treat the majority of the rural settlements the same, does not seek to identify that some should accommodate more than their own local needs, but identifies some rural settlements which because of their special characteristics or lack of services or facilities should have more restricted levels of development. In these villages, unless the community wish to accommodate new

i http://www.wellingborough.gov.uk/downloads/file/7028/settlement\_hierarchy\_background\_paper\_-\_april\_2016



development to meet specific local needs through the preparation of a Neighbourhood Plan or the Community Right to Build, then development should normally be restricted to the re-use or conversion of suitable buildings. This approach is consistent with the JCS and in accordance with the NPPF. It provides flexibility for local communities in preparing Neighbourhood Plans.

Tier **Definition** Settlement Wollaston, Earls Barton, Finedon, Village Village is able to accommodate some small scale infill development to meet its own Irchester, Bozeat, Sywell, Great need or a level of growth has been identified Doddington, Wilby, Isham, Ecton, in the JCS or a Neighbourhood Plan Little Irchester, Grendon, Mears Ashby, Little Harrowden, Orlingbury, Great Harrowden Easton Maudit, Hardwick, Strixton, Restraint Some small rural settlements will be Village designated as restraint villages which will Sywell Old Village be treated as open countryside where development will be strictly managed. Open Development will be strictly managed to Settlements of a dispersed form safeguard the character and beauty of the Countryside countryside and maintain separate settlements

Table 4.1 Rural Settlement Hierarchy

## 4.2 Village Boundaries

- **4.2.1** The local settlement hierarchy, as outlined in Table 4.1, states that development will be limited in the Villages and restricted in the Restraint Villages and Open Countryside. The limited development allowed in villages will be to meet local need through small scale infilling within the settlement or rural exception sites adjoining the village. The need identified in the JCS for the four largest villages in the borough (Earls Barton, Finedon, Irchester and Wollaston) will be met through Policy H 2 of this plan or through neighbourhood plans. In order to clarify where limited development to meet local need will be most appropriate and sustainable and to interpret whether sites are within or adjoining villages for the purposes of policies 11 and 13 of the JCS, village boundaries have been designated for the Villages identified in Table 4.1. Village boundaries have not been designated for the villages of Earls Barton, Wollaston and Irchester as these are identified in the relevant Neighbourhood Plans. Village boundaries have also not been designated for the Restraint Villages, as development here will be treated the same as in the Open Countryside in order to protect the rural character of the settlements.
- **4.2.2** Village boundaries have been identified on the Policies Maps using the criteria outlined in Table 4.2. The Village Boundaries background paper (ii) explains how the criteria were derived and includes responses to representations received relating to the boundaries.

ii

http://www.welingboroughgpvuk/db.wnbads/db.wnbads/2801/plan for the borough of welingborough village boundaries badiground paper publication version-september 2017



Table 4.2 Village Boundaries Criteria

#### **Boundaries will include:**

- A. Buildings and curtilages which are contained and visually separate from the countryside
- B. Areas of land with planning permission at 1 April 2017 which relate closely to the main built up areas
- C. New allocations in the plan

## **Boundaries will exclude:**

- D. Areas of employment or leisure uses that are detached or peripheral to the village
- E. Caravan or mobile home sites
- F. Individual and groups of dwellings or agricultural buildings that are detached or peripheral to the village
- G. Public open space or undeveloped land that is detached or peripheral to the village
- H. Areas of land that protect key vistas and/or the setting of heritage assets
- I. Large gardens which are visually open and relate to the open countryside, whose development would harm the form and character of the village

## Policy SS 1

## **Villages**

The Village Boundaries as shown on the Policies Map will be used to interpret whether sites are within or adjoining villages for the purposes of Policies 11 and 13 of the Joint Core Strategy.

Development within the Restraint Villages of Easton Maudit, Hardwick, Strixton and Sywell Old Village will be strictly managed. Development will normally be restricted to the re-use or conversion of suitable buildings. Any locally arising needs from these settlements should be met through Neighbourhood Plans, the Community Right to Build or directed to more sustainable nearby villages.



## 5. Green Infrastructure Framework

- **5.0.1** Green infrastructure (GI) is a network of 'multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'. (i) GI is not simply an alternative description for open space. As a network it comprises the broadest range of high quality green spaces and other environmental and historic features. GI includes assets such as parks, open spaces, playing fields, woodlands, church yards, field boundaries, archaeological sites, street trees, allotments and private gardens. It also includes streams, canals and other water bodies and features such as green roofs and walls.
- 5.0.2 Green infrastructure contributes to the setting of settlements and their surrounding landscape and enhances the character and distinctiveness of the local area. The provision of high quality accessible green infrastructure is seen as increasingly important to regeneration and creating places that are based upon local distinctiveness. Quality environments also attract quality investment in terms of housing, the economy, jobs and skills. GI corridors provide opportunities for sustainable movement (principally by foot or cycle) from the town to the countryside. Well connected GI performs a range of important functions relating to the natural environment, climate change mitigation and adaption and quality of life. Investing in GI can help to deliver a range of other policy objectives, including water and flood management, biodiversity conservation and health and wellbeing.

## 5.1 Delivery of Green Infrastructure Corridors

- **5.1.1** The JCS sets out the strategic approach to GI across North Northamptonshire (Policy 19) and makes provision for Part 2 Local Plans to refine local GI corridors. Figure 17 of the JCS identifies sub-regional and local networks/corridors across North Northamptonshire and beyond. Within the borough, the sub-regional corridors follow the valleys of the River Nene and the River Ise, whilst the three identified local corridors connect Ecton to Wilby, Sywell reservoir to Broughton and Hockley Lodge to Finedon. Increasing the range of uses within local green infrastructure corridors will improve benefits at the community level.
- **5.1.2** Policy 19 of the JCS provides a framework for managing development and investment, protection and enhancements of green infrastructure networks. It states that priority of investment and enhancement of local green infrastructure networks should be in areas where net gains can be made to the range of functions, particularly those that improve access between the towns and countryside and remedy local deficiencies in open space provision and quality. Increasing the range of uses within local green infrastructure corridors will improve benefits at the community level.



**5.1.3** Northamptonshire County Council undertook a study of local GI resources to identify areas where local GI corridors might be identified within the PBW. The exercise was limited to the Wellingborough Urban area. This <a href="study">study</a>(iii) revealed that Wellingborough's rural GI assets are quite spread out, and are not found in patterns or concentrations which suggest actual corridors. Furthermore, relatively little is known about movement patterns in the Borough's rural communities. Together these two factors make it somewhat difficult at present to identify defined local GI corridors in the rural area. As a consequence, it is considered that the local corridors identified in Joint Core Strategy Figure 17 in the rural area therefore remain in effect. This is not to imply that green infrastructure in rural Wellingborough is being downgraded or is somehow less important than at Wellingborough Town. Rather, within the rural area there is currently insufficient evidence to support refinements to the established local corridors reflected in the JCS.

## **Green Infrastructure in Wellingborough Town**

- **5.1.4** The core of Wellingborough's green infrastructure base is its linear park, which consists of two main branches. The first of these extends from the town centre along Swanspool Brook west to the A509 at Wilby. The second follows Hatton Brook from Finedon Road Industrial Estate southwest through the north part of town to Park Farm Industrial Estate. Smaller offshoots of the park are located along Great Harrowden Brook at Redhill Grange and east of the town through Castle Fields to the River Ise.
- 5.1.5 Wellingborough has two SUEs currently in progress that will contribute new green infrastructure to the existing network. The approved masterplans for both these sites have been designed to connect to the existing network and provide important new multifunctional green corridors throughout the developments. A key expanse of new GI will be delivered by the Wellingborough East SUE, which will create parks, access routes and new habitat along the River Ise as well as green links that permeate the development. The Wellingborough North SUE will create new GI along the ridgeline north of the town which will connect to the north of Park Farm Industrial Estate and another corridor along the brook. Additional green links connect these main corridors within the development. The development principles for both SUEs are set out in Policy Site 1 and Policy Site 2.
- 5.1.6 The NCC study identifies that areas of multifunctionality are concentrated within urban Wellingborough, in particular within the linear park system. It identifies a local GI network comprised of existing and planned assets, focused on the town. The excellent GI network within the town, which provides opportunities to connect the town to surrounding villages, is therefore the priority for this Plan which identifies these as key local GI corridors. Figure 3 below shows these refined local corridors. Investment and enhancement of these GI corridors will be a priority, and protection from development which compromises their integrity and function will be important. The Green Infrastructure Delivery Plan identifies potential projects that will support the enhancement of GI corridors.

iii A Spatial Analysis of Green Infrastructure Resources in Wellingbororough Town, September 2016: http://www.wellingborough.gov.uk/downloads/file/7703/ncc\_wellingborough\_green\_infrastructure\_report\_2017



5.1.7 The GI corridors are indicative, aiding decision making. This is intended to help highlight where Green Infrastructure investment is most likely needed. The intention is to ensure that the integrity of the overall GI network is not compromised by inappropriate development and land management. The integrity of the GI corridors should be retained through positive place shaping considerations for both people and biodiversity to enhance and invest in the natural capital of the area. It is envisaged that this is achievable on all developments that may be within or near to corridors through a range of design features that are most relevant to that site and location and often act as drivers for the design of the place. Where development is planned within or in close proximity to a GI corridor, it should become an integral feature to the design and 'identity' of the development site to ensure that the connectivity of the network for both public benefit and biodiversity is retained and enhanced. Green infrastructure corridors should be multifunctional spaces that reflect and enhance the character of the local environment and also operate at a landscape scale across the town as a whole.

**5.1.8** In cases where there is an unavoidable need to trade off existing GI assets to meet social and economic needs, this should be offset by appropriate mitigation and compensation measures to enhance the functionality of other GI assets elsewhere within the GI network. However, some semi-natural habitats, such as ancient woodlands, are irreplaceable and need protection and appropriate connections between spaces need to be maintained.

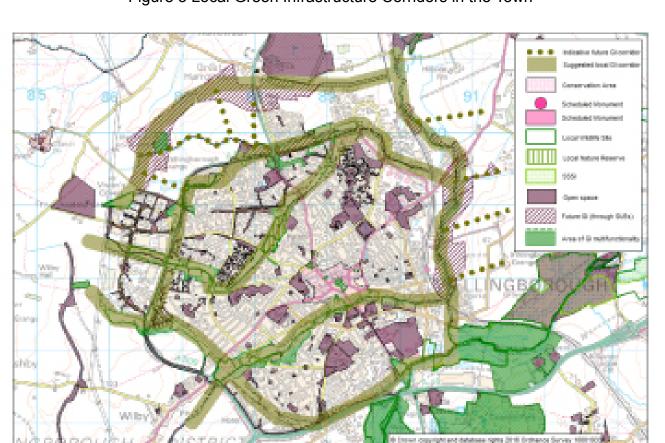


Figure 3 Local Green Infrastructure Corridors in the Town



## Policy GI 1

#### **Local Green Infrastructure Corridors**

Development must be designed to protect and enhance existing Green Infrastructure networks, and the connections between them where possible.

Local GI corridors within Wellingborough town as identified on the Policies Map, will be priorities for investment and improvement. These will be protected and enhanced by:

- A. ensuring that new development will not compromise the integrity of the green infrastructure network;
- B. ensuring new development maintains existing and where appropriate provides appropriate connections to the existing green corridors;
- C. ensuring that wherever possible new open space connects to or is provided within the green infrastructure corridors;
- D. prioritising investment in enhancement of open space, sport and recreation in green infrastructure corridors; and
- E. using developer contributions to facilitate improvements to their quality.

In the rural areas Local GI corridors will be protected and enhanced. Opportunities to connect these corridors into the wider GI network will be supported.

## 5.2 Protection of Existing Open Spaces, Sport and Recreation

- **5.2.1** Open space includes all areas of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity. Furthermore, open spaces provide benefits such as mitigating climate change, improving air quality, flood alleviation, and ecosystem services. Open spaces, sport and recreation facilities also have direct and indirect impacts on people's physical and mental health. Access to open space and sports facilities is linked to higher levels of physical activity which helps to reduce levels of obesity and long term conditions such as heart disease. Open space and access to nature is also linked to reduced stress levels, reduced depression and improved social interaction. Allotments also provide opportunities to grow health foods.
- **5.2.2** Open space is an integral natural and physical asset for local communities in both urban and rural areas of the borough. For this reason, it is important to protect and enhance the green spaces. It is also beneficial to provide additional spaces within new developments, and to link these places back into the town to make them more accessible.



5.2.3 The borough council has commissioned new evidence on open space, sports and recreational facilities (iii) to enable the part 2 local plan to identify specific needs and qualitative or quantitative deficits or surpluses of open space, sports and recreation. A playing pitch strategy will also be commissioned in the near future. These studies provide a robust local evidence base to support the development of detailed planning policies for the PBW. The three central planning objectives that have guided these studies to ensure that open space, sports and recreational facilities meet the required demand are 'protection, enhancement and provision'. Protection of sites seeks to safeguard them from loss as a result of development; enhancement is carried out through improving sites' quality accessibility and management; and provision of new sites ensures future needs are met.



Figure 4 Open space, sport and recreation objectives

Planning Objectives diagram from Sport England's Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities 2014

**5.2.4** The NPPF, PPG and the JCS (notably policy 7) provide a context for the protection of existing open space. The NPPF (paragraph 74) suggests that existing open space, sports and recreational buildings and land, including playing fields should be protected unless:

 an assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements; or

iii TEP (November 2015) Open Space, Sport and Recreation Audit and Assessment; TEP (March 2017) Open Spaces Assessment Update and Strategy; and Strategic Leisure Limited (March 2017) Supplementary Report - Indoor Sports Facilities 2017-2031



- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreation provision, the need for which clearly outweigh the loss.
- 5.2.5 The NPPF (paragraphs 76-78) goes on to say that local communities through local plans and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. Designation of land as 'Local Green Space' would generally rule out new development, but this designation would not be appropriate for most green areas or open space. Local Green Space does not need to be publicly accessible, although the designation must not be applied to an extensive tract of land and the site must be in reasonably close proximity to the community it serves. The land must be demonstrably special to a local community and hold a particular local significance.
- **5.2.6** Areas of open space within the borough have historically been protected as Environmental Important Open Space (EIOS) and/or Important Amenity Areas (IAA). The council has reassessed these designations in light of the NPPF and the recent open space, sport and recreation audit and assessment and concluded that the plan should continue to identify two types of open space designations within the borough, but refined to reflect the NPPF. The designations proposed are Local Open Space and Local Green Space.
- 5.2.7 For this plan, Local Open Space comprises: parks and gardens; natural and semi-natural open space; amenity greenspace; linear greenspace; children's play areas; allotment and community gardens; cemeteries and churchyards; and outdoor sports and recreational facilities within the borough with access ranging from full open to restricted. Sites with closed access (e.g. private garden land) from any of these typologies are not identified as Local Open Space. These areas will be protected and where possible enhanced. Their loss will only be permitted in exceptional circumstances such as when they are no longer needed or they are to be replaced elsewhere. New open spaces provided during the plan period will also be regarded as Local Open Space for the purposes of the plan. The open space audit will be updated at regular intervals to include new sites or to remove any sites which are lost.
- 5.2.8 The evidence base that has informed the PBW has identified as Local Open Space statutory sites such as the Upper Nene Valley Gravel Pits Special Protection Area, SSSIs and Scheduled Monuments, recognising their contribution to the wider greenspace networks. These sites are subject to statutory protection as set out in national guidance and the JCS in addition to the policies in this plan. Un-designated sites can also be of significant value and the level of significance needs to be taken into account in any future planning applications. Policies 2 and 4 of the JCS set out protection for the historic environment, biodiversity and geodiversity.
- **5.2.9** The term Local Green Space will apply to those open spaces of particular special importance which meet the criteria set out in the NPPF. These areas cannot be replaced elsewhere but are important to the community because of a particular local significance such as their historic or ecological value or the contribution they make to the character of an area. The open space background paper provides the rationale for the designation of Local Green Spaces<sup>(iv)</sup>.
- iv <a href="http://www.eingboroughgou.kt/downbad/2800/dan">http://www.eingboroughgou.kt/downbad/2800/dan</a> for the borough of weingborough open space designations badaground paper publication version-september 2017



## Policy GI 2

## **Local Open Space**

Local Open Space, as designated on the Policies Map, will be protected and and where possible enhanced. Development that will result in its loss will only be permitted in the following exceptional circumstances:

- A. Where the asset is not identified for its historic, biodiversity or geological importance; and
- B. Loss of the site would not result in a deficiency in accessing that type of open space within the locality<sup>(v)</sup> and the site could not be used to meet a deficiency in accessing any other type of open space; or
- C. Provision is to be made on an alternative and appropriate site which is easily accessible and provides equivalent or better community benefit; or
- D. The development relates to a small part of the site where this is agreed to represent the best means of retaining or enhancing the open space; or
- E. The site is of poor quality and cannot be enhanced to meet the quality standards identified in Table 5.1 and development represents the best option for achieving an alternative open space elsewhere; and
- F. Loss of the site will not result in a break in the connection of a green infrastructure corridor as shown on the Policies Map

# Policy GI 3

## **Local Green Space**

Development which will result in the loss of a site designated as Local Green Space on the Policies Map will not be permitted unless it can be clearly demonstrated that the development will not conflict with the purpose of the designation.



## 5.3 Enhancement and Provision of Open Space, Sport and Recreation

- **5.3.1** It is important to provide a balance between different types of open space in order to meet local needs. New housing developments create an additional need for both open space and sport and recreational facilities. New development should, therefore, provide opportunities to enhance existing poor quality open space and/or provide new open spaces to meet this additional need. This provision could be either on or off-site depending on the scale and nature of development and the level and quality of existing facilities in the vicinity.
- **5.3.2** Locally based open space standards have been developed based on the assessment of needs in the study, and proposals for new residential development should contribute to the provision or enhancement of open space based on these standards.

Table 5.1 Local Open Space, Sport and Recreation Standards

Quantity	Quality	Accessibility
Parks and Gardens –	e.g. urban parks and formal gardens	
Urban: 1.5 ha per 1000 population  Rural: 1.0 ha per 1000 population	A welcoming, clean and litter free site providing a wide range of leisure, recreational and enriched play opportunities for all ages, varied and well-kept vegetation, lighting with attractive and appropriate boundaries to promote the feeling of safety. The appropriate location and level of ancillary accommodation (including benches, signage, notice boards, toilets, litter bins and dog bins) with accessibility by various forms of transport. To encourage informal recreation with clear access and footpath surfacing which improves accessibility.	Borough Wide:15 minutes walk (equates to 720 metres straight line distance)
Natural and Semi-Nature	eserves, woodlands,	
Borough wide: 1.8 ha per 1000 population	A varied site that encourages wildlife conservation, biodiversity and environmental education and awareness, making the most of natural features such as the watercourses. To encourage informal recreation where appropriate, clear access and footpaths with surfaces which improve accessibility, signage and noticeboards, dog/litter bins and other appropriate ancillary accommodation should be provided. Boundaries should be attractive and promote a feeling of safety.	Borough Wide:15 minutes walk (equates to 720 metres straight line distance)



Quantity	Quality	Accessibility		
Amenity Greenspace – e.g. spaces within residential areas for formal and informal recreation				
Urban: 1.0 ha per 1000 population Rural: 0.5 ha per 1000 population	A clean and well maintained site, with appropriate ancillary accommodation (benches, signage and noticeboards, dog fouling bins etc.) and landscaping in the right places, enhancing the local environment and conveniently located close to housing that is easily accessible and big enough to encourage informal play. Boundaries should be attractive and promote a feeling of safety with improved surfacing facilitating accessibility across the site.	Borough Wide:10 minutes walk (equates to 480 metres straight line distance)		
Linear Greenspace – e	e.g. footpaths, cycleways, canal and river corride	ors		
No quantity standard set for this typology.	A well-lit and clean route that provides well-maintained sustainable transport methods and varied vegetation linking major open spaces together with ancillary facilities such as bins and seating in appropriate places. Opportunities to increase or enhance greenspace links between existing open spaces and the rural and urban areas should be taken where possible, in particular where this can enhance Green Infrastructure Networks.	Borough Wide: 15 minutes walk (equates to 720 metres straight line distance)		
rovision for Children and Young People – e.g. sites with equipped play facilities				
Borough wide: 0.65 no. of facilities per 1000 population  (equivalent to)  Borough wide: 0.065 ha per 1000 population (based on an average site size of 0.1 ha)	A site providing a mix of well-maintained formal equipment and enriched play environment for all young people, in a clean, safe and attractive setting with appropriate ancillary accommodation (such as benches, dog fouling and litter bins) and accessible to all.	Borough Wide: 10 minutes walk (equates to 480 metres straight line distance)		

Allotments and Community Gardens – e.g. growing produce, promoting sustainability, health, social inclusion



Quantity	Quality	Accessibility		
Urban: 0.3ha per 1000 population Rural: 1.0ha per 1000 population	A site that encourages sustainable development, biodiversity, healthy living and education objectives that is clean and well-maintained with clear footpaths, boundaries, good security and quality soils. Ancillary facilities to meet local needs including car parks, toilets and water supply should be provided where appropriate.	15 minutes walk (equates to 720 metres straight line distance)		
Cemeteries and Churc	chyards – e.g. including disused and other buria	l grounds		
No quantity standard set for this typology	A well-maintained, clean site with a known burial capacity and a plan for the future. Provision of seating areas, clear footpaths and varied vegetation that provides a sanctuary for wildlife, where appropriate and particularly in areas devoid of greenspace. The primary function of the decent and dignified interment of human remains should be respected at all times.	No accessibility standard set for this typology		
Civic Spaces – e.g. hard surfaced areas usually located in town or city centres				
No quantity standard set for this typology	A clean, safe and attractive site that is fit for purpose, providing landscaping where appropriate and ancillary accommodation (e.g. benches, toilets) should be provided to meet local needs.	No accessibility standard set for this typology		
Indoor Sports and Red	door Sports and Recreational Facilities - e.g sports halls and swimming pools			
Swimming Pools: 13m² per 1000 population Sports Halls: 0.4 courts per 1000 population	A comprehensively well planned sports facility site, with well-maintained facilities, appropriate ancillary accommodation including changing accommodation and toilets, suitable lighting and good site access, as set out in relevant Sport England and NGB Design Guidance. Indoor sports facilities should be accessible by a variety of modes of transport.	No accessibility standard set for this typology		



- **5.3.3** All residential developments could be expected to contribute to open space by either providing new areas or improving the quality or accessibility of existing open space. This may, however, affect the viability of small schemes and may not prove cost effective for the council to administer. Therefore a threshold of 10 or more dwellings or 0.3 ha or more site area will be set for requiring development contributions to open space provision or enhancement.
- **5.3.4** In order to translate the above standards when dealing with planning applications the following people generation figures<sup>(vi)</sup> will be used unless a more up-to date assessment is available or the applicant can show that people generation will be markedly different. Where dwelling sizes are not available for example when dealing with outline applications an average of 2.35 people per dwelling<sup>(vii)</sup> will be used.

Table 5.2 Population Generation from New Development by Dwelling Size

	1 Bed	2 Bed	3 Bed	4+ Bed
People per dwelling ratio	1.23	2.00	2.71	3.06

- **5.3.5** The location and design of new areas of open space is important. They should be easily accessible by those who are to use the site and be overlooked by housing, pedestrian routes or other well used public facilities. Wherever possible, new sites should be located within or connected to the green infrastructure corridors as set out in Policy GI 1. Exceptions to this would be play areas designed to serve a local catchment which, if moved to an identified corridor, would not meet the accessibility criteria identified in Table 5.1. Sites should, wherever possible, be multi-functional for example areas set aside for Sustainable Drainage Schemes (SUDs) can also be natural and semi-natural open spaces and incorporate play areas.
- 5.3.6 Small areas of open space can be difficult to maintain and can be of limited recreational value. It is therefore considered that normally new open spaces should be a minimum of 400m². This is the minimum size for the provision of a Local Equipped Area for Play (LEAP). If the standards above would result in a smaller area than this being provided, it will normally be better to provide funding to enhance existing areas of open space instead. The only exception would be if the area is designed primarily for non recreational use. For example areas to enhance the public realm such as landscaped or planted areas.

vi Source: Northamptonshire County Council (January 2015) Creating Sustainable Communities: Planning Obligations Framework and Guidance Document

vii Source: 2011 census shows average population per household for Wellingborough of 2.35



## Policy GI 4

## **Enhancement and Provision of Open Space**

All residential developments of 10 or more dwellings (or 0.3ha or more site area) should contribute to the provision or enhancement of open space based upon the local quality, quantity and accessibility standards set out in Table 5.1 above to meet the needs generated by the increase in population from the development.

New open space should be provided where there is insufficient access to open space in the locality. In all other cases contributions to enhancing the quality of existing open space will be required. Contributions will be calculated based on the quantity standards for the scale of development proposed and will be to deliver specific projects.

The long term management of new open space must be secured.

New open space should be designed to:

- A. form an integral part of the built environment, be easily accessible by means of pedestrian connections and be overlooked;
- B. meet the quality standards set out in Table 5.1;
- C. wherever possible be multi-functional; and
- D. be a minimum of 400m<sup>2</sup> in size.
- **5.3.7** Strategic Leisure Limited undertook an update to the 2015 Open Space, Sports and Recreation Audit and Assessment, focusing on sports halls and swimming pools. An updated Playing Pitch strategy will be undertaken in due course. The <u>study</u>(viii) identifies a requirement for:
- One 6-8 badminton court sports hall (providing for day time pay and play access)
- Minimum 17m x 9m learner pool with a movable floor, or a 4 lane x 25 m swimming pool
- **5.3.8** Given the need to develop additional sports hall and swimming pool provision in the Borough, the study identifies a need to locate this where it will be accessible to both existing and new communities by 2031. It identifies the two SUEs, to the east and north of the town as providing opportunities to achieve this or in the the case of a new swimming pool adjacent to the Waendel Leisure centre or Redwell Sports Centre. Locating new provision in these areas will provide for new demand as a result of population growth, and potentially, depending on exact location, address existing unmet demand from existing communities who are outside the walking catchment area of existing facilities. These options need to be investigated further through specific feasibility studies.

### Green Infrastructure Framework



- **5.3.9** The study concludes that as existing facilities are broadly in the right locations. Based on the need to increase participation and reduce health inequalities, as well as excess weight and obesity, the existing programming of Waendel swimming pool, and opening up pay and play community access where possible in education sports halls will be priorities. The potential to develop daytime participation opportunities using spaces and places will also be considered to provide additional capacity until additional sports hall space can be secured.
- **5.3.10** Housing development is a principal driver for additional community sports facilities because additional residents increase demand for sports facilities. The population of the borough is set to grow significantly by 2031, and there will be a need to ensure good quality community sport and leisure facilities are available to meet existing and future demand. The study identified that CIL/S106 can be useful sources of funding for such provision.
- **5.3.11** Where appropriate, contributions towards projects through the Section 106 process will be sought. Such funding could be used to improve the quality of facilities, or towards new facilities. Co-location of facilities should be a key principle to ensure future operational sustainability.
- **5.3.12** Shared facilities on education sites, underpinned by Community Use Agreements (CUAs) facilitating play and play, as well as club use should be a priority consideration, to make optimum use of provision. Wherever possible, facilities should be designed to facilitate at least day time community access.

### Policy GI 5

### **Enhancement and Provision of Sport and Recreation Facilities**

A network of good quality sport and recreation facilities that will meet the needs of Wellingborough's current and future population will be supported. This will be achieved by:

- A. Delivering through developer contributions and other funding mechanisms new and enhanced facilities identified in the most up to date evidence base. Facilities should be designed to enable convenient public access and extended hours of use.
- B. Ensuring all new indoor sports hall provision is provided in locations accessible by a range of transport modes including walking, cycling and public transport and is designed according to Sport England and national governing body guidelines.
- C. Protecting and enhancing existing sport and recreational facilities. Sport and recreation facilities should not be lost unless any loss is compensated by the provision of an equal or higher quantity and standard of facility in an accessible location, or the development is for alternative sports and recreation provision, the needs of which are clearly set out in the latest evidence base.
- D. Supporting the dual use of new and existing school sites in accordance with the following criteria:

### Green Infrastructure Framework



- Where it would not be detrimental to existing and proposed facilities on the school site.
- Provides separate reception and changing facilities from the school or a design and layout that allows separation through site management.

The long term management of new sports and recreational facilities must be secured.

**5.3.13** The council intends to produce an Open Space, Sport and Recreation Supplementary Planning Document to provide further guidance in relation to Policies GI 4 and GI 5 including how developer contributions will be sought.



- **6.0.1** Wellingborough is a key industrial location in North Northamptonshire. It benefits from good road and rail connections. The A45 provides an east-west route and leads directly to junctions 15, 15A and 16 of the M1 at Northampton and the A14 at Thrapston. The A509 provides a north-south route which links via the A14 to the M1, M6 and the east coast ports. The Midland Mainline railway line with a station at Wellingborough provides links to London St Pancras International (average 60 minute journey time) and to mainland Europe via the Eurostar.
- **6.0.2** The borough has well established industrial estates. It is home to key major employers including Kuehne + Nagel, Lotus Lightweight Structures, Monsoon/Accessorise, the Open University Press, Scott Bader, Weatherbys, and Whitworths. Over the years the economy has undergone a transformation from one based on manufacturing, particularly footwear and engineering, to a more diverse economy with a growing service sector. Its strategic location makes it a viable alternative for occupiers seeking commercial property around the M1 corridor.
- **6.0.3** Logistics remains an important growth sector in North Northamptonshire, as well as high performance technologies (particularly related to transport); renewable and low carbon energy; and green technologies. Significant planned investments in infrastructure to support housing and commercial developments, mainly at the committed Sustainable Urban Extensions (SUEs) and at Appleby Lodge are underway in the borough.
- 6.0.4 The employment background paper (i) identifies that Wellingborough has a close balance between the number of people working and the number of economically active people in the borough (excluding those in full time education). At 0.91, this ratio is higher than the North Northamptonshire ratio of 0.85. The paper suggests, however, that its proximity and accessibility to larger centres means there is a relatively high level of out commuting with approximately 45% of its resident labour force working in the borough. Northampton, the closest larger centre, employs 19% of Wellingborough's working population. (ii)
- 6.0.5 The objective of the local plan is to support and diversify the economy while maintaining a broad balance between homes and jobs in order to achieve self-reliance. Policy 22 of the Joint Core Strategy (JCS) provides the policy framework for achieving this. It seeks to ensure that sufficient high quality sites are identified to support the delivery of job targets; gives priority to the enhancement of existing employment sites and regeneration of previously developed land; safeguards existing and committed sites; supports initiatives which promote skills and training and safeguards and enhances tourism and cultural assets in the borough.
- 6.0.6 Policy 23 of the JCS identifies the need for new jobs in the borough for the plan period up to 2031. It sets out an overall target for the creation of 6,100 new jobs in Wellingborough. This target is ambitious, higher than the jobs required to match the forecast growth in labour force in order to reduce further reliance on out-commuting. The policy also supports the scale and mix of employment uses in the approved master plans of the sustainable urban extensions and other large strategic employment sites. This is important in the case of the Station Island

North Northamptonshire Employment Background Paper - January 2015

ii 2011 Census data



at Wellingborough East, identified as an opportunity for providing high quality offices (Grade A)<sup>(iii)</sup> which do not exist elsewhere in the borough. The JCS does not identify a sectoral split of employment but anticipates that approximately 65% of new jobs (3,965) will be generated in B class job uses (B1 - Offices; B2 - Manufacturing related activities and B8 - Warehousing and Distribution) and 2,135 (35%) Non-B jobs, mainly in the service sectors such as retailing, leisure, professional and public services. The identified need translates to a requirement for approximately 60 ha of new employment land for a mix of B uses.

**6.0.7** The Employment land Supply Update (iv) which updates elements of the Employment Land Review (ELR) identifies approximately 122 ha of committed employment land, a significant amount of which is set out in the approved master plans of large consented schemes at Wellingborough East, Wellingborough North and Appleby Lodge (vi). This means the borough has a significant surplus of committed employment land in the region of 71 ha which allows it flexibility to adapt to future changes in economic and business needs. The ELR demonstrates that the borough's portfolio of committed sites is sufficient to meet business needs and flexible enough to adapt to changing economic circumstances. Therefore, this plan does not allocate more employment land.

### **Development Management Policies**

- **6.0.8** The PBW builds on the strategic policies in the JCS. It sets out detailed policies which will be used to assess planning applications for employment uses. The policies below should be read in conjunction with more detailed design policies in the JCS, particularly Policies 8: North Northamptonshire Place Shaping Principles; 9: Sustainable Buildings and 24: Logistics (for B8 proposals).
- **6.0.9** The JCS sets out policies to deal with other matters relating to employment: including skills and training (Policy 22: Delivering Economic Prosperity) and opportunities to develop and diversify the rural economy (Policy 25: Rural Economic Development and Diversification). Policy 26: Renewable and Low Carbon Energy deals with opportunities in green industries. These policies will be used for development management purposes and will not be repeated in this plan. Sywell Aerodrome is dealt with in this plan through Policy Site 9.

#### 6.1 Established Industrial Estates

- **6.1.1** The existing established industrial estates are the main supply of employment land in the borough. These are:
- Victoria Business Park
- Park Farm Industrial Estate
- Finedon Road Industrial Estate (including Ise Valley)

iii This means the highest quality

iv http://www.wellingborough.gov.uk/downloads/download/2799/plan\_for\_the\_borough\_of\_wellingborough\_employment\_land\_supply\_update-\_september\_2017

v http://www.wellingborough.gov.uk/downloads/file/7027/employment land review background paper - april 2016

vi Appleby Lodge is shown on the Policies Maps as a committed strategic employment site



- Leyland Trading Estate
- Denington Industrial Estate
- **6.1.2** The main characteristics of these estates are that they are fully established, serviced and offer wider choice to the market. The review of the commercial property market<sup>(vii)</sup> in the borough concludes that these estates are key to the local economy and remain attractive options for occupiers. The estates are identified on the Policies Map.
- 6.1.3 Victoria Business Park is a modern distribution area and is fully let. It is located on the A45. Park Farm Industrial Estate is the next most modern employment area with good accessibility and a wide range of quality units. It was built in the 1980s and boasts an attractive environment. Finedon Road Industrial Estate was developed around 1965 and has a wide range of building types, sizes and ages, some of which have undergone refurbishments. The Leyland Industrial Estate comprises a scheme of terraces of modern industrial/warehouse/workshop units. Denington Industrial Estate was developed in the mid-1960s. Its general environment and occupancy levels remain reasonable but most of its buildings now require some refurbishment to modernise them.
- 6.1.4 The ELR assesses these industrial estates in terms of their location, accessibility, quality of environment, market attractiveness, mix of uses, occupancy levels and other criteria. Whilst some of the estates are fairly modern with good accessibility and a wide range of good quality units, some estates will require refurbishment of older buildings and some general improvements to access. In general, the occupancy rates at the industrial estates are currently high. The council will continue to monitor their performance in order to review their function and role as established industrial estates. Triggers for a review in the future will include: high levels of vacancies over a prolonged period of time; an increase in the number of planning enquiries; planning applications for alternative uses and higher proportions of non-B uses; and signs of general deterioration in the physical environment.
- **6.1.5** Policy 22 of the JCS seeks to safeguard existing and committed employment sites for employment. It also seeks to enhance existing employment sites/premises through refurbishment and to regenerate previously developed land. These employment areas should be properly managed to ensure they provide the maximum benefit to the local economy and remain available to accommodate a wide range of investment. At the same time, these industrial areas must remain sustainable and provide an environment which is appealing for people to work in and to which operators wish to locate.
- **6.1.6** Development proposals which modernise the industrial areas or enhance the physical environment and infrastructure within these areas including enhanced transport links such as opportunities for walking and cycling will be supported. To enhance attractiveness and sustainability of these areas for future investment and to support existing and future occupiers, some 'walk-to' ancillary facilities such as children's nurseries, crèches, meeting and conference facilities, small scale leisure/sports uses, local shops and café uses will also be permitted.



6.1.7 The Leyland Business Park and Victoria Business Park are in close proximity to the Upper Nene Valley Gravel Pits SPA/Ramsar site. In accordance with JCS policy 4 development must not have an adverse impact on the designated site and mitigation measures may be required. Development should be undertaken in a sensitive manner, ensuring that disturbance from construction and operational activities do not impact upon the SPA/ Ramsar bird features. Standard control measures such as installing screening, directing lighting away from the features, acoustic hoarding, waste management measures and using more quiet equipment (this list is not exhaustive) can aid in ensuring that bird features potentially surrounding the site are not impacted upon. Water runoff from the sites also has potential to impact upon both the quantity and quality of the water entering the SPA/ Ramsar site. Standard construction best practice must therefore be adhered to.

**6.1.8** Policy E1 sets out the framework for managing the above objectives.

### Policy E 1

#### **Established Industrial Estates**

Proposals for employment uses (B1; B2 and B8) and for modernising and/or enhancing the physical environment and infrastructure within established industrial estates will be supported.

Ancillary services, including (but not limited to) cafes/canteens, convenience shopping, creches, financial services, leisure /sports uses, meeting and conference facilities will be supported where they:

- are small scale; and
- primarily support the needs of the industrial areas; and
- enhance the attraction and sustainability of the area for investment.

The policy relates to the following established industrial estates as identified on the Policies Map:

- Finedon Road Industrial Estate (including Ise Valley)
- Park Farm Industrial Estate
- Leyland Trading Estate
- Denington Industrial Estate
- Victoria Business Park

Once the strategic employment commitment at Appleby Lodge and the employment elements of the Sustainable Urban Extensions have been developed they will also be treated as established industrial estates.



### Non-Employment Uses in Established Industrial Estates

- **6.1.9** The locational and environmental advantages of the established industrial estates subjects them to development pressures for non-employment uses (non-B uses), other than the ancillary services considered under policy E1. Encroachment by such uses could undermine the attractiveness and viability of the industrial areas, thereby undermining further investment. Loss of these sites can also harm local businesses which may find it difficult to find suitable replacements. The Aspinal Verdi report<sup>(viii)</sup> describes the market for small industrial units in the borough as very active, suggesting this might be attributed to the resurgence of small and medium enterprises (SMEs) post the recession.
- 6.1.10 The council will seek to retain the established estates for uses primarily falling within B use classes in order to ensure there are opportunities for both relocation and incoming businesses. However, it will not continue to seek to retain existing employment sites where there is no reasonable prospect that the sites will be used for that purpose in the future. Policy 22 of the JCS allows for the flexibility to use the sites for alternative uses in such circumstances. These opportunities mainly arise where buildings have become desolate, obsolete or vacant and marketed for a long period of time or there are infill sites. Persistent renewals of planning permission may also be a sign of delivery constraints.
- 6.1.11 Alternative uses may be acceptable depending on the impact the proposals will have on the industrial and business areas and on other policies in the local plan. These new uses should not compromise or hinder the future operation and/or expansion of adjoining businesses by placing unreasonable restrictions on them because of changes in nearby land uses. Proposals for the alternative uses will need to demonstrate that there is no reasonable prospect that the sites will be used for employment purposes. Where continued viability of a site for employment use is in question, applicants will be required to demonstrate that the site has been actively marketed with a commercial agent at a realistic price for a continuous period of at least 2 years. Depending on the traffic implications of the developments, the proposals may also be required to address issues of accessibility, including the provision of travel plans where appropriate. The council will resist proposals which are sensitive to industrial operations, especially where there is not sufficient mitigation to address issues such as noise, vibration and lighting.
- **6.1.12** Policy E2 identifies the criteria against which proposals for the non-employment uses within the established industrial units will be considered.

## Policy E 2

#### Non Employment Uses (non-B) in Established Industrial Estates

Proposals which involve non-employment uses (other than ancillary uses in accordance with Policy E 1) within the established industrial estates as defined on the Policies Maps will be permitted where they satisfy the following:

viii



- A. they will not have a negative impact on the character of the industrial estate and its role as an industrial and business location by, in isolation or in combination with other completed or committed development, prejudicing the maintenance of the overall balance of B uses within the area;
- B. they will not prejudice the current and future operations of adjoining businesses;
- C. if the proposal involves vacant land or buildings, there is clear and robust evidence of prolonged marketing with registered commercial agents at a reasonable price to demonstrate that there is no realistic prospect for continued employment use;
- D. if the existing land or premises has environmental or amenity problems, there is clear evidence that these problems cannot be overcome, or the land or premises is not capable of adaptation for business or industrial use.

#### 6.2 Employment Outside the Established Industrial Estates

- **6.2.1** Outside the established industrial areas there are numerous groups of industrial units or individual units across the borough. The majority of these units are small scale B1 and B2 uses. These are close to, or within, predominantly residential areas and are an important source of employment. The units can provide the types of premises suitable for small firms and new enterprises (SMEs) and minimise travel to work.
- **6.2.2** Some older industrial floor space in the borough is vacant, in poor condition, or has poor access and contributes towards the poor image of an area. Where these buildings are in mainly residential areas, they can cause problems for local households through for example noise or traffic problems. Over the years, these industrial and commercial premises have continued to be redeveloped for other purposes, usually housing. However, some of these buildings offer suitable and affordable buildings for small businesses and offer a good alternative to premises on employment estates. The council places great importance on local business and jobs. The plan will aim to, wherever appropriate, promote the retention of these businesses and premises in business and industrial use.

### Policy E 3

#### **Employment Outside Established Employment Estates**

Wherever appropriate, land and premises in industrial and business uses (B1; B2 & B8) will be retained for that use.

Proposals for change of use or re-development of land and premises currently in industrial or business use (B1; B2 & B8) to other uses will be supported where they satisfy the following:

A. They accord with the spatial strategy for the borough.



- B. They will not prejudice the current and future operations of adjoining businesses and the site as a whole.
- C. If the land or building is vacant, there is clear evidence that the site/premises has been marketed for a reasonable period of time.
- D. If the existing land or premises has environmental or amenity issues, there is clear evidence that these problems cannot be overcome by an industrial or business use.
- E. The proposal will resolve existing conflicts between land uses.



# 7. Delivering Homes

- **7.0.1** The government, through the National Planning Policy Framework (NPPF), places great emphasis on significantly boosting the supply of housing. Local planning authorities are required to identify the full objectively assessed housing needs for market and affordable housing in the area, and then meet this need in their local plan as far as is consistent with the NPPF. They are also required to identify and update annually a supply of specific deliverable sites to provide five years worth of housing against their housing requirement together with an additional buffer to ensure choice and competition in the market for land.
- **7.0.2** The Joint Core Strategy (JCS), as the strategic part of the local plan, identifies the housing needs for the whole of the North Northamptonshire area and sets out the broad distribution of housing. The purpose of this part 2 local plan is to ensure that there are sufficient suitable sites available to deliver housing to meet that identified need within this borough.
- **7.0.3** Policy 28 of the JCS sets out a requirement for the local planning authorities to maintain a rolling supply of deliverable sites to provide five years worth of housing (plus a buffer as required by the NPPF) and to identify developable sites or broad locations of growth for the rest of the plan period against the requirements as set out below:

Table 7.1 Share of objectively assessed needs in the Housing Market Area identified in the JCS

		Annual average dwellings 2011-31	Total 2011-2031
Corby Borough	Requirement	460	9,200
	Strategic Opportunity	(710)	(14,200)
East Northamptonshire District		420	8,400
Kettering Borough		520	10,400
Borough of Wellingborough		350	7,000
North Northamptonshire		1,750	35,000
		(2,000)	(40,000)

- **7.0.4** Policy 28 of the JCS also requires the planning authorities to work proactively with applicants to bring forward sites to meet these identified housing requirements in line with the spatial strategy set out in Policy 11.
- **7.0.5** Policy 29 of the JCS sets out that housing will be accommodated in line with the spatial strategy with a strong focus at the Growth Towns as the most sustainable locations for development, followed by the Market Towns. The re-use of suitable previously developed land and buildings will be encouraged with further development requirements focused on the delivery



of the Sustainable Urban Extensions (SUEs) and other strategic housing sites. These sites are the key building blocks for growth in the area. Provision needs to be made for housing as set out below in this borough.

Table 7.2 Housing delivery in named settlements - extract from Table 5 of the JCS

	Settlement	Housing Requirement (2011-31)
Wellingborough Total		7,000
Growth Town	Wellingborough	5,750
Villages	Earls Barton	250
	Finedon	150
	Irchester	150
	Wollaston	160
Rural housing (outside the four named villages)		540

#### 7.1 Urban Housing

**7.1.1** Sufficient housing sites need to be identified to meet the requirement identified in the JCS and to ensure that the council can maintain a five year supply of deliverable housing land throughout the plan period. Because of the requirement to identify a five year supply which takes account of previous under-delivery and has a buffer to ensure choice and competition in the market, some level of over-supply is likely to be required in the borough. In accordance with the overall urban focus of the JCS, additional housing to accommodate this flexibility and address the borough's shortfall will be directed to the town. This is the most sustainable approach as the town has the greatest access to services and facilities and has the least environmental constraints.

Table 7.3 Urban Housing Requirement

JCS Requirement for the borough 2011- 2017 (350 x 6)	2100
Completions in the borough 2011-2017	1504
Shortfall	596

**7.1.2** There has been a shortfall of 596 dwellings when measured against the anticipated delivery of the JCS since 2011. This shortfall needs to be added to the overall town housing requirement.



**7.1.3** The following table identifies the current supply of sites with planning permission against the JCS requirement. It is reasonable to assume that not all planning permissions will be implemented. An 11% allowance for non-implementation has therefore been applied to sites of less than 10 dwellings. The justification for this figure is set out in the <u>Town Housing Allocation Methodology and Site Selection Background Paper</u>. (i)

Table 7.4 Urban Housing Supply

JCS Requirement for the town 2011 - 2031	5750
Borough wide shortfall	596
Total requirement	6346
Completions in the town 2011 - 2017	1142
Sites of 10 or more dwellings with planning permission as at 31 March 2017	6992
Sites of less than 10 dwellings with planning permission as at 31 March 2017	118
11% lapse rate on sites of less than 10 dwellings	-13
Commitments taking account of lapse rate	7097
Total completions and commitments in the town	8239

- **7.1.4** Table 7.4 shows that completions and commitments exceeds the total JCS requirement for the town. The vast majority of the commitments are on large sites with 6688 net dwellings being granted on the two Sustainable Urban Extensions. Not all of this supply is however likely to be delivered within the plan period. Details of anticipated delivery are in the housing trajectory. Additional sites will be required to ensure choice and competition in the market, to ensure that local housing needs are met and to maintain a five year housing land supply across the plan period.
- 7.1.5 All local planning authorities are required to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period. The North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA), May 2013, identifies a number of potential housing sites and assesses their suitability, availability

htp//www.engbooughgou.k/dbwrbadbtbwrbad2796(dan for the boough of weingboough town housing aboaton methodbgy badgound paper publiation version september 2017



and achievability. It provides the evidence base to support the preparation of the local plan, but it does not determine which sites should be allocated for development. An additional <a href="background">background</a> <a href="paper">paper</a>(ii) has been prepared to supplement that report and set out the methodology to identify which sites should be allocated for development. The methodology was consulted upon at the issues and options stage and emerging plan stage of this plan and has been amended to take account of comments received.

**7.1.6** A number of sites are proposed for allocation. They include a mix of site sizes to ensure choice and competition in the market and will ensure the borough does not remain overly reliant on a few large strategic sites. They also provide a contingency in the event that some sites don't deliver to anticipated levels. All sites have been identified as suitable, available and achievable.

### Policy H 1

#### **Urban Housing Allocations**

The following sites, as shown on the Policies Map, are allocated for residential development. Sites should be developed in accordance with the development principles set out in Sections 9.6 and 10. where relevant.

Site	Anticipated dwelling capacity
George Cox Shoes, 46 Westfield Road	25
Windsor Road (Policy Site 3)	60
Hardwick Park	45
Land between Finedon Road and Nest Lane (Policy Site 4)	100
Park Farm Way/Shelley Road (Policy Site 5)	600
East of Eastfield Road (Policy Site 6)	75
Land at High Street (Policy TC 9)	113
Alma Street/Cambridge Street (Policy TC 10)	50
Former Post Office sorting depot, Midland Road (Policy TC 8)	23
Leys Road/ Highfield Road (Policy Site 7)	40

ii

hp/www.ehgbooughgouktbw/baddbw/badd2796/ptan\_fr\_tre\_boough\_dr\_wehgboough\_twn\_housing\_aboatan\_methodbogy\_badgound\_paper\_publishon\_version\_september\_2017



### 7.2 Rural Housing

7.2.1 The overall approach of the JCS for the rural area is to support development to meet local needs and aspirations. Policy 29 of the JCS identifies specific housing requirements for the named settlements of Earls Barton, Finedon, Irchester and Wollaston as set out in Table 7.2, and sets an overall requirement for the remainder of the rural area. These figures are derived from local evidence of need. The Neighbourhood Plan for Earls Barton was made on 19 January 2016. The Wollaston Neighbourhood Plan was made on 20 December 2016 and the Neighbourhood Plan for Irchester, Knuston and Little Irchester was made on 16 October 2018. These documents make provision for the housing requirements in the JCS. This leaves Finedon as the only named village not preparing a Neighbourhood Plan to meet the identified JCS requirements. This plan therefore concentrates on how the housing requirements for Finedon and the remaining rural area should be identified and met.

#### **Finedon**

**7.2.2** The JCS sets out a requirement to identify sites for 150 dwellings in Finedon between 2011 and 2031. The table below shows what has been built since 2011 and what further sites have planning permission.

Table 7.5 Existing housing commitments in Finedon against JCS requirement

JCS requirement 2011-2031	150
Net completions 1 April 2011-31 March 2017	-80
Sites with planning permission or under construction at 31 March 2017	-31
11% lapse rate on sites with planning permission for less than 10 dwellings (11% of 20 dws)	+2
Residual requirement	41

7.2.3 The part 2 local plan therefore needs to identify sites to deliver a minimum of 41 dwellings at Finedon. A number of sites within and around Finedon have been assessed for their suitability, availability and achievability. Full details of the sites and the assessments are available in the Rural Housing Allocations Methodology Background Paper (iii). The methodology was consulted upon at the issues and options and emerging draft stages of this plan and has been amended to take account of comments received. Two adjacent sites from the assessment are recommended for allocation as a single site. This site is likely to deliver slightly more than the JCS requirement, but this additional housing will assist with delivery of the five year housing supply.

iii htp//www.ehdboo.ghgpu.ktbwrbedbtbwrbed2797/pbm for the boo.gh of wehdboo.gh rural housing aboution methodbooy bedgound peper publication version-september 2017



### **Finedon Housing Allocation**

Land at Milner Road and south of Kenmuir Road, Finedon, as shown on the Policies Map, is allocated for housing development. The site should be developed in accordance with the development principles set out in Policy Site 8.

#### **Rural Housing Outside of the Four Named Villages**

**7.2.4** Policy 29 of the JCS identifies that provision should be made for 540 dwellings outside of the four named villages between 2011 and 2031. The figure is based upon a continuing supply of sites coming forward at a similar rate to recent years. The table below shows what has been built since 2011 and which further sites have planning permission.

Table 7.6 Existing commitments outside the four named villages

JCS requirement 2011-2031	540
Net completions 1 April 2011- 31 March 2017	-101
Sites with planning permission or under construction at 31 March 2017	-168
11% lapse rate on sites with planning permission for less than 10 dwellings (11% of 39 dws)	+4
Residual requirement	275

- 7.2.5 The table above shows a residual requirement for 275 dwellings, or 20 dwellings per year, for the remainder of the plan period. Past completions in the rural area outside of the named villages since 2001<sup>(iv)</sup> shows that an average of 24 dwellings per year have been delivered without any sites being allocated for development. They have arisen as the result of infill plots, conversions and exceptions sites on the edge of villages for affordable housing. These collectively are known as windfall sites. Policies 11 and 13 in the JCS seek to ensure that development to meet local needs will be supported. The council is committed to a rolling programme of preparing Housing Needs Surveys for each of the villages in the borough and to work with parish councils to identify sites to deliver the identified need. It is therefore anticipated that these sites will continue to come forward as an important source of housing supply. Villages may also choose to identify housing sites through neighbourhood plans.
- **7.2.6** Issue 63 of the Issues and Options paper asked whether there was a need to allocate any sites in the remainder of the rural area or whether sufficient sites will be delivered through windfall sites, exception sites and neighbourhood plans to meet local needs. Parish councils

iν



and rural residents generally considered that there was no need for housing allocations, whilst several house builders suggested that serious consideration should be given to identifying a small number of specific deliverable, available, achievable and developable sites in the rural area, particularly in the most sustainable villages. A number of potential housing sites were also put forward for consideration by landowners and developers.

- **7.2.7** Issue 64 of the Issues and Options paper asked whether there are any particular needs or opportunities in the rural area that could be addressed by identifying higher levels of growth than identified in the JCS. No specific needs such as open space or community facilities have been identified by communities which additional housing could help to deliver.
- 7.2.8 As part of the consultation on the emerging PBW developers and landowners continued to express concern about the reliance on windfall development, suggesting that these sites will naturally reduce over time. In addition village boundaries were considered to restrict the delivery of development. Evidence from past completions does not suggest that windfall development is reducing, the rates are relatively consistent. The village boundaries do not restrict development to meet identified local needs. Policy 13 of the JCS enables suitable development adjoining the boundaries to be delivered.
- **7.2.9** It is therefore considered that there is no need to allocate sites in the remaining villages within this plan; sufficient sites will be delivered through windfall sites, exception sites and neighbourhood plans to meet local needs.

#### 7.3 Housing Trajectory

- **7.3.1** The NPPF says that local planning authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target.
- **7.3.2** Full details of the housing land supply including existing commitments and the allocations from this plan are set out in the <u>Housing Land Supply background paper</u><sup>(v)</sup>. A summary of the housing land supply for the borough, which includes that coming through made and emerging Neighbourhood Plans is provided below.

Table 7.7 Housing Land Supply 2011 - 2031

	JCS Requirement	Completions 2011- 2017	Anticipated Delivery 2018 - 2031	Total 2011-2031
Wellingborough	5750	1142	6723	7865
Earls Barton	250	133	358	491

v htp://www.eingbooughgou.k/dbwnbads/bbwnbads/2798/ptan for the boough of weingboough housing land supply report badigound paper publication version-september 2017



	JCS Requirement	Completions 2011- 2017	Anticipated Delivery 2018 - 2031	Total 2011-2031
Finedon	150	80	141	221
Irchester	150	9	162	171
Wollaston	160	39	96	135
Rural housing outside the four named villages	540	101	168	269
Windfall (whole borough)			528	528
Lapse Rate (whole borough)			-24	-24
Total	7000	1504	8152	9656

- 7.3.3 The trajectory shows that 9,279 dwellings are expected to be delivered within the plan period. This is significantly in excess of the 7,000 dwellings required by the JCS. This shows that the plan has been positively prepared and that the housing needs of the area will be met. It also shows that the plan is providing for a choice of housing sites in terms of size and location. The SUEs make up a significant amount of the housing land supply, but a variety of other sites are also available ensuring a robust contingency within the plan that can respond to changing circumstances.
- **7.3.4** The five year housing land supply position is set out in Appendix A. This identifies a 6.04 year supply for the period 2018/19 to 2022/23.

#### 7.4 Housing Mix and Tenure

- **7.4.1** The NPPF requires plans to deliver a wide choice of high quality homes, widen opportunities for home ownership and to create inclusive and mixed communities. Local plans should provide for a mix of housing to meet the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities or particular support needs and people wishing to build their own homes). There needs to be a range of different sizes, types and tenures of properties provided to meet this variety of local needs.
- **7.4.2** The council's <u>Housing Plan</u><sup>(vi)</sup> is about encouraging independence and helping people to be self-reliant and responsible residents. The council believes that choice, flexibility and availability of housing are critical to the social and economic wellbeing of the borough. Our

# **Delivering Homes**



commitment, as set out in the Housing Plan, is to provide additional homes with a range of tenures for people with different income levels, refurbish existing homes and help people who are in crisis with their housing.

- 7.4.3 The North Northamptonshire Strategic Housing Market Assessment (SHMA) provides the basis for developers, housing providers and local planning authorities to identify the mix of housing that will be required. It takes account of existing available demographic and housing data and projects the future housing requirements. The 2015 update to the SHMA takes a relatively new approach to determining housing requirements arising from household growth and change. It moves away from static or scenario-based analysis and provides an interactive Housing Requirements Toolkit to enable household requirements to be remodelled or updated as a result of new information.
- **7.4.4** The Wellingborough Health and Wellbeing Forum has identified local needs and issues for particular client groups and supplements the Housing Plan and the SHMA in this respect. A Housing Forum has been established to deliver these requirements, which have been identified as:
- Mental, physical health and drug/substance misuse there is a shortage of supported and semi-supported/floating support units for these groups.
- Vulnerable single adults and children there is a shortage of supported and move-on accommodation.
- Rough sleepers there is currently limited accommodation provision in place through the Severe Weather Emergency Protocol (SWEP), which is delivered by the Salvation Army in partnership with the council, but there is no direct access emergency accommodation facility, with appropriate support arrangements, in Wellingborough.
- Teenage parents and young families there is some supported accommodation provision in Wellingborough for this client group but more is required.
- Youth homelessness and under 35s welfare reform has restricted the benefit entitlement
  of single people who are under 35 to a room in a shared house. This means there is a
  growing need for suitable shared accommodation for this group of people.
- Temporary accommodation there is a shortage of suitable temporary accommodation for statutory homeless households.
- People released from prison, young people leaving care and people fleeing domestic violence - supported/semi supported accommodation is required.
- **7.4.5** The council is obliged to keep under review the provision of housing accommodation within the borough. As part of this requirement the council has approved a rolling programme of rural housing needs surveys to be undertaken. To date surveys have been completed for all villages in the borough. Details of the results and dates proposed for updates are available on the council's website (vii). Once completed, the council works closely with the parish councils and housing providers to find suitable sites to deliver the identified need. These tend to be delivered through use of the 'exceptions site' approach. These surveys are also being used as part of the evidence base for developing neighbourhood plans.



- **7.4.6** Policy 30 of the JCS sets out requirements for the creation of mixed and inclusive communities by ensuring that development provides a mix of dwelling sizes and tenures to cater for current and future needs. This includes requiring new development to meet national space standards, national accessibility standards<sup>(viii)</sup> (Category 2 as a minimum) and to provide a proportion of affordable housing, specialised housing to meet the needs of older households and custom build housing.
- **7.4.7** The council will use Policy 30 of the JCS to negotiate for an appropriate housing mix including a proportion of affordable housing. Negotiations will be based on the SHMA or other more up-to-date local evidence. More locally specific policies are proposed however to supplement JCS Policy 30 in respect of housing to meet the needs of older person households and self-build and custom housing.

#### **Housing Needs of Older People**

- 7.4.8 The 2015 SHMA update highlights the growth in older households (65+ age group) as the most pressing. The SHMA Toolkit projects the number of pensioner households requiring specialist housing as 686 dwellings over the plan period or 34 per year. A more recent study commissioned by Northamptonshire Councils<sup>(ix)</sup> identifies that the need could be as high as 83 dwellings per year. This study identifies the greatest need to be for properties for outright sale or shared ownership/equity. The services provided in specialist housing for retired people varies between tenures, types of accommodation and between providers. It has not been possible to specify what the specific needs will be across the plan period as individuals care needs will vary and could be supported in different ways in different types of housing. It is however clear that a variety of types of specialist housing will be required. A shortfall in care home provision has also been identified across the county and there is the need for more specialist care for dementia patients.
- 7.4.9 There are currently 516 sheltered rent retirement properties in the borough and 80 extra care rented housing properties. Since 2011 there have been demolitions of sheltered properties in order to replace them with new improved quality accommodation at Knights Court, Wellingborough and at Meadowlands Little Harrowden. New sheltered housing has been provided at Palmer Court Wellingborough and additional care home places have been provided at Kenroyal, Dukes Court and Tasker House in Wellingborough. Additional care facility flats are under construction at Broad Green, Wellingborough.
- **7.4.10** The provision of suitable and attractive homes for older households is important in managing the costs of social care (by enabling people to remain in their own homes) and in freeing up 'under occupied' housing (by enabling older people to downsize to more suitable housing). This downsizing would free up more family homes within the housing market. Older

viii national accessibility standards are set out in the Building Regulations. Category 1 are visitable dwellings and are the mandatory minimum across the country. Category 2 are accessible and adaptable dwellings these are optional standards but are required by JCS Policy 30 as the minimum standard across North Northamptonshire. Category 3 are wheelchair user dwellings, these standards are also optional but JCS policy 30 enables local planning authorities to negotiate a proportion of dwellings to meet these standards based on evidence of local needs

ix Study of Housing and Support for Older People across Northamptonshire, The Three Dragons and Associates, March 2017

# **Delivering Homes**



people are however only likely to leave their existing home if they can move to a more attractive alternative which is safer and more suited to their needs. 79% of people aged 65-74(x) in Wellingborough own their own home. The Wanless Review analysed older people's preference for housing and care and found that most would prefer to stay in their own home. Such preferences are clearly not absolute, but may be influenced by the choices that are on offer or the perceptions people have as to what is available or is suitable. Local evidence supports this view; sheltered properties have been slow to let, although the reasons for this are not clear. Bungalows are the most popular form of housing with bedsits the least. The provision of high quality development is therefore very important. There are however continuing changes in how social care is being provided and the use of personal care budgets may mean that people choose to stay in their existing home rather than move to specialised accommodation. It will therefore be extremely important to monitor the situation. Provision of smaller properties across housing tenures may enable people to downsize and result in less need for specialised accommodation. The provision of more dwellings designed to Category 2 and 3 accessibility standards may also enable people to stay in their own homes or purchase smaller homes which are more easily adaptable to their needs.

- **7.4.11** Policy 30 of the JCS encourages the provision of specialised housing to meet the needs of older people. It also says that SUEs and strategic developments should make specific provision towards meeting these needs. The Study of Housing and Support for Older People across Northamptonshire identifies that the SUEs can play an important role in meeting long term demand for housing for older people. Locations around neighbourhood centres and public transport routes will be the most suitable for retirement and extra care properties. Retirement villages or care homes are less dependent on local facilities and could be located elsewhere within the SUEs. The SUEs of Wellingborough East and Wellingborough North have already been granted consent. The S106 agreement for Wellingborough East requires provision for specialist older person housing, but this is not currently the case for Wellingborough North. Provision of this type of accommodation will however be encouraged here. The only other site which is identified in the JCS as a strategic site is Park Farm Way/Shelley Road.
- **7.4.12** Given the scale of the need identified, other non strategic sites will need to make a contribution towards providing housing for older households. The council will therefore seek to negotiate a proportion of housing suitable for older households on schemes for 50 dwellings or more (or 1.4ha of land). This could be in the form of age restricted accommodation, sheltered or extra care properties, properties designed to Category 3 accessibility standards or the provision of bungalows. Schemes overall should offer a variety of tenures including, but not limited to, home ownership, leasehold, shared ownership, private rented and social rented. In determining an appropriate contribution the council will have regard to the viability of the scheme, evidence of local need and the scale and location of the site.

x 2011 Census

xi Wanless D (2006). Securing Good Care for Older People: Taking a long-term view. King's Fund



### **Housing Needs of Older People**

On sites of 50 or more dwellings, or 1.4 ha or more site area, the local planning authority will seek the provision of a proportion of the housing to meet the needs of older people. The precise proportion, type and tenure mix will take into account:

- evidence of local need;
- the scale and location of the site; and
- the viability of the development

**7.4.13** In addition to negotiating for a proportion of housing to meet the needs of older persons, the council encourages the provision of retirement housing, supported housing and care homes through windfall sites. These should normally be on level or gradually sloping sites of 0.2 to 0.6 ha and be in locations which provide easy access to services and facilities. In particular retirement and supported housing should be located within 400m of local facilities and a public transport route with a regular service (at least half hourly). Care homes are less dependent on local facilities but need access to a regular bus service so that carers can get to work and that friends and family can visit residents.

# Policy H 4

#### **Retirement Housing, Supported Housing and Care Homes**

Retirement housing, supported housing and care homes will be supported provided that retirement housing and supported housing schemes have good access to local facilities and public transport routes and that care homes have good access to public transport routes.

#### Self-Build Housing

**7.4.14** Self-build and custom build is an important element of the government's housing strategy. The NPPF requires plans to address the need for all types of housing including people wishing to build their own homes. Self-build and custom build can involve individuals commissioning the construction of a new dwelling from a builder, contractor, a kit company or physically building a property themselves. It also includes community-led projects that build homes for the community, either individually or in cooperation with a builder or housing provider such as a social landlord. The future occupier is therefore involved in the building or commissioning of the property. It does not include a developer delivering speculative units even if the future occupier has some choices during the construction phase (e.g. Kitchens and bathrooms).



- 7.4.15 The government has announced a number of measures which aim to remove barriers that hold back self-build projects including limited land availability, reluctance by lenders to provide finance and red tape. The Self-build and Custom Housebuilding Act 2015 requires the council to maintain a register of those seeking to acquire serviced plots and to have regard to it when carrying out its functions relating to planning, housing, the disposal of any land of the authority and regeneration. The Self-build and Custom Housebuilding Regulations 2016 also now require the council to grant consent for sufficient land suitable to meet the demand for self build and custom build housing identified on the register within three years. The register is available on the council's website. (xii) At December 2017, 33 people had registered an interest. Of these the vast majority are seeking individual serviced plots for full home ownership. There is a mixture of interest in developing in the town and in rural locations.
- **7.4.16** Policy 30 of the JCS supports opportunities for individual and community self-build projects and requires that SUEs and other strategic sites make serviced plots available to facilitate this sector of the market.
- **7.4.17** The planning obligation for the Wellingborough East SUE requires the provision of two plots of land each comprising 0.5 ha to be subdivided into building plots for individual self-build. Wellingborough North SUE currently makes no provision for self-build. The only other site which is identified in the JCS as a strategic site is Park Farm Way/Shelley Road. Much of this supply of serviced plots is not however likely to be immediately available, therefore it is considered appropriate to make some further provision in this plan.
- **7.4.18** It is anticipated that many people on the register will be able to purchase individual windfall plots for self-build within the built up area of the town or villages. These sites represent a significant source of housing supply in the borough. The council is able to give advice on the suitability of plots for dwellings through its <u>pre-application advice service</u> (xiii). Applicants for self-build are encouraged to use this service.
- 7.4.19 In order to ensure a variety of sites are available for self-build and custom build, the council will seek the provision of a proportion of the plots on sites of 50 dwellings or more or 1.4ha or more site area that come forward either as allocations in the plan or as windfall sites to make provision for self-build and custom build plots. There are a variety of ways of delivering these plots and this should be discussed and agreed with the council, different approaches will suit different sites and developers. Serviced building plots for self-build should be offered for sale on the open market, the council will notify those on the register of the availability of self-build and custom build plots. Plots could be covered by Design Codes on larger sites. Serviced plots which have been appropriately marketed at a prevailing market value and which have not been sold after 6 months could be built out by the developer. In determining the appropriate level and type of self-build and custom build the council will have regard to evidence of need, the nature of the development and the viability of the development. Schemes solely for flats or apartments will not be expected to make any provision towards self-build or custom build plots.

xii http://www.wellingborough.gov.uk/info/200145/housing\_option\_-\_finding\_a\_home/1299/market\_housing\_and\_self\_build xiii http://www.wellingborough.gov.uk/info/200128/apply\_for\_planning\_permission/824/pre-application\_advice\_service



### **Self-build and Custom Housebuilding**

On sites of 50 or more dwellings or 1.4ha or more site area, the local planning authority will seek the provision of 5% of the plots to be made available as self-build or custom build plots. The provision will take account of:

- evidence of local need;
- the nature of the development proposed; and
- the viability of the development.

Serviced building plots which have been appropriately marketed at a prevailing market value and which have not been sold after 6 months can be built out by the developer.

The council will support affordable self-build housing schemes in the borough through 7.4.20 registered providers, self-build groups or community trusts. Policy 13 of the JCS enables housing to meet identified local needs to be built on sites adjoining the village boundaries, this could include self-build or custom build schemes. The council would in particular encourage individual self-build plots as rural exception sites. This would enable local people to build their own affordable home to own. As this is an exception to normal planning policies, proposals would need to be strictly managed. Applicants would need to have a strong genuine local connection to the village and be unable to afford to purchase a suitable dwelling on the open market. The new property would also need to be controlled to ensure that it remains affordable in perpetuity. This would be achieved by ensuring the dwellings are only built to a scale to meet the identified need and that permitted development rights are removed so that express permission has to be sought for any future extensions - based upon changing housing needs. Future sale of the property would also be controlled through a planning obligation to restrict the resale of the property to others with a local connection and an identified housing need and at a capped percentage of the full market value.

**7.4.21** Applicants for single affordable plot exception sites are strongly advised to use the council's pre-application service to ensure that the site is suitable for a dwelling and that the applicant meets the requirements of a strong local connection and has a genuine housing need, before applying for planning permission. The applicant must also be the person intending to occupy the dwelling as their principal home. Speculative development will not be permitted. Further details on the operation of the policy will be provided in a Supplementary Planning Document.



### Single Plot Exception Sites for Self-build

Single plot affordable exception sites will be supported for self-build in the rural area provided that the proposal is in accordance with Policy 13 of the Joint Core Strategy and:

- A. the applicant is the prospective occupier of the proposed dwelling;
- B. the applicant has a strong and evidenced local connection to the village;
- C. the applicant has an identified housing need which cannot be met on the open market; and
- D. The dwelling is built to the minimum nationally described space standards.

Dwellings will have permitted development rights removed and future sale of the property will be controlled through a planning obligation to ensure that it remains as an affordable property for local people in perpetuity.

#### **Starter Homes**

- 7.4.22 The government has made a clear commitment to increasing the supply of starter homes to meet the needs of young first time buyers. A recent ministerial statement resulted in changes being made to planning practice guidance to promote starter homes on under-used or unviable industrial or commercial land. This exception site policy anticipates local planning authorities putting planning obligations in place to restrict the sale of starter home properties at a minimum of 20% below open market value of the property to people who have not previously been a home owner and who are below the age of 40 years.
- 7.4.23 The recent housing white paper (xiv) confirms that the government no longer intends to introduce a statutory requirement for starter homes. Instead they want local authorities to deliver starter homes as part of a mixed package of affordable housing of all tenures that can respond to local needs and local markets. The white paper includes a proposal to amend the definition of starter homes, to include an income cap, and to amend the definition of affordable housing to include starter homes. There is also a proposal to have a national policy that requires local authorities to seek to ensure that a minimum of 10% of all homes on individual sites over 10 units or 0.5ha are affordable home ownership products. It is not therefore considered necessary to introduce a local policy on starter homes. The council will instead apply the national policy and Policy 30 of the JCS and negotiate appropriate affordable home ownership products on a site by site basis based on the site's location, viability and local evidence of need. Home ownership products could include starter homes, homes to meet the needs of older people or other forms of discounted market sales housing.



### 7.5 Gypsies, Travellers and Travelling Showpeople

- **7.5.1** The plan should address the need for different types of residential accommodation to meet the specific needs of all sections of the community. Accordingly, it is a responsibility of the council to ensure that sufficient policy provisions exist to meet the identified requirement for gypsies, travellers and travelling showpeople in the borough over the plan period. The national planning policy for travellers sites<sup>(xv)</sup> requires local planning authorities to plan positively for the needs of travellers, to robustly asses needs and to identify criteria to guide land supply where there is an identified need.
- **7.5.2** The 2011 North Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA) considered a range of gypsy and traveller groups across a range of tenures. Over the period 2012 to 2022, the study identified that a total of 11 new pitches were required in the borough comprising a mixture of accommodation for travellers and travelling show people.

Table 7.8 North Northamptonshire GTAA Update 2011 requirements for the Borough of Wellingborough

	2012-2017	2017-2022	Total
Residential pitches	4	5	9
Transit pitches	0	0	0
Travelling Showpeople plots	2	0	2
Total			11

- **7.5.3** Policy 31 of the JCS requires local planning authorities to protect existing lawful sites and ensure sufficient sites for gypsy and traveller, and travelling show people accommodation are identified in line with a robust evidence base. Where necessary part 2 local plans are expected to allocate further sites to accommodate identified needs. It also sets out criteria for identifying new site allocations and planning applications.
- **7.5.4** A number of new consents have been granted since the GTAA in 2011, these are listed below.

Table 7.9

Туре	Address	Pitches/Plots	Planning Ref	Status
Travelling Showpeople	Bond Site (extension), 341 Grendon Road, Earls Barton	Up to 4	WP/2013/0576	Private



Туре	Address	Pitches/Plots	Planning Ref	Status
Gypsy and Traveller residential pitches	Fullers (extension), Land adjacent to 327 Grendon Road, Earls Barton	10 in total	WP/14/00190	Private
Total		14		

**7.5.5** This shows that the need identified in the GTAA up to 2022 has been met in full. There is therefore no need for the plan to allocate any further sites to meet needs in the period to 2022. Should the need change, any planning applications which come forward for additional sites will be determined in accordance with Policy 31 of the JCS which provides criteria to guide new site allocations and planning applications.



## 8. Delivering Retail

- **8.0.1** The NPPF makes clear that local authorities are required to objectively identify sites for retail land. Local authorities are required to allocate a range of suitable sites to meet the scale and type of retail development needed (along with sites for leisure, office, tourism and residential development). The NPPF states the need to take a 'town centre first' approach when allocating these sites.
- **8.0.2** Retail is split into comparison and convenience shopping. Convenience shops provide for the everyday essential items including food and drink, newspapers and confectionery. Comparison shops provide items not obtained on a frequent basis such as clothing, footwear or household items.

#### 8.1 Convenience Shopping

**8.1.1** Policy 12 of the JCS identifies a need for 4,100 sqm of convenience floorspace by 2031 for the southern area of North Northamptonshire including Wellingborough and Rushden. This need has been informed by evidence produced by Peter Brett and Associates (PBA) in the North Northamptonshire Retail Capacity Update 2014. The WYG Town Centre and Retail Study has assessed the retail capacity of the area and provided an updated position. This study concludes that there is no demonstrable requirement to plan for new convenience floorspace in the borough in the short to long term, beyond those proposals already consented; however this position should be regularly monitored. Accordingly the plan does not need to allocate any additional sites for convenience shopping.

#### 8.2 Comparison Shopping

- **8.2.1** Policy 12 of the JCS does not identify a need for any additional comparison goods floorspace for Wellingborough. This is because the consented development of Rushden Lakes retail and leisure park is anticipated to provide for the comparison floorspace required in the southern area of North Northamptonshire which includes Wellingborough and Rushden.
- **8.2.2** The identified need has been informed by the North Northamptonshire Retail Capacity Update 2014. This update and the WYG Town Centre and Retail Study both show that spending on comparison goods could support some additional comparison floorspace in Wellingborough after 2026, but that this is dependent on the performance of the Rushden Lakes scheme.
- **8.2.3** The PBA and WYG retail studies both identify a range of potential comparison floorspace requirements. The WYG study identifies that the quantitative need for additional comparison floorspace at 2031 could be between 12,600 sqm and 21,000 sqm for the southern area. As

http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1448

ii http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1448

iii http://www.wellingborough.gov.uk/downloads/file/6992/wellingborough\_town\_centre\_and\_retail\_study\_2016



this is dependent on the performance of Rushden Lakes, the need for additional floorspace will be monitored and reviewed when the Rushden Lakes development has commenced trading and trading patterns have 'bedded down'.

8.2.4 In accordance with the 'town centre first' principles in the NPPF, Wellingborough town centre should be the preferred location (subject to any sequential sites being available and suitable) for any further comparison goods floorspace in order to enhance its vitality and viability and ensure that it remains the dominant location for comparison goods. In the meantime, the emphasis is on consolidating and developing a retail, leisure/culture and housing offer that allows Wellingborough town centre to operate successfully alongside Rushden Lakes. The WYG Town Centre and Retail Study recommends that the council should also seek to plan for the reuse, refurbishment or development of existing vacant units in the town centre to accommodate the comparison goods requirement in the first instance if commercially viable.

#### 8.3 Retail Hierarchy

- **8.3.1** Through the NPPF it is clear that the government continues to place a high level of importance on the 'town centre first' approach to the delivery of retail, leisure, office, tourism and business development (collectively known as 'town centre uses').
- **8.3.2** Town centres are defined in the NPPF as follows:

'Areas defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.'

Paragraph 23 of the NPPF states that local planning authorities should recognise town centres as the heart of their communities and pursue policies to help support their viability and vitality. As such, the NPPF requires local plans to be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.

**8.3.3** In order to plan positively for vibrant and vital town centres, the council has identified a local retail hierarchy for the borough that sets out the role and function of centres. The presumption would be that any proposals for a main town centre use<sup>(iv)</sup> would only be permitted

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, casinos,health and fitness centres, indoor bowling centres and bingo halls);offices; and arts, culture and tourism development (including theatres, museums, galleries and concert hall, hotels and conference facilities). Source: NPPF Annex 2



if firstly every effort had been made to locate it in a defined centre as a preference (following the application of the 'sequential test') and secondly, it could be demonstrated that its introduction would not have any negative impact on the function of the retail hierarchy. (v)

- **8.3.4** The JCS includes a settlement hierarchy that characterises the function of the larger higher order centres in North Northamptonshire. Within the borough, Policy 11 of the JCS only identifies Wellingborough town in the hierarchy of centres as a 'Growth Town.' Growth Towns are defined as centres that should provide the focus for major co-ordinated regeneration and growth in employment, housing, retail and higher order facilities serving one or more districts. In turn Policy 12, dealing specifically with retail and town centre uses, defines its function as one that should 'operate successfully alongside the permitted out-of-centre retail development at Rushden Lakes.'
- **8.3.5** JCS Policy 12 includes an additional secondary tier comprising the market towns of North Northamptonshire (there are no towns in this tier in the borough) and an expectation that they will provide a primarily convenience retail function serving their hinterland. The JCS does not seek to identify smaller rural centres or urban district or local centres. It does, however, allow for neighbourhood and part 2 local plans to 'identify additional development opportunities where these do not undermine the focus of retail development at the town centres of the Growth Towns'.
- **8.3.6** Outside of Wellingborough town centre, there are numerous retail centres and areas that may benefit from inclusion in a structured retail hierarchy. These vary in size, ranging from small groups of shops and services that provide for the outlying residential areas of the town to village centres that serve their surrounding rural catchment through to larger retail parks and convenience superstores that attract visitors from beyond the borough. In each instance their function may be considered to complement the town centre and add to the vitality and viability of the retail offer of the borough through the provision of alternative services or retail formats.
- **8.3.7** The <u>WYG Town Centre and Retail Study</u> (vi) assessed the groups of shops across the town and provided an audit of each location. The report recommends that Wellingborough continues to be classified as a town centre and that the following retail areas are classified as local centres: Berrymoor Court, Mill Road, Olympic Way, Grafton Close and Farm Road. These local centres serve small catchments and are all identified on the Policies Map.
- **8.3.8** Nene Court, Whitworth Way retail units, Victoria Park, Castlefields retail park and the additional retail units on London Road all function as retail parks and many include large scale retail warehouses. These retail areas are not classified as centres. Any further expansion at these locations will be subject to retail impact assessment and sequential testing in accordance with the NPPF.

The NPPF states that the sequential test should not be applied to small scale rural offices or other small scale rural development and the JCS states that it should not be applied to new local centres in the SUEs.

vi http://www.wellingborough.gov.uk/downloads/file/6992/wellingborough town centre and retail study 2016



### Policy R 1

### **Retail Hierarchy**

Retail development should take place at a scale appropriate to the size and function of the centre within which it is to be located. To guide this approach the following retail hierarchy is defined:

#### **Town Centre**

Wellingborough

#### **Local Centres**

- Berrymoor Court
- Mill Road
- Olympic Way
- Grafton Close
- Farm Road

This hierarchy should be used for the application of the sequential approach set out in the NPPF.

**8.3.9** There are other small parades of shops across the town and the rural area that are of purely neighbourhood significance and therefore do not meet the definition of a centre. They do however still provide an important local function. The NPPF says that authorities should plan positively for the provision of community facilities such as local shops and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. It is therefore appropriate to include an additional policy to protect and enhance these local facilities.

## Policy R 2

#### **Neighbourhood Shops**

Small scale retail development to serve the day-to-day needs of local neighbourhoods will normally be permitted.

Proposals for change of use from retail, within a neighbourhood shopping parade or a village with limited shopping provision, will not be permitted unless it can be demonstrated that they are:

A. no longer viable;



- B. no longer needed by the community they serve; or
- C. they are to be relocated to provide an alternative equivalent or improved facility.

#### 8.4 Local Impact Threshold

- **8.4.1** The NPPF advises that when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date local plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold. Where there is no locally set threshold the default threshold is 2,500sqm. This should include assessment of:
- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.
- **8.4.2** Where an application is likely to have a significant adverse impact it should be refused.
- **8.4.3** The JCS does not set any locally defined threshold but allows this to be considered in the part 2 local plans if necessary. The WYG Town Centre and Retail Study assessed the need for a local impact threshold and recommended that a blanket approach would be inappropriate across all centres and that instead thresholds which related to the types of centres would be more appropriate. For example a small convenience store would clearly have more impact on a local centre than the town centre.
- **8.4.4** Wellingborough town centre contains a range of anchor stores which help to pull shoppers to the centre and provide 'spin-off' benefits to other retailers. The presence of anchor stores assists in maintaining the vitality and viability of the centre. Some of the anchor stores have a medium retail format such as the B&M Store (1,370 sqm) and Aldi (1,230 sqm) which is significantly under the 2,500 sqm national threshold. Accordingly, development proposals providing greater than 1000 sqm gross floorspace for retail, leisure and office uses in an edge or out of centre location could draw trade away from the centre and may have a significant adverse impact on the vitality and viability of the town centre. Proposals of this scale should therefore be the subject of an impact assessment.
- **8.4.5** For the recommended five local centres (Berrymoor Court, Mill Road, Olympic Way, Grafton Close and Farm Road), the average centre size is 759sqm (gross) and the average unit size is 122 sqm. This clearly shows that the unit sizes of local centres are much smaller compared to those in the town centre and therefore they would be more susceptible to smaller

# **Delivering Retail**



edge or out of centre development. Based on survey information, most of these centres are anchored by convenience stores ranging from 200 sqm to 492 sqm (gross). It is therefore considered appropriate to reduce the threshold for local centres to 200 sqm gross floorspace.

### Policy R 3

### **Local Impact Threshold**

Applications for retail, leisure and office development outside of a centre as defined on the Policies Map, which are not in accordance with the local plan, will require an impact assessment if the development is over the following floorspace thresholds:

- A. for Wellingborough town centre 1000 sqm gross floorspace; and
- B. for the local centres 200 sqm gross floorspace.



## 9. Wellingborough Town Centre

- **9.0.1** Paragraph 23 of the NPPF states that, 'planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres.' Therefore the future of Wellingborough town centre needs to be addressed in the local plan.
- **9.0.2** Town centres have traditionally been thought of as places solely for shopping. However, the growth of online shopping, (i) competition from out-of-town retail outlets, together with the economic effects of the recession mean that the traditional high street is under severe stress.
- **9.0.3** Shopping has now become a leisure activity. Rather than visiting the town centre just to buy food and goods, consumers are now looking for an 'experience'. There is pressure to provide much more than retail in order to stay competitive. (ii) Vibrant town centres are now seen as varied multi-functional places, made up of mixed uses including:
- retail
- leisure
- entertainment and cultural facilities
- public and private services
- employment and business
- residential areas
- **9.0.4** The JCS highlights the key challenges and opportunities for town centres and stresses the need for these to be social places with a vibrant evening economy, offering something that neither shopping centres nor the internet can match. This view is closely aligned with the outcomes of the Portas Review (2011)<sup>(iii)</sup> which concluded that town centres must diversify with a range of uses beyond the traditional retail role. Therefore, Wellingborough town centre needs to adapt to meet the changing needs of the local population and to retain vitality and viability.

#### 9.1 Role of the Town Centre

**9.1.1** One of the main challenges facing Wellingborough town centre is the competition it faces from higher order centres (and their retail parks) which are close by, such as Northampton and Milton Keynes. The future of the centre is also going to be further influenced by Rushden Lakes shopping and leisure park. Policy 12 of the JCS requires that Wellingborough should consolidate and diversify its retail function so that it can operate successfully alongside Rushden Lakes. The council commissioned a study from <a href="https://www.wyg.giv">WYG(iv)</a> to help identify how best to do this.

i According to a report by the Centre for Retail Research entitled 'Retail Futures 2018' (May 2013) online retail sales accounted for 12.7% of sales in the UK in 2012, a figure predicted to rise to 21.5% by 2018.

ii <u>Town Centre Futures 2020</u>, Experian Marketing Services (2012)

iii https://www.gov.uk/government/uploads/system/uploads/attachment data/file/6292/2081646.pdf

iv http://www.wellingborough.gov.uk/downloads/file/6992/wellingborough\_town\_centre\_and\_retail\_study\_2016

# Wellingborough Town Centre



- **9.1.2** In light of the significant retail and leisure destination of Rushden Lakes the opportunities to attract investment from national multiples to the town centre are likely to remain limited in the short to medium term. Most of the major high street retailers are already represented in Northampton and Milton Keynes and are likely to seek further representation at Rushden Lakes rather than in Wellingborough. Rushden Lakes will, however, provide opportunities for tourism based businesses, including those in town centres, to benefit from increased visitors to North Northamptonshire. Good public transport links from Rushden Lakes will be important in ensuring benefits to Wellingborough are maximised.
- **9.1.3** The future strategy should therefore seek to distinguish the future role and function of Wellingborough as a retail centre that is somewhat different to that of both the higher order centres and Rushden Lakes (which is likely to focus on multiple chain operators linked to clothing and fashion). There is already a high proportion of independent operators (especially outside of the Swansgate shopping centre) and this is something which could be built upon in order to create a more specialist retail offer that sets it apart from other destinations. In order to attract independent retailers and customers to the town centre, further improvements to the public realm and shop fronts will be required. A high quality environment which creates a distinct sense of place should create a vibrant location to which local businesses want to invest and trade and where people want to visit and spend time as part of their leisure time.
- **9.1.4** The digital shopping revolution has also significantly impacted high streets by offering consumers convenient alternatives to traditional shops. Initiatives will, therefore, need to be considered which help the town centre to adapt and engage with digital shopping. This could include assessing broadband and mobile coverage to allow users to use on-line shopping channels and support all forms of trading platforms from website to smart phone and click and collect.
- **9.1.5** Fiscal incentives should also be considered to encourage young or entrepreneurial businesses to set up and trade in the town centre. Fiscal incentives could include town centre improvement funds, shop front grants, high street innovation funds or business rate discounts.
- **9.1.6** A key driver of creating a distinctive specialist offer will be around the re-invention of the existing market. This already acts as an important attractor to Wellingborough, as can be seen by the increased pedestrian activity in the centre on market days. Increased residential development can also have a positive impact on the town centre. There are currently very few people living in the centre. More people living in the area is likely to increase activity both during the day and evening. People living in the centre are more likely to buy goods and services from the nearest facilities.
- **9.1.7** The vitality and viability of Wellingborough has been positively maintained in recent years. The vacancy rate has improved, although the comparison goods share of the centre declined due to increased competition from other centres. WYG identified the availability of free parking as a significant benefit that contributes to the economic performance of the town centre. The parking provides easy access to the centre and reduces the impact of free parking

# Wellingborough Town Centre



at out-of-centre facilities. Wellingborough town centre provides an important role in serving the local community and provides a distinct retail offer focused on value. These strengths should be promoted.

- **9.1.8** The objectives for the future role of the town centre are to:
- ensure Wellingborough town centre remains the preferred location for any further comparison goods floorspace
- re-invent the market in the area of the market square so that its status as the heart of the town is reinforced
- seek the reuse, refurbishment or redevelopment of existing vacant units in the town centre
- develop initiatives that encourage more independent operators to locate in the town centre
- develop initiatives to help businesses and consumers adapt to and engage with digital shopping
- ensure that the town centre provides services and facilities to support the local community
- increase the amount of housing in the town centre
- seek improvements in the public realm and shop fronts
- maintain free car parking
- conserve and enhance the cultural heritage and ensure it contributes to creating a distinctive place
- enhance the cultural, entertainment and leisure offer
- ensure that the town centre is a convenient, safe and accessible place that is easy to get around
- have a dedicated future strategy for the town centre which focuses on the image and investment opportunities of the town centre with partner agencies

#### 9.2 Primary Shopping Area

- **9.2.1** Paragraph 23 of the NPPF states that planning authorities should define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages, and set policies that make clear which uses will be permitted in such locations. The NPPF includes the following definitions:
- **Primary Shopping Area (PSA):** Defined area where retail development is concentrated (generally comprising the primary frontages and those secondary frontages which are contiguous and closely related to the primary shopping frontage).
- **Primary frontage:** Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
- **Secondary frontage**: Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
- **9.2.2** As part of the <u>WYG Town Centre and Retail Study</u>, (v) the town centre uses were reviewed and this work has informed the shopping frontages, PSA and town centre boundary proposed on the Policies Map.

http://www.wellingborough.gov.uk/downloads/file/6992/wellingborough\_town\_centre\_and\_retail\_study\_2016

# Wellingborough Town Centre



- **9.2.3** Identification of the Primary Shopping Area (PSA) and town centre boundary are necessary to provide the basis for applying the sequential test for applications for town centre uses. The NPPF defines the edge of centre for retail purposes as a location that is well connected and up to 300m from the PSA. For all other main town centre uses<sup>(vi)</sup> (leisure, entertainment, offices, arts, culture and tourism), this is a location within 300m of the town centre boundary.
- 9.2.4 Policy 12 of the JCS says that the vitality and viability of town centres will be supported by securing a vibrant mix of retail, employment, leisure and cultural facilities and supporting the provision of additional residential uses on appropriate sites including the use of vacant space above shops. Part 2 local plans will identify the extent of town centres, sites to accommodate town centre uses and PSAs. Within PSAs, proposals for a change of use or redevelopment will be permitted if the proposal adds to the attractiveness of the centre and does not lead to the predominance of A1 retail use being critically undermined.

### Policy TC 1

### **Town Centre Boundary**

The extent of the town centre is defined on the Policies Map. This will be used for the interpretation of the sequential test for main town centre uses (vii) other than retail.

## Policy TC 2

### **Primary Shopping Area**

Within the Primary Shopping Area as defined on the Policies Map, proposals for development will be permitted where they:

- are for main town centre uses; (viii) or
- they promote the vitality and viability of the centre including proposals for residential development; or
- they involve the conversion or re-use of upper floors.

#### Provided that:

- A. in the Primary Shopping Frontages A1 uses (shops) comprise at least 70% of the shopping frontage; and
- B. in the Secondary Shopping Frontages main town centre uses remain dominant.

vi defined in the NPPF and the glossary of this plan

vii defined in the NPPF and the glossary of this plan

viii defined in the NPPF and the glossary of this plan



New development should be of high quality which respects the local character and cultural heritage and should ensure the provision of active ground floor frontages

#### 9.3 The Market

- **9.3.1** The NPPF paragraph 23 states that local planning authorities should 'retain and enhance existing markets...ensuring that markets remain attractive and competitive.'
- **9.3.2** Challenges to markets include reduced footfall, the growth of online retailing, the effects of the recent recession, the rise in deep discount stores and supermarkets increasingly moving into a non-food offer. A recent <u>Health Check</u> of Wellingborough market was undertaken by the National Association of British Market Authorities (NABMA) Consultancy Services (NCS, 2014). (ix) This states that these challenges are being faced by Wellingborough market and it suggests that traders are reliant upon an existing and probably diminishing customer base.
- **9.3.3** Markets make a positive contribution to local economies. They add to community culture, help the regeneration of an area and offer an experience, thus increasing prosperity. The Portas Review (2011)<sup>(x)</sup> suggested that markets can play a crucial role in the future welfare of traditional shopping areas and high streets. It is important therefore to ensure the long term vitality and vibrancy of Wellingborough market.
- **9.3.4** The Wellingborough market health check highlighted that Wellingborough market faces the following issues:
- Traders still tend to make use of the perimeter stalls, creating a 'doughnut' effect, with vacant stalls in the centre.
- Though the market is centrally located, it has a relatively low profile and is not easily visible from the main shopping area.
- The market offer remains limited the food offer in particular.
- The gateways to the market, though improved, are still not inviting in terms of first visuals and anchor stalls.
- **9.3.5** The <u>WYG study</u> (xi) reviewed the location and performance of the market and set out recommendations based on the health check, site visits, a telephone survey and footfall counts. The study concludes that the market could be a key driver in creating a distinctive specialist offer for the town centre. The market is considered to be well located as there is a considerable amount of people walking through the market from the bus terminus and adjacent to the market leading to the Swansgate shopping centre. It is also well connected to public transport and the remainder of the town centre. The study does however, recognise a need to improve the layout, the offer, operating hours and management of the market.

ix http://www.wellingborough.gov.uk/downloads/file/6351/nabma\_market\_health\_check\_report

x https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/6292/2081646.pdf

xi http://www.wellingborough.gov.uk/downloads/file/6992/wellingborough town centre and retail study 2016



- **9.3.6** A consolidation and reconfiguration of the size of the market has recently taken place to free up some space to provide an open area for special functions. The market is currently focused towards discount and value products and needs to diversify. A strategy that seeks to support local supply chains in the surrounding rural economy would help to provide local distinctiveness by providing locally sourced goods and products that may not be accessible elsewhere. Such a localised approach may help to create ownership with the local population that will galvanise the sense of community spirit in the town centre and also provide an offer that people from further afield may be attracted to. Increasing the local food and beverage offer will also help to increase the time that people spend in the market and this could benefit local businesses.
- **9.3.7** Markets are also recognised as providing an important incubator platform for independent retail and service providers who may be able to start a business at the market in advance of taking up a permanent unit. Markets allow start-up businesses to test product ranges. This approach accords with the NPPF and the Portas Review in that it seeks to retain, enhance and build upon the existing market infrastructure through creating an improved market destination that can foster a creative competitive and attractive environment which will bring significant social, economic and environmental benefits to the borough.
- **9.3.8** Many of these details are not land use planning matters and are, therefore, best delivered outside of the local plan process in documents such as management plans. The council will work with external partners and stakeholders to help deliver these initiatives.
- 9.3.9 The council's planning policy in respect of the market and market square was contained in Policies WTC 5 and PS1 of the TCAAP. These sought to retain the market as an integral component of the Market Square and transform the area as part of a major new retail-led mixed use scheme. However, whilst some short term changes have been made to the Market Square area, the substantial improvements envisaged as part of redevelopment proposal have not been delivered. The increase in retail and the relocation of the Tresham Institute that sought to pull people towards the Market Square has not taken place and it is likely that the current arrangement of buildings around Market Square will stay largely the same. There is however the opportunity to consider options for introducing new structures to the market area with power points to allow improved lighting, catering, refrigeration and access to water and other utilities including digital telecommunications. This would help traders access all formats of retailing as well as potentially encouraging food and beverage operators which would help diversify the market stall portfolio.

## Policy TC 3

#### The Market

The market will be retained within the area of the Market Place as an integral part of the town centre. Regeneration of the area will include considering:

A. new structures that enhance the opportunities for increasing the diversity of the market offer;



- B. public realm improvements; and
- C. improved management, licensing and marketing arrangements.

### 9.4 Public Realm and Shop Fronts

- **9.4.1** A key part of the future strategy for Wellingborough town centre is to seek to distinguish it as somewhere different to both nearby higher order centres and Rushden Lakes. In order to do this we need to make the most of the historic environment and improve the streets, shop fronts and public areas. An enhanced environment will help to create a destination that retailers and consumers want to visit and linger in. It also provides an opportunity to attract visitors to Rushden Lakes into Wellingborough town centre.
- **9.4.2** Policy 8 b vi) of the JCS sets out that development should make safe and pleasant streets and spaces by contributing towards enhancements to the existing public realm such as tree planting to add to the character and quality of the main streets and encourage walking and cycling.
- 9.4.3 Policy 2 of the JCS sets out how the historic environment will be protected, preserved and where appropriate enhanced. This is supplemented by additional guidance in the Town Centre Conservation Area Appraisal which was adopted in 2009. This sets out the special characteristics of the area and provides management proposals for its future preservation and enhancement. Fiscal measures are also currently available to support maintenance and enhancement of the historic environment through the Townscape Heritage Initiative. (xiii) This covers the core retail centre of the town, encompassing Sheep Street, Silver Street, High Street, Broad Green, Market Street, Cambridge Street, Tithe Barn Road and elements of Park Street, Oxford Street and London Road and provides schemes for Small Buildings Grants (xiv) and Shop Front Grants.
- **9.4.4** The design of shop fronts has an important influence on the quality of the street scene and sense of place. In 2009 the council adopted a <u>Shop Front and Advertisement Design Guide</u> Supplementary Planning Document (SPD). This document was to support Policy WTC6 of the TCAAP. The principles within that policy and guidance remain relevant today, but the SPD will be updated to reflect the NPPF, JCS and this plan when adopted.

χij

http://www.wellingborough.gov.uk/downloads/download/1588/town centre conservation area appraisal

xiii .http://www.wellingborough.gov.uk/thi

xiv http://www.wellingborough.gov.uk/info/200079/regeneration/949/townscape\_heritage\_initiative/3

xv http://www.wellingborough.gov.uk/info/200079/regeneration/949/townscape heritage initiative

xvi https://www.wellingborough.gov.uk/site/scripts/download info.php?downloadID=1582



# Policy TC 4

### **Shop Fronts**

New shop fronts and advertisements should be designed to the highest standards in terms of:

- A. their relationship to both the local context and the building of which they form part;
- B. the quality and durability of materials uses; and
- C. the level and means of illumination.

**9.4.5** Improvement of the public realm complements the preservation and enhancement of the buildings in the town centre. In 2009, the council adopted a <u>Public Realm Strategy</u> SPD<sup>(xvii)</sup> which supplemented policy WTC 15 of the TCAAP and identified opportunities for new and improved public spaces, creative lighting and public art. This was supported by a <u>Materials Palette</u> (xviii) which sought to ensure high quality materials were consistently used across the town centre. Both of these documents remain valid but will be reviewed following adoption of the plan to ensure they remain consistent with current proposals for the town centre.

# Policy TC 5

#### **Public Realm**

Provision should be made for a high quality, well connected public realm to improve the appearance, attractiveness and accessibility of the town centre.

Proposals must be designed to meet the highest standards of access and inclusion so that all potential users can use them safely and easily, regardless of disability, age or gender.

New development proposals in the town centre will be required to contribute towards environmental or public realm improvements.

### 9.5 Car Parking

**9.5.1** In total there are just over 2,500 off-street spaces in Wellingborough town centre. The majority of car parks within the town centre are free of charge. According to surveys across the town centre no more than 63% of spaces were occupied at any one time. The council recently



commissioned Northamptonshire County Council to undertake an analysis of car parking surveys to establish the existing baseline conditions and to forecast future demand based on the anticipated growth in car ownership to 2031

- **9.5.2** Generally, when demand reaches 85 percent and over, vehicles searching for spaces can start to cause congestion due to people queuing to get into car parks or having to visit a number of different car parks before getting a space. Issues on the wider network can then start to occur and the ability to accommodate one-off events, which attract a greater numbers of people to the town centre can also become more challenging. Therefore, as a general rule, the supply of parking spaces should be at least 15 percent higher than demand, to ensure that there are adequate numbers of spaces to reduce the likelihood of congestion.
- **9.5.3** The amount of car parking necessary in the town centre as a result of the increase in development proposed by this plan has been estimated. This takes account of an expected diversion of trade from the town centre as a result of Rushden Lakes and the loss of some of the car parking spaces due to the redevelopment of the High Street/Jackson Lane area (Policy TC 9). This estimates that there will continue to be sufficient car parking capacity although capacity is likely to be around 80%.
- **9.5.4** As the effects of Rushden Lakes and changes to the role of the town centre are uncertain it will be particularly important to monitor the situation. The council will therefore continue to undertake regular car parking surveys. It will however also be important to ensure no further loss of town centre parking occurs as this could result in a parking space becoming more difficult to find, which could affect the overall attractiveness of the town centre. New developments in the town centre should also where practical provide onsite parking to ensure additional pressures are not placed on the main off-street car parks.

### Policy TC 6

### **Town Centre Car Parking**

There should be no net loss of off-street parking in the town centre unless it can be clearly demonstrated that there is no long term demand for parking at the site.

New development within the town centre should seek to meet the Council's agreed parking standards on site.

#### 9.6 Town Centre Sites

**9.6.1** Town centre opportunity sites exist within the town centre, including existing vacant or under-utilised units and sites and those that will emerge over the lifetime of the plan. The WYG study recommends (para 8.2.4) that the council should seek to plan for the reuse, refurbishment or development of existing vacant units in the town centre to accommodate comparison goods in the first instance, if commercially viable. WYG also considers that encouraging the re-use of



vacant units for residential use would add to the overall vibrancy and activity of the town centre during both the day and evening periods, as well as improving trading. The council will consider the use of Local Development Orders and other mechanisms to bring forward the delivery of vacant and under-utilised sites.

- **9.6.2** The council is the largest owner of property in the town centre and as such has the ability to facilitate a number of key strategic developments to act as a catalyst for the regeneration of the wider area. The council will be undertaking further appraisal work to identify sites with short, medium and long term potential.
- **9.6.3** Enhanced public realm, improved access to the centre and maintaining adequate car parking will also be important. The cultural offer that exists within the town centre is also considered an opportunity to increase visitors to the town centre. The council will also work with local communities and businesses to take forward initiatives to support the town centre.

### Policy TC 7

### **Town Centre Opportunity Sites**

Town Centre redevelopment proposals will be supported where they:

- A. contribute to the reuse, refurbishment or redevelopment of vacant or under-utilised units and sites in the town centre;
- B. conserve or enhance the cultural heritage and contribute to creating a distinctive place;
- C. provide a mix of uses within the town centre as a whole, contributing to its vitality and viability:
- D. provide services or facilities to support the local community; and
- E. do not conflict with the strategy of concentrating most retail uses in the Primary Shopping Area.
- **9.6.4** Alongside town centre opportunity sites there are a number of key sites within the town centre. The following sites within the town centre are proposed as key allocations to help deliver the objectives outlined in sections 8 and 9 of this plan.

### 9.6.1 Former Post Office Sorting Depot/BT Exchange, Midland Road

**9.6.1.1** The site measures approximately 0.45ha and includes the old Post Office sorting depot and BT exchange. The TCAAP identified this site for comprehensive mixed used redevelopment including new shops with residential above under policy PS2. The site is currently partly vacant. In 2010 planning permission was granted on part of the site to demolish various disused buildings within the yards area of the former post office site. No work was carried out and this consent has since expired.



- **9.6.1.2** The site remains a key redevelopment opportunity for retail units on the ground floor with residential above to support the vitality and viability of the town centre. The WYG study estimated that the site could provide between 20 and 23 dwellings on the upper floors. A considerable amount of people walk past the site to access Aldi and Matalan and its redevelopment provides an opportunity to introduce active frontages into this part of Midland Road.
- **9.6.1.3** The former Post Office sorting depot is not a listed building, but retention of the building's facade would retain a local heritage asset and enhance the local distinctiveness of the area.
- **9.6.1.4** The site is within 1.4km of the Upper Nene Valley Gravel Pits SPA/Ramsar site and therefore, in accordance with JCS Policy 4 and the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document, mitigation measures in respect of the potential recreation pressure from the development will be required.
- **9.6.1.5** There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.
- **9.6.1.6** It is recognised that the site is not an easy one to deliver. The council will therefore seek to work pro-actively with the owners to bring forward a suitable scheme. This could include consideration of a Local Development Order for the site.

### **Policy TC 8**

### Former Post Office Sorting Depot/BT Exchange, Midland Road

The site as shown on the Policies Map should be comprehensively redeveloped for mixed uses to include:

- A. new retail units on the ground floor with residential above;
- B. retention of the former Post Office sorting depot façade; and
- C. the safeguarding of suitable access for the maintenance of foul drainage infrastructure.

#### 9.6.2 High Street/Jackson Lane

**9.6.2.1** This is a brownfield site of approximately 2.5ha in size, which is currently primarily a council owned surface car park alongside some underused and vacant buildings. The area was identified in the TCAAP under policy PS3 for mixed used development including approximately



220 dwellings, a new landmark campus for Tresham Institute, a hotel, a small amount of shops and services and a car park. A planning brief for the site was adopted in 2006. Much of this is, however, now out-of-date as the Tresham Institute is no longer intending to relocate here.

- **9.6.2.2** The council has been in discussion with development partners about how best to bring the site forward. It is largely separate from the primary shopping area and is not considered suitable to accommodate a large amount of retail. Residential development would, however, help to increase the amount of people living in the town centre and help to increase the vitality and viability of the town centre.
- **9.6.2.3** Development proposals should create a new urban quarter for the town centre that is distinctive, vibrant, desirable and safe. The historic environment in the area should be conserved or enhanced and proposals should ensure that an active frontage is provided along the High Street to add interest, life and vitality to the area. A flexible approach will be taken as to the uses which would be acceptable here.
- **9.6.2.4** There is an existing sewer and water main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.
- **9.6.2.5** The site is within 1.8km of the Upper Nene Valley Gravel Pits SPA/Ramsar site and therefore, in accordance with JCS Policy 4 and the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document, mitigation measures in respect of the potential recreation pressure from the development will be required.

# **Policy TC 9**

### **High Street/Jacksons Lane**

The site as identified on the Policies Map should be comprehensively redeveloped for a predominantly residential scheme. Proposals should include:

- A. a Heritage Impact Assessment which will be used to inform the Masterplan for the site;
- B. an active frontage along the High Street;
- C. car parking for general public use;
- D. the safeguarding of suitable access for the maintenance of water supply and foul drainage infrastructure; and
- E. a relatively small proportion of other town centre uses. (xix)



### 9.6.3 Alma Street/Cambridge Street

- **9.6.3.1** The site currently consists of a car wash at the corner of Alma Street/Park Road, a furniture shop and a greengrocer with an inner area of an underutilised car park and a few outbuildings. The TCAAP identified the area for comprehensive redevelopment under policy PS6. Several parts of the site have received planning permission for redevelopment primarily for residential units.
- **9.6.3.2** A building of high quality design with an active frontage on the corner of Alma Street/Park Road would improve the environmental quality of this part of the town centre. Residential development on the upper floors and in the backland area would increase the amount of people living in the town centre. The WYG study estimates that the site could reasonably accommodate between 33 and 50 residential units assuming a density of between 40 or 50 dwellings per hectare which reflect apartment type units.
- **9.6.3.3** The council is a significant land owner within this area and as such could help to facilitate the regeneration of the site in partnership with other landowners. There is potentially some scope to convert the existing factory buildings which could add character and vitality to the area. Provision of access to existing properties will however need to be carefully planned.
- **9.6.3.4** There is an existing sewer and water main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.
- **9.6.3.5** The site is within 1.5km of the Upper Nene Valley Gravel Pits SPA/Ramsar site and therefore, in accordance with JCS Policy 4 and the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document, mitigation measures in respect of the potential recreation pressure from the development will be required.

# Policy TC 10

### Alma Street/Cambridge Street

Proposals for the site as identified on the Policies Map should include:

- A. a high quality building with an active frontage on the corner of Alma Street/Park Road;
- B. predominately residential units on the remaining backland area; and
- C. the safeguarding of suitable access for the maintenance of water supply and foul drainage infrastructure.



# 10. Site Specific Policies

### 10.1 Sustainable Urban Extensions

- 10.1.1 The Sustainable Urban Extensions (SUEs) are the key building blocks for growth in North Northamptonshire during and beyond the plan period to 2031. These large mixed-use developments are an opportunity to create well planned and managed new neighbourhoods that integrate physically and socially with the existing towns. Concentrating resources on a limited number of sites is designed to ensure that major growth is implemented effectively, bringing forward infrastructure quickly and minimising disruption to existing communities. The Joint Core Strategy (JCS) identifies two SUEs for Wellingborough: Wellingborough East and Wellingborough North. They are both shown on the key diagram of the JCS. These SUEs were previously identified in the 2008 Core Spatial Strategy (CSS) following a review of all potential growth sectors around the towns in an Urban Extensions Study (Oct 2005). Further growth beyond 2031 will be considered through a future review of the JCS. Subject to detailed assessment, the expansion of the SUEs is likely to make best use of infrastructure investment and support the viability of these developments.
- **10.1.2** The council has been working with the landowners and developers to ensure the timely implementation of these sites. Both SUEs have been granted outline planning permission and a number of the details have also been agreed. In addition, a North Northamptonshire Joint Delivery Unit (JDU) has been established to ensure the efficient and effective deployment of public funds and private sector investment to support the delivery of all of the SUEs in the JCS.
- 10.1.3 The CSS adopted in 2008 included Policy 16 which set out the development principles which the master plans for all the SUEs should make provision for. The JCS replaced the CSS in its entirety, it does not include any specific policies relating to development of the two Wellingborough SUEs, but contains a number of policies which would be relevant including general place shaping principles. Wellingborough East and Wellingborough North are identified as committed SUEs on the key diagram, but are not subject to an allocation and are not identified on the JCS policies map.
- 10.1.4 It is important that these two SUEs contribute to the overall vision and aspirations for Wellingborough as a whole. They will make a significant contribution to the housing and employment opportunities for the borough and will assist in helping to maintain the vitality and viability of the town centre. The overall objectives for the SUEs are that they must be sustainable and provide communities which are active, inclusive, safe, well run, environmentally sensitive, well designed and built, well connected, thriving, well served and fair for everyone. In particular in the local context this means that:
- They should be planned so as to ensure the continued physical separation of Wellingborough and the surrounding villages;
- Opportunities should be taken to enhance existing important assets and promote the provision of new green infrastructure;
- They should be designed as new neighbourhoods that integrate physically and socially with the remainder of the town;



- There should be a high emphasis on good quality sustainable design;
- An appropriate mix of services and facilities should be provided; and
- They should bring added value to the whole borough.

### 10.1.1 Wellingborough East

- **10.1.1.1** The area of land to the east of the railway contains some sporadic industrial development, brownfield and other disturbed land, but the majority of the site is in agricultural use. The land is bisected by the River Ise floodplain and bordered to the south by the River Nene floodplain. The current landscape character assessment identifies the River Nene Broad Valley Floodplain and the River Ise Valley Floodplain as distinct character areas, the remainder of the site is identified as Rolling Ironstone Valley Slopes<sup>(i)</sup>. Most of the lakes along the Nene Valley have been identified as Sites of Special Scientific Interest (SSSIs) and form part of the Upper Nene Valley Gravel Pits Special Protection Area (SPA) and Ramsar site. Both rivers are identified as sub-regional green infrastructure corridors. Dominant topographical landscape features of the site are the valleys and the ridgeline which broadly follows Irthlingborough Road/Sidegate Lane. The Sidegate Lane landfill site is another significant landscape feature which provides a wooded backdrop to the site providing some visual separation from Finedon.
- 10.1.1.2 Land between Finedon Road and the railway was identified for significant development in previous development plan documents. The area known as Wellingborough East or, latterly, Stanton Cross was allocated in the Borough of Wellingborough Local Plan adopted April 1999 for a mixed used development including 1915 dwellings. The Northamptonshire County Structure Plan for the period 1996 2016 was adopted in 2001 which identified the need for a Strategic Development Area (SDA) to the east of Wellingborough. The Borough of Wellingborough Local Plan Alteration (adopted 2004) identified an enlarged mixed use development area (including 2875 dwellings) to meet these requirements under Policies U14 U20. These policies set the overall parameters for development in the area and also set site specific requirements for individual parts of the site. These local plan policies also set the context for Supplementary Planning Guidance (SPGs) adopted in 2003 and 2004 for Wellingborough East. These policies and SPGs will be replaced by policies in this plan.
- **10.1.1.3** An outline planning application for the initial phases of the development including 3100 dwellings, employment areas and associated infrastructure was approved by the council in January 2008. Reserved Matters applications for the first 3 phases of the residential development were approved in October and November 2015. An outline application for an additional 550 dwellings and other changes to the scheme together with an application to vary some of the original conditions were approved in February 2017. The scheme is therefore expected to deliver 3650 dwellings.
- **10.1.1.4** The council has worked closely with Bovis Homes Limited, the Stanton Cross Landowners Group and other stakeholders to ensure delivery of the scheme. The Stanton Cross Infrastructure Compulsory Purchase Order (CPO) was agreed by the Secretary of State in November 2012 to ensure the land was available to deliver the Midland Road access (known



as Route 4). The Station Island North Stanton Cross CPO to secure part of the internal infrastructure of the scheme (known as Route 9) and future delivery phases was confirmed by the Secretary of State in July 2016.

- **10.1.1.5** A masterplan for the scheme has been approved which sets out how the site will be developed in a comprehensive manner, that ensures the creation of a sustainable expansion of Wellingborough. The masterplan was derived from the principles set out in the various SPGs which were subject to widespread consultation. The key principles of that masterplan remain valid. It is however likely that revisions to the masterplan will be sought over the plan period. Indeed the approval of the most recent outline application has amended to various elements. In order to provide some flexibility for delivery of the scheme over the plan period, but to ensure the core principles are adhered to, it is proposed to include the key development principles in a local plan policy. This will assist in dealing with any future amendments to the masterplan and reserved matters applications. It will also assist in dealing with applications for small pockets of land that were not covered by the initial outline application.
- **10.1.1.6** Wellingborough East will provide facilities which will be of benefit to the town as a whole such as improvements to the railway station. In particular it is intended that a new secondary school will be located within Wellingborough East, which will be required to meet the needs of growth across the whole borough. The current master plan identifies a suitable site for the secondary school, financial contributions will be required from this and other sites to ensure delivery of the school buildings. Arrangements to secure community use of the facilities will be encouraged.
- **10.1.1.7** The policy will relate to the area shown on the Policies Map. This is derived from the area allocated in the adopted local plan, the area covered by the outline planning consent and the area that has been subject to masterplanning. The location could potentially take additional development beyond the plan period. Sidegate Lane forms a logical boundary to the site. Given the strategic nature of this site, future expansion of the area would be a matter for the next JCS review.

# Policy Site 1

### Wellingborough East

Within Wellingborough East, as identified on the Policies Map, the approved Masterplan identifies a range of land uses, open space and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. The Masterplan also ensures potential future options of expanding further to the east beyond the plan period can be accommodated if necessary. Proposals should accord with the following development principles, which are based on the approved Masterplan:

A. A comprehensively planned and developed site with individual developments making proportionate contributions to the infrastructural requirements of the scheme as a whole.



- B. Development proposals should ensure that the Sustainable Urban Extension is successfully integrated with the wider urban area and that proposals are compatible with existing uses.
- C. A mixture of housing types, sizes and tenures including specialist housing to meet the needs of older persons, accessible housing, starter homes and self-build.
- D. A significant contribution to the provision of new jobs in the borough. The areas north and south of Finedon Road and Irthlingborough Road should be developed for employment uses. High quality employment uses including offices will be supported in the Station Island Area between the railway and the River Ise.
- E. Principal access should be via a new bridge from Midland Road over the railway (Route 4); from the A45 at Turnells Mill Lane via The Embankment (Route 2); from Northen Way (Route 6) and from the A45 at Ditchford Road (Route 7).
- F. Safe and convenient access provided for all modes of transport between all parts of the site, the existing town and the wider transport network. There should be reduced reliance on the car and an enhanced cycle network to the wider countryside and facilities such as Rushden Lakes.
- G. A significant multi-functional green space network, retaining where possible existing landscape features. Green Infrastructure corridors should be provided throughout the development which link to the existing sub-regional and local green infrastructure corridors. The River Ise should be the focus of a linear park which provides a multi-functional recreation and wildlife space.
- H. A multi-modal interchange should be provided at the railway station which provides an expanded railway station, new bus routes and cycling facilities that offer the potential for seamless connections between different modes of transport. All proposals in this location should preserve and enhance the character and setting of the listed railway station.
- I. Provision of a site for a new secondary school, with the option for co-located community/sports facilities, together with proportionate monetary contributions towards secondary education.
- J. Primary schools to serve the development co-located with pre-school and nursery provision in neighbourhood centres.
- K. A principal neighbourhood centre to be the focus of the new community at the point where the new east-west link and north-south avenues cross. It should provide a high quality public space with a mix of community, commercial and residential uses.
- L. A net gain in biodiversity, through improved long term management of existing habitats and new habitat creation. This will be most appropriately achieved through wet grassland and river restoration associated with the Rivers Nene and Ise. Proposals must ensure that there is no adverse impact either alone or in combination on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site. Mitigation may involve providing alternative accessible greenspace within the development and access and visitor management measures within the SPA.
- M. There shall be no harmful impact on the living conditions of both existing and proposed residential occupiers.



### 10.1.2 Wellingborough North

- **10.1.2.1** Wellingborough North lies to the north of Niort Way and comprises agricultural land. The majority of the site is also known as Upper Redhill or Glenvale Park. The Harrowden Brook runs through the site and there are some significant areas of tree cover namely: Vivians Covert, Blackberry Fox Covert, Redhill Spinney and the many mature trees around Great Harrowden Hall. Historic assets in the vicinity include the listed Wellingborough Grange, the site of a medieval village south of Great Harrowden, the grade II listed All Saints Church and the Grade I listed Harrowden Hall and grounds at Great Harrowden.
- **10.1.2.2** The current landscape character assessment shows the majority of the site being within the Rolling Ironstone Valley Slopes character area with the area west of Blackberry Fox Covert being the Clay Plateau. (ii) This plateau is the prominent landform and is visible from a wide area. Between Great Harrowden and Wellingborough is a ridgeline and the land falls south towards the brook. Redhill Grange is a housing estate on the northern edge of Wellingborough and the approved scheme wraps around this area.
- **10.1.2.3** It is currently proposed that the Isham Bypass will be extended west of Great Harrowden to link to the A509 north of Park Farm Industrial Estate through the site.
- **10.1.2.4** An outline application for the majority of the site was granted by the Secretary of State in February 2010. The remainder of the site is in separate landownership, but has been the subject of pre-application discussions. The council adopted interim guidance for Wellingborough North in 2009 to assist in determining the planning application, but there are no specific development plan policies or supplementary planning documents relating to the site.
- 10.1.2.5 The approved scheme is linked to an agreed masterplan that seeks a comprehensive development for the area. The key principles of that masterplan remain valid. It is however likely that revisions to the masterplan will be sought over the plan period. Indeed the council has agreed some variations subject to finalising the section 106 agreement. In order to provide some flexibility for delivery of the scheme over the plan period, but to ensure the core principles are adhered to it is proposed to include the key development principles in a local plan policy. This will assist in dealing with any future amendments to the masterplan and reserved matters applications. It will also assist in dealing with applications for the area of land not covered by the initial outline application.
- **10.1.2.6** The policy will relate to the area shown on the Policies Map. This is derived from the planning application boundary, but also includes the land in separate ownership. The outline consent covering the majority of the site is for 3,000 dwellings, retail, and commercial facilities, open spaces and associated infrastructure. Phase 1 is for 1500 dwellings and the terms of the current outline planning consent require a link road to be put in place before Phases 2 and 3. Further studies are being undertaken regarding the delivery of this link road and as such the local plan housing trajectory currently assumes delivery only of Phase 1 within this plan period.

ii



Depending on the outcome of these studies, subsequent phases of the scheme could follow during the latter part of the plan period and potentially beyond. The land in separate ownership is anticipated to provide in the region of 265 additional dwellings within the plan period.

### **Policy Site 2**

### Wellingborough North

Within Wellingborough North, as identified on the Policies Map, the approved Masterplan identifies a range of land uses, open space and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the following development principles, which are based on the approved Masterplan:

- A. A comprehensively planned and developed site with individual developments making proportionate contributions to the infrastructural requirements of the scheme as a whole.
- B. Development proposals should ensure that the Sustainable Urban Extension is successfully integrated with the wider urban area and that proposals are compatible with existing uses.
- C. A significant landscape buffer is provided between the development and Great Harrowden to ensure the separate character and setting of the village is maintained. Built development should not extend beyond the ridgeline.
- D. There shall be no harmful impact on the living conditions of both existing and proposed residential occupiers including those in Redhill Grange.
- E. A mixture of housing types, sizes and tenures including specialist housing to meet the needs of older persons, accessible housing, starter homes and self-build.
- F. A significant contribution to the provision of new jobs in the borough including an extension to the Park Farm Industrial Estate.
- G. Safe and convenient access provided for all modes of transport between all parts of the site, the existing town and the wider transport network. There should be reduced reliance on the car and an enhanced cycle network to the wider countryside.
- H. A significant multi-functional green space network, retaining where possible existing landscape features. Green Infrastructure corridors should be provided throughout the development which link to the existing sub-regional and local green infrastructure corridors. The principal corridors should be along the Harrowden Brook and the ridgeline.
- I. Primary schools to serve the development co-located with pre-school and nursery provision in neighbourhood centres.
- J. A net gain in biodiversity, through improved long term management of existing habitats and new habitat creation. This will be most appropriately achieved through neutral grassland, wetland/meadow habitats associated with SUDs and increased woodland planting.
- K. Principal access should be via Niort Way and Northen Way.



#### 10.2 Windsor Road

- **10.2.1** The site measures 6.5ha and lies between Windsor Road and the A45. It was allocated for housing in the Local Plan Alteration and saved Policy U10 currently applies. Policy H1 proposes that the site should continue to be allocated for housing. The site is owned by the borough council and a private landowner. This land is currently underutilised. The site was formerly used as allotments and open space including a football pitch. The allotments are now unused and overgrown and the land has been subject to an element of fly tipping and anti social behaviour. In 2009/2010 the council worked with the local community through Planning Aid to identify development principles for the site. Many of these remain relevant.
- 10.2.2 The site has mature trees and hedgerows which should be retained where practical. Past studies have also identified a semi-natural area to the eastern edge of the site containing Bee Orchids. The green infrastructure corridor through the Wilby Way estate should be continued through this site. The water course provides an opportunity to provide a net gain in biodiversity. A water main cuts across the south west corner of the site and Anglian Water have advised that an easement strip of 12 metres should be protected and kept free from built development and deep rooted planting. Proximity to the A45 means that a noise assessment will be necessary to identify any mitigation measures that may be required.
- **10.2.3** Pedestrian and cycle access should ensure there are appropriate links to both the Wilby Way estate and the Windsor Road area and in particular that there are suitable routes to Warwick Primary School. Vehicular access should however be from Windsor Road only. This will require the demolition of two pairs of semi detached dwellings.
- **10.2.4** A small proportion of the site is located in flood zones 2 and 3. A site specific Flood Risk Assessment will therefore be required which assesses all sources of flood risk and ensures that the development is safe and does not increase flood risk to any adjacent land. The areas in flood zones 2 and 3 should be retained as open space. The open space proposed should also be utilised as a multifunctional sustainable drainage system. There is a deficiency of children's play areas to the west of the site, so provision on this site should be at the western end if possible.
- **10.2.5** There is an existing sewer and water main in Anglian Water's ownership within the boundary of the site. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's assets may be required.
- **10.2.6** The site is within 1.2km of the Upper Nene Valley Gravel Pits SPA/Ramsar site and therefore, in accordance with JCS Policy 4 and the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document, mitigation measures in respect of the potential recreation pressure from the development will be required.
- **10.2.7** Provision should be made for an appropriate mix of housing types and tenures and in particular provision should be made to meet the needs of older person households in accordance with policy H 3. Previous community consultation expressed a preference for bungalows. In



accordance with policy H 5, 5% of plots should be made available for sale as serviced building plots. The number of dwellings provided on site should be determined through the planning application process. Access limitations, the shape of the site and the need to provide substantial landscape features will limit housing capacity. The site is expected to deliver in the region of 60 dwellings.

## **Policy Site 3**

#### Windsor Road

Residential proposals for the Windsor Road site should provide for:

- A. retention of existing features of landscape and wildlife interest where practical;
- B. provision of a green infrastructure corridor through the site, linking to the existing open space network;
- C. a children's play area, preferably at the western end of the site;
- D. provision of a proportion of the housing to meet the needs of older households in accordance with Policy H3 the preference is for bungalows;
- E. vehicular access from Windsor Road only;
- F. pedestrian and cycle access between the Wilby Way estate and the Windsor Road area to enable convenient access to local services and facilities; and
- G. the safeguarding of suitable access for the maintenance of water supply and foul drainage infrastructure.

### 10.3 Land between Finedon Road and Nest Lane

- **10.3.1** The site measures approximately 6 ha and is comprised of a former sports ground, back gardens, a flood storage reservoir which serves development to the south west, and scrub land. The site is divided by a stream running to the rear of the long back gardens. The semi-natural area has the potential to be of wildlife value. Several of the rear gardens have had consent for residential development in the past, but these applications have since lapsed.
- 10.3.2 The plan provides an opportunity for a comprehensive scheme that makes best use of an underutilised site and ensures on going management of the semi-natural area providing a net gain in biodiversity in accordance with Policy 4 of the JCS. The area between Nest Lane and the stream could deliver in the region of 100 dwellings. The area to the south between the stream and the existing allotments should be managed as open space. This could include a variety of types of open space including additional allotments and wildlife habitats and should include the ongoing management of the flood storage area. The allotments should be provided with appropriate secure fencing.



- **10.3.3** Vehicular access should be from Nest Lane. There should be a mix of housing types, tenures and sizes within the site, with buildings reflecting the local character fronting onto Nest Lane following the existing building line. Behind here a main street should be orientated to provide a vista down to the valley and out onto the open space. Buildings should then front onto the open space area. In accordance with Policy H 3 a proportion of the dwellings should be specifically to meet the needs of older households. In accordance with Policy H 5, 5% of the plots should be made available for sale as serviced building plots.
- **10.3.4** Due to the proximity of the Finedon Road Industrial Estate a noise assessment will be required and a suitable landscape buffer around the perimeter of the site should be provided. In addition, a detailed site specific Flood Risk Assessment will be required which assesses all sources of flood risk and ensures that the development is safe and does not increase flood risk to any adjacent land.
- **10.3.5** There is an existing sewer and water main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.
- **10.3.6** The site is within 1.8km of the Upper Nene Valley Gravel Pits SPA/Ramsar site and therefore, in accordance with JCS Policy 4 and the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document, mitigation measures in respect of the potential recreation pressure from the development will be required.

# **Policy Site 4**

#### Land Between Finedon Road and Nest Lane

A comprehensive master plan should be prepared for the site to deliver dwellings and open space. Proposals should provide for:

- A. vehicular access from Nest Lane;
- B. buildings fronting Nest Lane and the proposed open space;
- C. an area of managed open space south of the stream providing a net gain in biodiversity;
- D. a landscape buffer between the site and the Finedon Road Industrial Estate; and
- E. the safeguarding of suitable access for the maintenance of water supply and foul drainage infrastructure.



### 10.4 Park Farm Way/Shelley Road

- 10.4.1 The site comprises 28.5 ha of agricultural land. Residential development on this site would form a logical extension of the existing Shelley Road/Queensway housing area. The land is allocated for development in the adopted Borough of Wellingborough Local Plan (Policy U7). Whilst the site is greenfield, it is well contained by Park Farm Way, which would form a logical boundary to the development, and is located adjacent to the Sainsbury's supermarket on Northampton Road. The land is elevated with long views across the town and surrounding countryside. A stream runs along the northern and eastern boundaries with trees forming a linear park with biodiversity value. An established hedge with trees crosses the site aligned with a public footpath.
- **10.4.2** In 2007 a consultation event, involving several key stakeholders and supported by Natural England, was held in order to establish possible development principles for the site. The outcome of this 'concept statement' can be viewed on the council's <u>website</u>. Many of the principles remain relevant.
- **10.4.3** The development should provide physical and functional links between the new and existing communities, and should enhance the quality of the existing open space. Principal access should be from Park Farm Way. Park Farm Way will need to be widened to accommodate the wider growth of the town and the development will need to accommodate this, where required. Footpath and cycleway links should ensure connectivity to the existing built up area and in particular provide a route to Ruskin primary schools. Proximity to the A509 (Park Farm Way) means that a noise assessment will be necessary to identify any mitigation measures that may be required.
- **10.4.4** The linear park should be widened and developed with recreational spaces and new habitats including ponds and be used for sustainable drainage. The existing hedge should be retained and reinforced with further planting. A significant landscape buffer should be provided alongside Park Farm Way. A mix of housing types sizes and tenures should be provided. In accordance with Policy H 3, a proportion of the dwellings should be specifically to meet the needs of older households and in accordance with Policy H 5, 5% of plots should be made available for sale as serviced building plots.
- **10.4.5** The site is within 2.7km of the Upper Nene Valley Gravel Pits SPA/Ramsar site and therefore, in accordance with JCS Policy 4 and the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document, mitigation measures in respect of the potential recreation pressure from the development will be required.
- **10.4.6** A detailed site specific Flood Risk Assessment will be required to assess all sources of flood risk and ensure that the development is safe and does not increase flood risk to any adjacent land.
- **10.4.7** There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where



access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.

**10.4.8** A planning application has recently been submitted for this site for up to 600 dwellings.

### **Policy Site 5**

### Park Farm Way/Shelley Road

Residential proposals on the site should provide for:

- A. principal vehicular access from Park Farm Way;
- B. pedestrian and cycleway access to the existing built up area;
- C. the need to accommodate future widening of Park Farm Way;
- D. a linear park/green infrastructure corridor along the stream;
- E. an appropriate landscape buffer alongside Park Farm Way; and
- F. the safeguarding of suitable access for the maintenance of foul drainage infrastructure.

#### 10.5 East of Eastfield Road

- **10.5.1** The site measures 10.9ha in total and is located to the rear of residential properties fronting Finedon Road to the north and Eastfield Road to the west. The main railway line defines the site's eastern boundary. The site was part of a larger area allocated for development in the Borough of Wellingborough Local Plan under Policy U20. A development brief was prepared for the site and adopted as Supplementary Planning Guidance in 2006. Many of the principles of the adopted policy and brief remain valid. The area to the south has consent for residential development and is currently under construction.
- 10.5.2 The area is a mixture of allotments, and industrial units. Much of the area is underused or vacant. Development provides an opportunity to improve a run down area. A comprehensive approach to masterplanning the area should ensure that areas are not left landlocked or underutilised. Any change of use of existing employment units on the site, in accordance with Policy E 3, will be expected to be for housing purposes. An area of existing and previously used allotments is identified as Local Open Space under Policy GI 2. This area should generally be retained as part of the overall scheme. Ideally enhanced facilities for the allotments such as a water source and car parking should be provided together with security fencing. The former quarry pit forms the central focus of the larger site. Dwellings should be designed where possible to overlook the central open space.



- **10.5.3** Development proposals should facilitate development of adjoining land and ensure connectivity to the committed development to the south and the existing built up area. Principal access should be from Finedon Road but there should also be connections to the new housing to the south. A footpath/cycleway route should be provided, linking to the Finedon Road Industrial Estate to the north and the railway station to the south.
- **10.5.4** A mix of housing types sizes and tenures should be provided. In accordance with Policy H 3 a proportion of the dwellings should be specifically to meet the needs of older households and in accordance with Policy H 5, 5% of plots should be made available for sale as serviced building plots.
- **10.5.5** The site is within 1.3km of the Upper Nene Valley Gravel Pits SPA/Ramsar site and therefore, in accordance with JCS Policy 4 and the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document, mitigation measures in respect of the potential recreation pressure from the development will be required.
- **10.5.6** Proximity to the railway means that a noise assessment will be necessary to identify any mitigation measures that may be required.
- **10.5.7** There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.

### **Policy Site 6**

### **East of Eastfield Road**

Residential proposals should provide for:

- A. retention of the area identified as Local Open Space on the Policies Map;
- B. a footpath/cycleroute link between Finedon Road Industrial Estate and the railway:
- C. connectivity to surrounding sites; and
- D. the safeguarding of suitable access for the maintenance of foul drainage infrastructure.

Any changes of use of existing employment uses in accordance with Policy E 3 should be for housing.



### 10.6 Leys Road/Highfield Road

- **10.6.1** The site measures approximately 1.14 ha and is currently in use as a scrap yard. It is located at the eastern corner of Eastfield Park and is bounded by a school to the east and housing to the west and south. The site was allocated for housing in the Borough of Wellingborough Local Plan and was covered by Policy U1. The site has not come forward for development in the past as it continued in active use as a scrap yard, the owner has now however expressed a willingness to redevelop the site.
- **10.6.2** The site is within a predominantly residential area and redevelopment for housing is expected to result in an improvement in residential amenity for neighbours by removing heavy goods vehicle movements. It would also result in a visual improvement by removing an unattractive industrial use. The surrounding streets are characterised by traditional terraced development and the new housing layout and design should reflect this character. There will however need to be appropriate provision for car parking on the site and as a result the site is likely to be developed at a lower density than the surrounding area. The site is expected to deliver in the region of 40 dwellings.
- 10.6.3 The preferred approach is to create a new street with vehicular access from both Leys Road and Finedon Road to reflect the surrounding grid pattern. If a suitable highway scheme can not be achieved however then vehicular access should be from Leys Road with pedestrian and cycle access to Finedon Road. This will ensure easy pedestrian access to Eastfield Park and local schools.
- **10.6.4** The site has a number of mature trees and as many as possible should be retained, particularly those along the boundary to the school. Given the current use of the site, a suitable remediation scheme will be necessary to deal with any contamination on the site.
- **10.6.5** The Strategic Flood Risk Assessment states that flooding has been experienced on the site or within close proximity due to blockage of a culvert. This may be a maintenance issue, but will require a detailed assessment by the landowner.
- **10.6.6** There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance could be restricted. The existing sewer should be located in highways or public open space. It this is not possible a formal application to divert Anglian Water's existing assets may be required.
- **10.6.7** The site is within 1.8km of the Upper Nene Valley Gravel Pits SPA/Ramsar site and therefore, in accordance with JCS Policy 4 and the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document, mitigation measures in respect of the potential recreation pressure from the development will be required.



# **Policy Site 7**

### Leys Road/Highfield Road

Residential proposals for the Leys Road/Highfield Road site should provide for:

- A. satisfactory remediation of any contamination on the land prior to development commencing;
- B. a new street connecting Levs Road and Finedon Road;
- C. the retention of as many trees on site as possible; and
- D. the safeguarding of suitable access for the maintenance of foul drainage infrastructure.

### 10.7 Milner Road, Finedon

- **10.7.1** Located off Milner Road, Finedon, the site is approximately 3.7ha. The Finedon area has been subject to historic opencast ironstone workings and the frontage of the site was occupied by houses and lock-up garages. These have since been demolished. This part of the site now has some mature trees and undergrowth and one of the trees is the subject of a Tree Preservation Order. The south eastern part of the site is currently in agricultural use. The scheme should seek to retain as many of the natural features as possible, potentially incorporating these within open space on the site. The site is owned by two separate landowners, but, should be subject to a scheme which allows comprehensive development of the site.
- **10.7.2** Access should be from Milner Road. The scheme should provide development frontage onto Milner Road using the same building lines and reflect the surrounding garden suburb character with perimeter blocks behind the frontage. The site should provide for a mix of housing types and tenures which reflect the needs identified in the <u>Finedon Housing Needs</u>

  <u>Assessment</u>. (iii) The housing capacity of the site should be determined through the planning application process. Depending on the layout and housing mix, the site is anticipated to deliver up to 90 dwellings. In accordance with Policy H 5, 5% of the plots should be made available as serviced building plots. Due to the separate ownerships this site could be delivered in phases.
- **10.7.3** There is an existing water main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.



# **Policy Site 8**

### Milner Road, Finedon

Residential proposals should provide for:

- A. a scheme which allows the comprehensive development of the entire site;
- B. retention of the tree subject to the Tree Preservation Order and as many other natural features as practical;
- C. access from Milner Road:
- D. housing mix to reflect the needs identified in the Finedon Housing Needs Assessment; and
- E. the safeguarding of suitable access for the maintenance of water supply infrastructure.

### 10.8 Sywell Aerodrome

- **10.8.1** Sywell Aerodrome is located in the west of the borough and is in close proximity to Sywell and Sywell Old Village, which lie to the south west of the site.
- **10.8.2** The site was developed from a flying club established in 1928. Today the site is an important rural location for aviation and other employment uses, covering around 24ha of land. Some of the buildings may be of historical value to the site.
- **10.8.3** Rural employment areas such as Sywell Aerodrome play an important part in the borough's economy. Maintaining and providing employment within the rural areas can increase the resilience of the rural economy and offer sustainable employment opportunities. Because Sywell Aerodrome is an established site this provides an optimum location for sustainable rural development.
- **10.8.4** The site is important to the borough and the wider area as it is the county's only significant airfield base. As such, it can provide air taxi and freight services for local businesses. It is not only a significant rural employer, but is also important in terms of tourism, within the borough, due to the aviation museum and air shows throughout the year.
- **10.8.5** Policy 25 of the JCS supports sustainable opportunities to develop and diversify the rural economy that are of an appropriate scale for their locality and respect the environment and surrounding character.
- **10.8.6** The Employment Land Review (ELR)<sup>(iv)</sup> assesses Sywell Aerodrome in terms of its location, accessibility, quality of environment, market attractiveness; mix of uses; occupancy levels and other criteria. The ELR found that Sywell Aerodrome has development potential subject to addressing the constraints of road capacity, particularly for HGV's, and the potential

iv http://www.wellingborough.gov.uk/downloads/file/7027/employment\_land\_review\_background\_paper\_-\_april\_2016



impact on the local amenity of Sywell. The site is in good occupancy; however some of the older buildings do require modernisation. A recent report entitled Assessment of Aviation Capacity and Infrastructure for Northamptonshire (2015) by Northamptonshire Enterprise Partnership (NEP) found that it was unlikely that an expansion of the aviation capacity at Sywell Aerodrome to handle larger business jets and cargo aircraft would be profitable, and that there was not a justifiable need for this in the area. Therefore it is unlikely that the site will be developed further in terms of large scale aviation, notwithstanding this the council would support viable development proposals involving aviation and employment uses at the site that would support the rural economy.

- **10.8.7** Sywell Aerodrome has previously been subject to site specific local policy that sought to support appropriate development of aviation and employment proposals and limit inappropriate development in the location, such as residential uses. There has recently been an appeal granted for housing adjacent to the aerodrome, and within the previous defined boundary of the site. The council will seek to resist further residential development within the immediate vicinity of the Aerodrome in the future so that the site may be retained as a sustainable rural location for employment and aviation use, which supports the rural economy.
- **10.8.8** Development proposals which modernise the industrial estate or enhance the physical environment and infrastructure within Sywell Aerodrome will be supported. To enhance the attraction and sustainability of Sywell Aerodrome for future investment and to support current and future occupiers some small scale ancillary uses will also be permitted.
- **10.8.9** Flood risk incidents have been recorded in this location and these risks should be addressed in accordance with JCS Policy 5.

# **Policy Site 9**

### **Sywell Aerodrome**

Development proposals at Sywell Aerodrome as outlined on the Policies Map, including new buildings; extensions; and changes of use, associated with aviation and other employment uses that modernise and enhance the physical environment and infrastructure at Sywell Aerodrome will be supported. This is providing there is no conflict with the overall function and developability of the area and surrounding land uses.

The council would particularly support developments that provide jobs in high-end aviation, engineering and design, training and corporate entertainment.

Ancillary services, such as cafes or crèches, will be supported where they are small scale, primarily meet the needs of the businesses at Sywell Aerodrome, and enhance the attraction and sustainability of the area for investment.

The council will seek to resist development within the immediate vicinity of the aerodrome, if such development would prejudice aviation use on the site.



# 11. Delivering Infrastructure

- **11.0.1** Paragraph 162 of the National Planning Policy Framework (NPPF) requires local authorities to work with neighbouring authorities and providers to assess the quality and capacity of infrastructure for:
- Transport; water supply; waste water and its treatment; energy (including heat);
   telecommunications; utilities; waste; health; social care; education; flood risk and coastal change management; and its ability to meet forecast demands; and
- Take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.
- 11.0.2 The local plan contains the key infrastructure requirements on which the delivery of the plan depends. These are set out in the <u>Infrastructure Delivery Plan</u><sup>(i)</sup> for the PBW. Uncertainties over key infrastructure have been identified and the implications of these to the delivery of the plan have been addressed through its policy framework, including making contingency arrangements. The council has actively engaged with the relevant infrastructure and service providers to understand their investment plans and worked with the Local Enterprise Partnership (LEP) in considering strategic issues and prospects for future investment in infrastructure.
- 11.0.3 The national Planning Practice Guidance (PPG) gives guidance on how to objectively assess the infrastructure requirements and develop an infrastructure delivery programme. It states that local plans should be clear, for at least the first five years, what infrastructure is required to meet vision and policy objectives, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development. For later periods, lesser detail may be provided due to uncertainty with infrastructure provision. The infrastructure delivery programme will be flexible to allow for regular updates on new developments and funding regimes.
- **11.0.4** Working with partner authorities, including Wellingborough, the North Northamptonshire Joint Planning Unit (JPU) developed an Infrastructure Delivery Plan (IDP) to support the JCS. The IDP sets out what infrastructure is currently available and the types of infrastructure that will be required to deliver the growth planned to 2031, including the funding and time scales of infrastructure development.
- **11.0.5** Much of the infrastructure required for delivery of growth in Wellingborough is identified in the IDP however; more local infrastructure needs have been identified in the Plan for the Borough of Wellingborough Infrastructure Delivery Plan (PBW IDP) that forms an addendum to the North Northamptonshire Infrastructure Delivery Plan.
- **11.0.6** The progress on the delivery of identified infrastructure projects will be monitored as part of the JCS monitoring framework and the monitoring framework of the PBW.

i <a href="http://www.welingborough.gov.ukdownloads/downloads/2795/plan for the borough of welingborough infrastructure delivery plan publication version-september 2017">http://www.welingborough.gov.ukdownloads/downloads/2795/plan for the borough of welingborough infrastructure delivery plan publication version-september 2017</a>



# 12. Monitoring and Review

**12.0.1** It will be necessary to monitor policies within the local plan to determine the extent to which they are, or are not working. This is an important process to gauge whether part, or all, of the local plan will need to be reviewed in future. The monitoring framework in the PBW should not be read in isolation and it will operate alongside the monitoring framework in Table 9 of the JCS

12.0.2 Within the JCS, Table 9 established a framework of indicators to monitor the implementation and impact of local planning policy and change which will be reported through the North Northamptonshire Authorities' Monitoring Report (AMR). The overarching monitoring framework in the JCS broadly forms the basis for monitoring the policies of the local plan. However, given the strategic nature of the JCS, it has been necessary to identify some more localised non-strategic indicators specific to Wellingborough and the policies in this plan which will require monitoring going forward. The intention is that indicators in both the JCS and in the PBW will be monitored by the planning policy team at borough level and included in subsequent AMRs to highlight plan implementation at both the local authority and North Northamptonshire levels.

**12.0.3** The critical areas of the plan to be monitored includes:

- housing completions by type, location and the availability of land for housing in the future;
- the completion of serviced employment floorspace, creation of jobs and availability of land for future employment use;
- the delivery of floorspace to support retail, community and healthcare land use;
- the protection, enhancement and creation of assets in the natural environment; and
- the delivery of major infrastructure projects and provision of financial contribution towards such schemes.

**12.0.4** A schedule of monitoring targets and indicators for each policy is provided below:

**Table 12.1** 

Policy	Objective	Indicator	Targets
SS 1	Protect the countryside against unsuitable development.	Development permitted outside of the defined village boundaries.	To restrict development outside the village boundaries to that required to meet local needs.
GI 1	Protect and enhance existing and future Local Green Infrastructure Corridors.	Net loss/gain in Green Infrastructure across the borough.	A net gain in Green Infrastructure across the borough.



Policy	Objective	Indicator	Targets
		New open space provided within or connected to GI corridor.	
		New projects to enhance open space in GI corridors.	
GI 2/3	Protect and enhance existing and future Local Open Space and Local Green Space.	Losses in Local Open Space or Local Green space	No loss of LOS or LGS
GI 4	To enhance open space, sports and recreational facilities across the Borough or provide new facilities.	Projects that enhance open space sports or recreation through s106 agreements.  Provision of new open space, sports or recreation facilities.	Net increase in the provision of open space, sports and recreational facilities across the Borough.
E 1	Maintain and improve the usage and viability of established industrial estates.	The amount of additional B uses floorspace provided within established Industrial estates.  Projects enhancing the physical environment and infrastructure of existing estates.	No specific target.
E 2	Limit the amount of non B growth in the existing Industrial estates in order to maintain the focus on employment and jobs.	Amount of non B uses floorspace in established Industrial Estates.	No loss of B uses floorspace in employment areas unless it can be demonstrated that the site is no longer suitable/viable for employment.



Policy	Objective	Indicator	Targets
E 3	To retain employment outside the industrial estates unless they are unviable or are causing problems to neighbours.	Loss of B uses floorspace outside of the industrial estates.	No loss of B uses floorspace outside employment areas unless it can be demonstrated that the site is no longer suitable/viable for employment.
H 1	To deliver housing to meet housing need.	Housing delivered on the allocated housing sites.	By 2031 to deliver the following housing:  George Cox - 25  Windsor Road - 60
			Hardwick Park - 45
			Finedon Road/Nest Lane - 100
			Park Farm Way/Shelley Road - 600
			Eastfield Road - 75
			High Street - 113
			Alma Street - 50
			Post Office - 23
			Leys Road/Highfield Road - 40
H 2	To deliver housing to meet housing need.	Housing delivered on Finedon Housing allocations.	To deliver 90 dwellings on Milner Road/Kenmuir Road by 2031.
H 3	To deliver housing to meet the needs of older people.	Housing provided for older people.	A minimum of 34 dwellings per year for older people in the borough.
H 4	To deliver housing to meet the needs of older people.	Retirement, supported and care homes provided.	A net increase in retirement, supported and care homes.



Policy	Objective	Indicator	Targets
H 5 / H 6	To support the provision of self-build and custom housing	Numbers of those seeking to acquire plots on the council's self-build register  Number of serviced plots granted planning permission for self-build or custom housing	To grant sufficient land suitable to meet the demand for self-build and custom housing identified on the register within three years.
R 1/R 3/TC 1	To ensure that the town centre is the primary focus for retail development save for small scale shops and services that serve a local function.	Retail provision in the town centre, local centres and elsewhere in the borough.	New retail provision should be in the town centre unless it is to serve a local function.
R 2/R 3	To retain neighbourhood shops.	Gains and loss of retail outside of the town centre and local centres.	No net loss of neighbourhood shops.
TC 2	To ensure that the town centre is the primary focus for town centre uses.	Town centre uses granted within the town centre and elsewhere.  % of Primary Shopping Frontage in A1 use  % of Secondary Shopping Frontage in main town centre uses.	Percentage of Primary Shopping frontages that are in 'A' use to be no lower than 70%.  In the Secondary Shopping Frontages town centre uses to remain dominant.
TC 3	Regenerate the market in the area of the market square so that its status as the heart of the town is reinforced.	Public Realm improvements on the market place.	No specific targets.



Policy	Objective	Indicator	Targets
TC 4	Seek improvements in the public realm and shop fronts.	The number of applications that do not adhere to the criteria in Policy TC 4.	Refuse all applications which fail to meet the criteria in Policy TC 4.
TC 5	Seek improvements in the public realm and shop fronts.	Public realm projects undertaken and s106 contributions.	No specific targets.
TC 6	To maintain sufficient car parking in the town centre.	% of off street car parking spaces occupied.	To ensure car parking occupancy remains below 85%.
TC 7	To seek the re-use, refurbishment or redevelopment of existing vacant units in the town centre.	Number of vacant units in the town centre.  Number of sites reused, refurbished or redeveloped in the town centre.	Reduction in vacant units in the town centre.
TC 8	Redevelopment of the former post office sorting depot.	Development on the former post office sorting depot.	By 2031 a redevelopment of the site with retail units on the ground floor and 23 dwellings on the upper floors.
TC 9	Redevelopment of High Street/Jackson's Lane site	Development on the High Street/Jacksons Lane site.	By 2031 redevelopment of the site to include an active frontage along the High Street, car parking for general public use, other town centre uses and 113 dwellings.
TC 10	Redevelopment of the Alma Street/Cambridge Street Site	Development on the Alma Street/Cambridge Street Site.	By 2031 redevelopment of the site to include a building with an active frontage on the corner of Alma Street/Park Road and 50 dwellings.



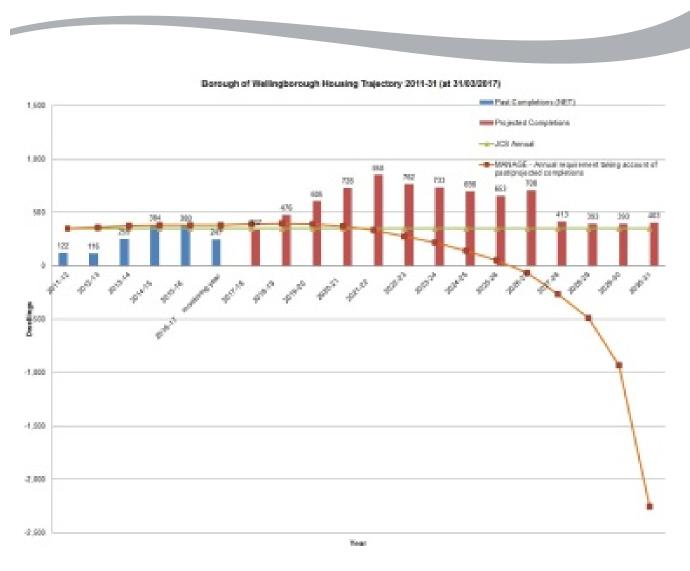
Policy	Objective	Indicator	Targets
Site Specific Policies	High Quality development on the identified sites.	Development on sites 1 - 9.	<ul> <li>Site 1:</li> <li>2,980 dwellings</li> <li>New principle accesses</li> <li>New linear park</li> <li>Primary school provision.</li> <li>Neighbourhood centres</li> <li>45 ha of employment provision</li> <li>Site 2:</li> <li>1,765 dwellings</li> <li>Primary school provision</li> <li>7ha of employment provision</li> <li>Tha of employment provision</li> <li>For sites 3 to 8 see H 1 and H 2.</li> <li>Site 9: Increased employment development at Sywell Aerodrome.</li> </ul>
11. Delivering Infrastructure	To ensure delivery of the infrastructure necessary to support development identified in the plan.	Progress on identified infrastructure projects.	As set out in the Infrastructure Delivery Plan.



# **Appendix A. Housing Land Supply**

-	TOTAL ST	ij	8	13		E I	Ħ	ħ	Ì	Ä	ř	ä	1		- 3	9		3	9
																	Ш		ľ
		H	L			ı	Ī	Ħ	Ħ	ij	H	H		п	H	H	ļ	Ĭ	H
Commerce of the Commerce of							H	i		ij	i		ł	å	м		1		1
Actual and a proposition		H						ï	ij	ï	H	H	Ю		H	H	H		æ
							i	i	Ħ	ï	i	H	H						ľ
Name and Address of the Owner, or							H	i		i		H	H		H		Q		i
		Н	Ц	Ц		i	ij	Ħ	Ħ	Ħ	Ħ	H	Н	H	Н	Ц	Н		ľ
man programme and the contract of the contract						ı	i	i		ij	Ħ		H	H					H
The second second second second							i	i		ij	i								
							i	i	Ĭ	ij			H						H
the second second second second second								i		ij	i	i	H		H		L		ı
Charles of the Commercial Commerc		H					В	ij		i	Ħ		H	H			į		ü
		Н	Н				I	ï	H	ij	i		H	H	H				i
		H					Ī	i	Ħ	Ħ	H	H	H	H					ľ
-			E				ï	ij	H	i	i	ń	H	ä		L			ä
1	i	ļ	į	ı	H	H	i	ij	ţ	i	H	i	ł	H	H		ļ	ı	H
		ě	ļ	ı	L			ij	ŧ	ij	Ī	ì			i	ŧ	L	I	
	i	Š				a	q	ij	ū		ij	Ĭ	ł	ŧ	ł	Ŗ	Š	H	ı
		H	H	H	¥	u	ū	Ū	ū	ū	ū	Ī	H	H	H	H	H	H	
	i	į	k	Ņ	H		B	ij	ı	ij	ı	i	H	H	H	ļ	ķ	k	
1	ì	Ħ	Ħ	ij	H	H	B	ū	H	ũ	Ĭ	ï	ř	F	H	н	H	Ш	ø
	Ì	ł	3	1	1	ı	î	î	î	ì	î	ì	i	ŝ	ı	ļ	1	1	ı
Consultation de Principalità								Ħ			H	i					ł		ı
Commission disconnection		H				П		H	ı	Ì	H	i	H						ı
	i	ł	i	Ī	i	Ħ	Ē	ğ	Ē	Ü	i	i	н	ß.	4	ij	į	į	ı
Charles and a second se																			





# **Five Year Housing Land Supply Assessment**

**A.0.1** Based on the trajectories above the following table sets out the five year housing land supply assessment for the borough for the period 2018/19 to 2022/23.

Five Year Housing Land Supply	
a) Objectively assessed need in the JCS for 2011-2031	7000
b) Objectively assessed need for 5 years (a/20 x 5)	1750
c) Recorded completions plus estimate for 2016/17	1841
d) Shortfall compared to annual requirement (a/20 x 7 - c)	609
e) 5 year requirement if shortfall is added to the 5 year requirement (d + b)	2359
f) Add 20% buffer	2831
g) Supply of deliverable sites	3421
h) 5 year supply (g/f x 5)	6.04



# **Appendix B. Glossary**

	Affordable	Social rented, affordable rented and intermediate housing
	Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
		Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
		Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
		Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
		Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes. (Source NPPF, 2012)
AMR	Authorities' Monitoring Report	A report prepared that reviews: progress on preparing documents set out in the LDS; how policies are being implemented; the number of dwellings delivered; progress on any Neighbourhood Plans or Orders; any CIL reporting requirements and action taken under the duty to cooperate.
	Biodiversity	The variety of life in all its forms



	Care Homes	Institutional establishments which provide accommodation, care and/or nursing for people whose care or health needs mean that they can not live independently. Each resident will have a bedroom rather than a self-contained flat. Meals, housekeeping services, care and nursing are provided by the establishment.
	Comparison Shopping	Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
CIL	Community Infrastructure Levy	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. There is currently no CIL adopted in this area.
	Community Right to Build	The Localism Act allows for community organisations to bring forward a 'community right to build order' which is a type of neighbourhood development order. This allows certain community organisations to bring forward smaller-scale development on a specific site, without the need for planning permission. This gives communities the freedom to develop, for instance, small-scale housing and other facilities that they want.
	Convenience Shopping	Convenience retailing is the provision of everyday essential items including food and drink, newspapers/magazines and confectionery.
CSS	Core Spatial Strategy	The North Northamptonshire Core Spatial Strategy was adopted in June 2008 and covered the period 2001 - 2021. It has been reviewed by the JPU and was replaced by the JCS in July 2017.
	Development Plan	This includes adopted Local Plans, neighbourhood plans and is defined by section 38 of the Planning and Compulsory Purchase Act 2004. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
	Geodiversity	The range of rocks, minerals, fossils, soils and landforms
	Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits
JCS	Joint Core Strategy	The North Northamptonshire Joint Core Strategy. This covers the period 2011 - 2031 and was adopted in July 2017. It replaced the adopted CSS
JPU	Joint Planning Unit	The North Northamptonshire Joint Planning Unit is a local partnership between Corby, Wellingborough, Kettering and East



		Northamptonshire councils with Northamptonshire County Council. Its key responsibility is to review the Core Strategy. The JPU reports to a Joint Planning Committee made up of three elected members from each of the councils.
LDS	Local Development Scheme	The document which sets out which development plan documents are to be prepared and includes a timetable for their production.
LEP	Local Enterprise Partnership	A body designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in the area. The local LEP is the South East Midlands Local Enterprise Partnership (SEMLEP).
	Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. In this borough it is intended that the Local Plan will comprise the Joint Core Strategy (Part 1) and the Plan for the Borough of Wellingborough (Part 2).
LPA	Local Planning Authority	The Borough Council of Wellingborough is the local planning authority for the borough and has all planning powers for all development in its area with the exception of: minerals and waste disposal which is the responsibility of Northamptonshire County Council and the preparation of the Core Strategy which is the responsibility of the North Northamptonshire Joint Planning Committee.
	Main Town Centre Uses	Main town centre uses include retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). (Source NPPF, 2012)
NPPF	National Planning Policy Framework	The document which sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions



NIA	Nature Improvement Area	Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change. The Nene Valley NIA has been designated to deliver a step change in nature conservation, where local organisations have come together with a shared vision for the natural environment.
	Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004). Once made they form part of the development plan for the area.
PPG	Planning Practice Guidance	A web-based resource setting out national planning practice guidance.
	Policies Map	An Ordnance Survey map which illustrates graphically the policies in the development plan.
PSA	Primary Shopping Area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontages). (Source NPPF, 2012)
	Retirement Housing	A sub-group of specialist housing for older people provided for sale or rent which offers self-contained accommodation and which provides some additional facilities. These could typically include a secure main entrance, residents' lounge, access to an emergency alarm and a guest room. Additional support to maintain independence can be purchased as needed. This is often known as 'sheltered housing' in the affordable sector and 'retirement living' leasehold accommodation in the private sector.
S106	Section 106 Agreement	Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as S106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions'.
SCI	Statement of Community Involvement	This is a statement setting out how the local planning authority intends to involve the community in the preparation of the Local Plan and all development control decisions.
SEA	Strategic Environmental Assessment	Required under the terms of the European Directive 2001/42/EC for 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.



	Supported Housing	A sub-group of specialist housing for older people provided for sale or rent which offers self-contained accommodation and which provides a greater range of facilities than retirement housing with support and care services available. The additional facilities will include restaurants, communal lounges, social space and staff on site 24 hours a day. Supported housing of this type is often known as 'extra care housing' or 'assisted living'.
SA	Sustainability Appraisal	An assessment of the impact that policies and proposals within a local plan could have on the environment, economy and society.
SUE	Sustainable Urban Extension	Substantial mixed used developments including employment, local facilities and at least 500 new homes, which provide well planned and managed new neighbourhoods that integrate physically and socially with the existing towns. The JCS identifies two SUEs in this borough - Wellingborough East and Wellingborough North.
SPD	Supplementary Planning Document	Documents that add further detail to policies in the local plan. They are a material consideration in planning decisions, but are not subject to independent examination and are not part of the development plan.
SSSI	Sites of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981 to conserve their wildlife or geology.
SPA	Special Protection Area	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable birds found within European Union countries. They are European designated sites, classified under the Birds Directive. The Upper Nene Valley Gravel Pits SPA has been designated due to the importance of over wintering birds in the area.
SHMA	Strategic Housing Market Assessment	An assessment of the full housing needs for a housing market area. It should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
SHLAA	Strategic Housing Land Availability Assessment	An assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
	Town Centre	Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres,



		town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. (Source NPPF, 2012)
TCAAP	Town Centre Area Action Plan	Adopted by the Borough Council of Wellingborough on 21st July 2009, the document set the direction for the future development of the town centre to 2021. It is replaced by this plan.



#### **Appendix C. Superseded Policies**

- **C.0.1** Section 8(5) of the Local Planning Regulations (2012) require that, where a local plan contains a policy that is intended to supersede another policy it must state that fact and identify the superseded policy.
- **C.0.2** Below is a list of the policies that will no longer have effect together with the policies that will replace them on adoption.

Table C.1

Policy	Policy description	To be superseded by	
Borough of Wellingborough Local Plan 'saved' policies (adopted April 1999, alteration adopted March 2004)			
FN1	Townside Farm, Finedon	Policy Site 8	
FN2	Milner Road, Finedon	Policy Site 8	
G4	Villages	Policy SS 1	
G5	Restraint Villages	Policy SS 1	
G19	Environmentally Important Open Space (EIOS)	Policy GI 3	
IR1	Chester House, Irchester	No specific policy	
L5	Important Amenity Areas (IAA)	Policy GI 2	
L6	Linear Park	Policy GI 1	
L7	New Open Space	Policy GI 4 and Policy GI 5	
LH1	Finedon Sidings, Little Harrowden	Policy E 3	
S5	Local Shops	Policy R 2	
S6	Local Shops	Policy R 2	
SY1	Sywell Aerodrome	Policy Site 9	
U1	Leys Road / Highfield Road	Policy Site 7	
U5	Land rear of 86-92 Finedon Road	No specific policy	
U7	Park Farm Way / Shelley Road	Policy Site 5	
U10	Windsor Road	Policy Site 3	



Policy	Policy description	To be superseded by
U11	Hatton Park	No specific policy
U12	The Embankment	Policy R 3
U13	Land to the North East	Policy E 1
U14	Wellingborough East (General Provisions)	Policy Site 1
U16	Land South of the Railway	Policy Site 1
U17	Land Between Finedon Road and the Railway	Policy Site 1
U18	Neilson's Sidings	Policy Site 1
U19	Land North of Finedon Road	Policy Site 1
U20	Land East of Eastfield Road	Policy Site 6
UT1	Wellingborough East - Access to and from the Primary Road Network	Policy Site 1
Wellingborough 7	Town Centre Area Action Plan 'saved' pol	licies (adopted July 2009)
WTC1	Definition of the Town Centre	Policy TC 1
WTC2	Expanding Retail Provision within a Compact Town Centre	Policy TC 2
WTC3	Primary Shopping Area	Policy TC 2
WTC4	Secondary Shopping Area	Policy TC 2
WTC5	The Market	Policy TC 3
WTC6	Shop Fronts	Policy TC 4
WTC7	Provision of Cultural and Leisure Facilities	No specific policy
WTC8	Commercial Fringe Area	Policy TC 2
WTC9	Town Centre Mixed Use Areas	Policy TC 2
WTC10	Use of Floorspace Above Ground Floor Level	Policy TC 2
WTC11	Office Development	Policy TC 2
WTC12	Heritage	No specific policy

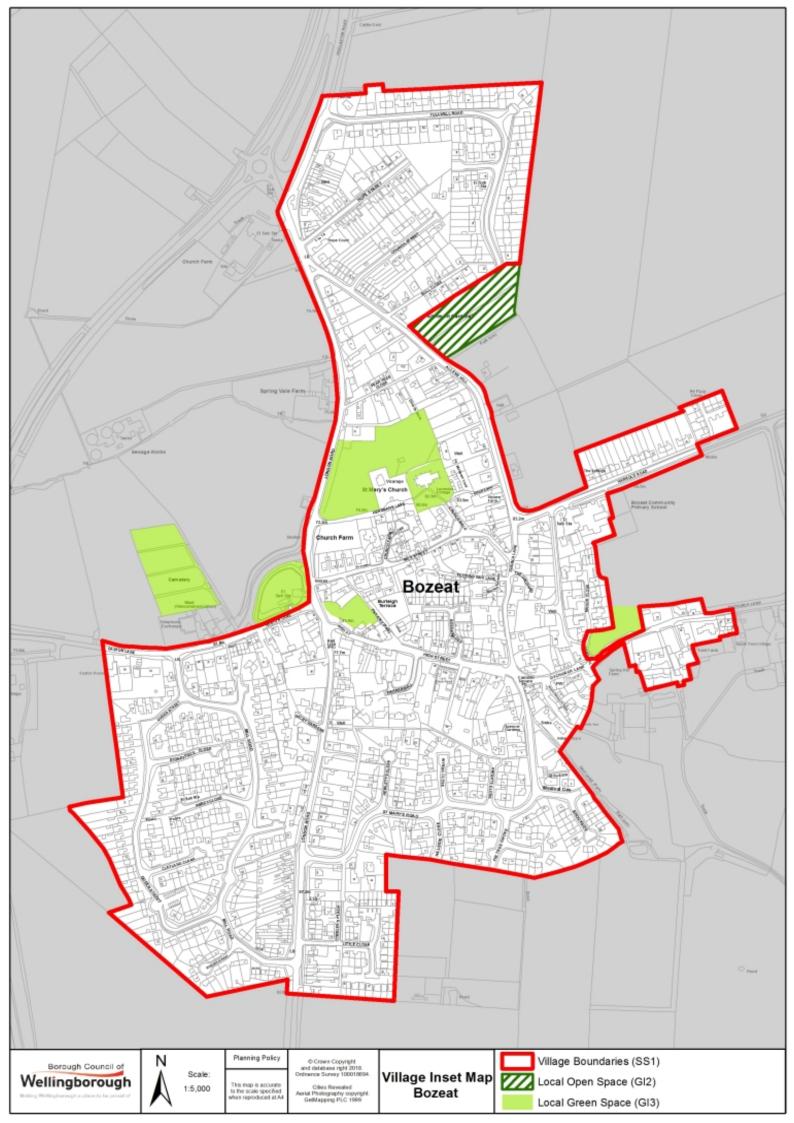


Policy	Policy description	To be superseded by
WTC14	Community Facilities	No specific policy
WTC15	Public Realm Quality	Policy TC 5
WTC16	Skills and Education	No specific policy
WTC17	Green Open Spaces	Policy GI 3
WTC18	Changes to Traffic Circulation	No specific policy
WTC19	Improvements to Bus Network	No specific policy
WTC20	Changes to Town Centre Parking and Servicing	Policy TC 6
WTC21	Improvements to the Cycle Network	No specific policy
WTC22	Improvements to the Pedestrian Network	No specific policy
WTC23	Changes to Taxi Provision	No specific policy
WTC24	Town Centre Management	No specific policy
PS1	Market Square and Tresham Institute Sites	Policy TC 3
PS2	Post Office Sorting Depot / BT Exchange Site	Policy TC 8
PS3	High Street / Jackson's Lane Site	Policy TC 9
PS4	Oxford House Site	No specific policy
PS5	West End DIY / Fiddlers' Elbow Public House Site	No specific policy
PS6	Alma Street/Cambridge StreetBacklands Site	Policy TC 10
PS7	Cannon Street/York RoadSite	No specific policy
PS8	Vauxhall Dealership, Railway Club, Reachout Centre & Adjoining Land	No specific policy
PS9	Queen Street / St John's Street Site	No specific policy
PS10	Cultural Quarter Site	No specific policy



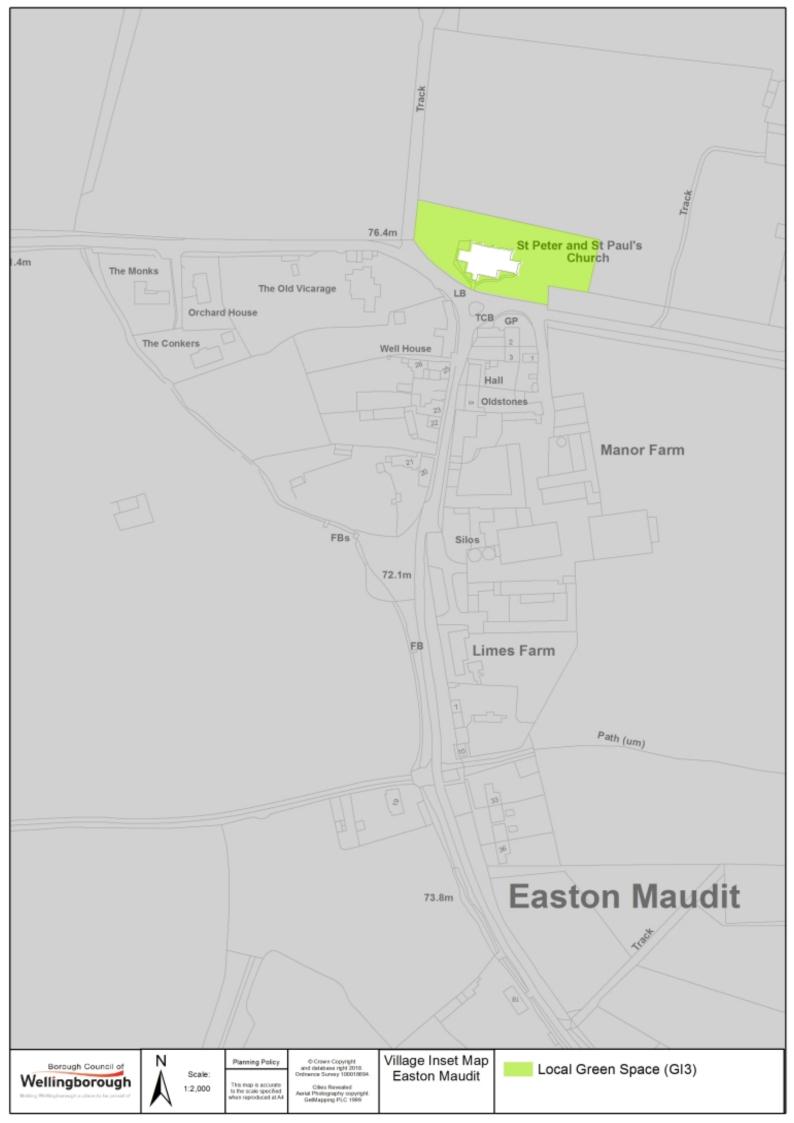
# **Appendix D. Policies Maps**

**D.1 Bozeat** 



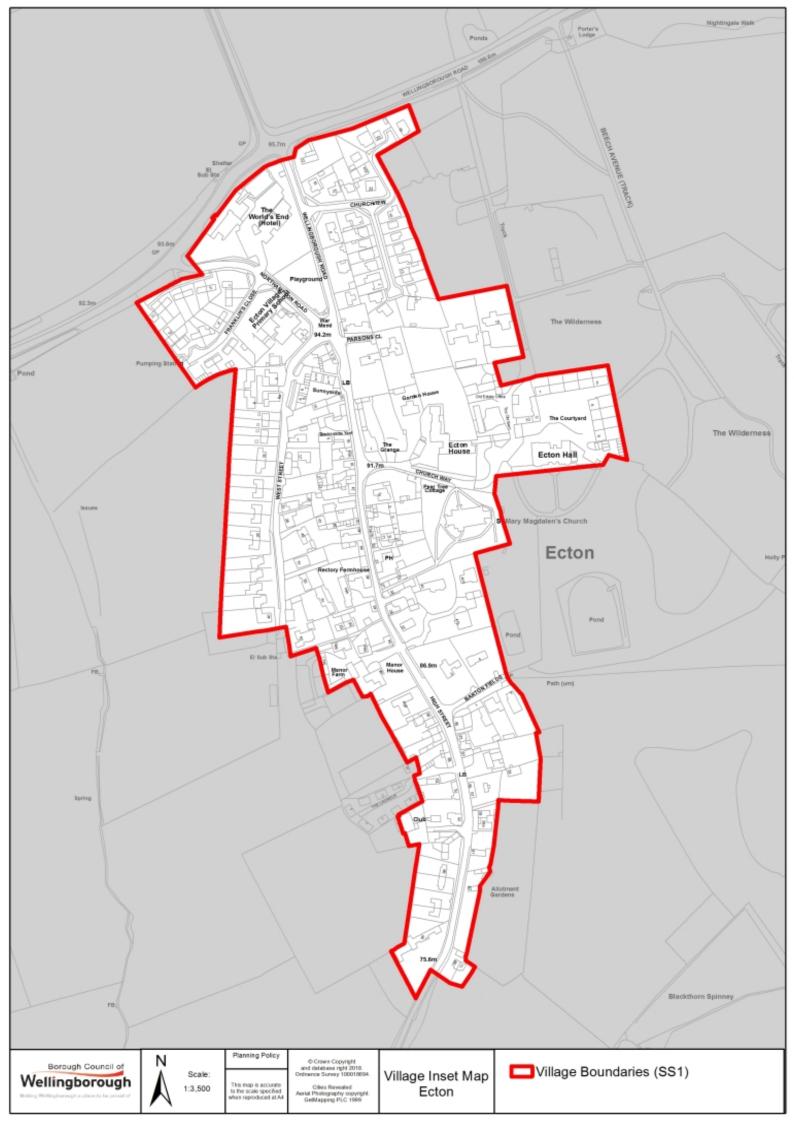


#### **D.2 Easton Maudit**



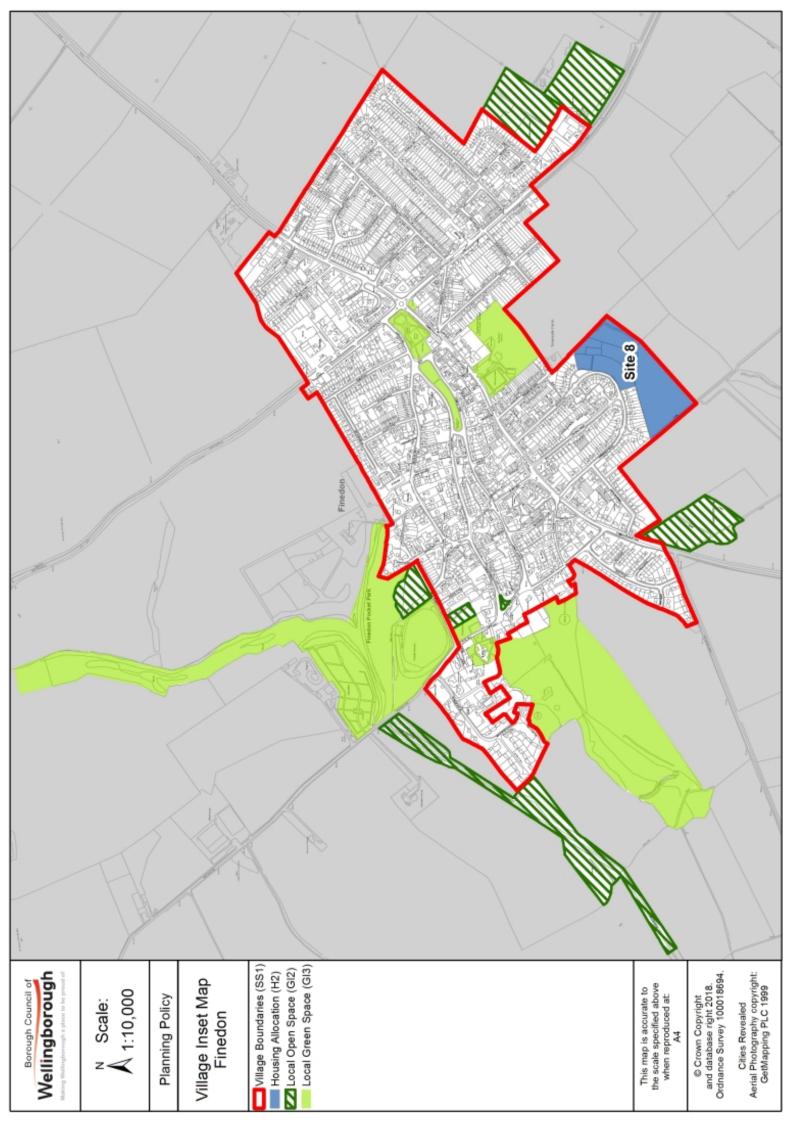


#### **D.3 Ecton**



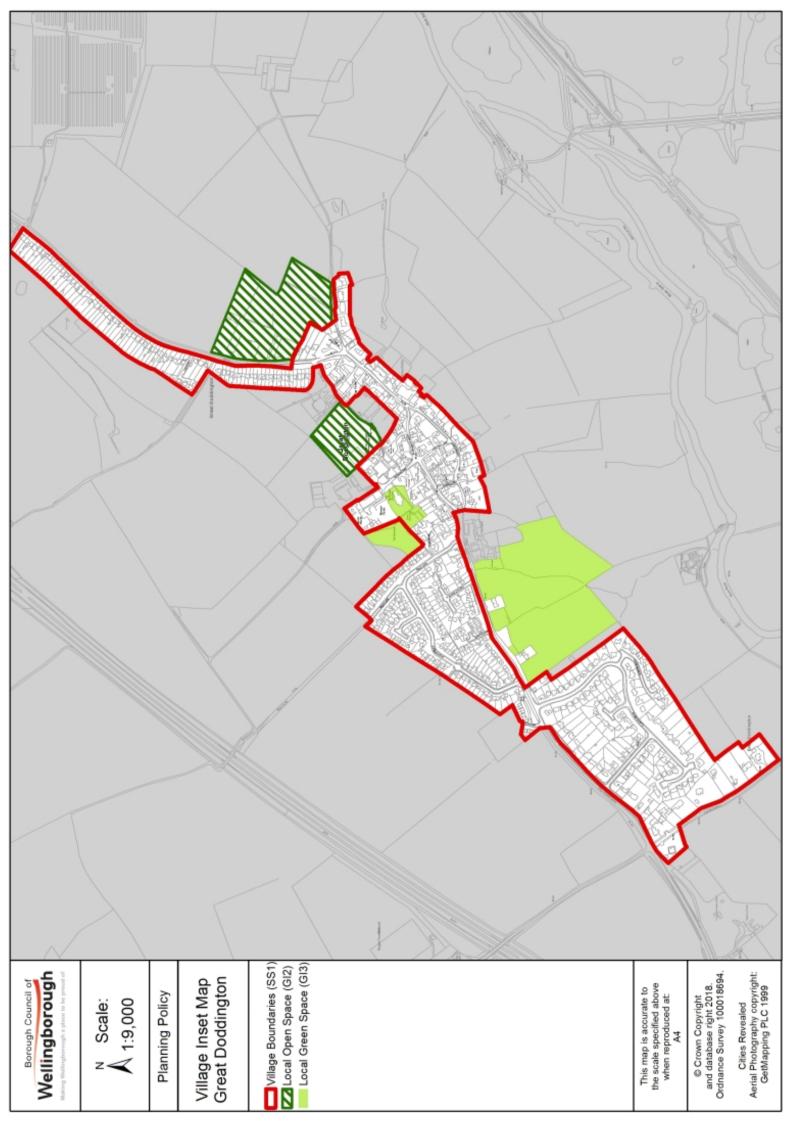


#### **D.4 Finedon**



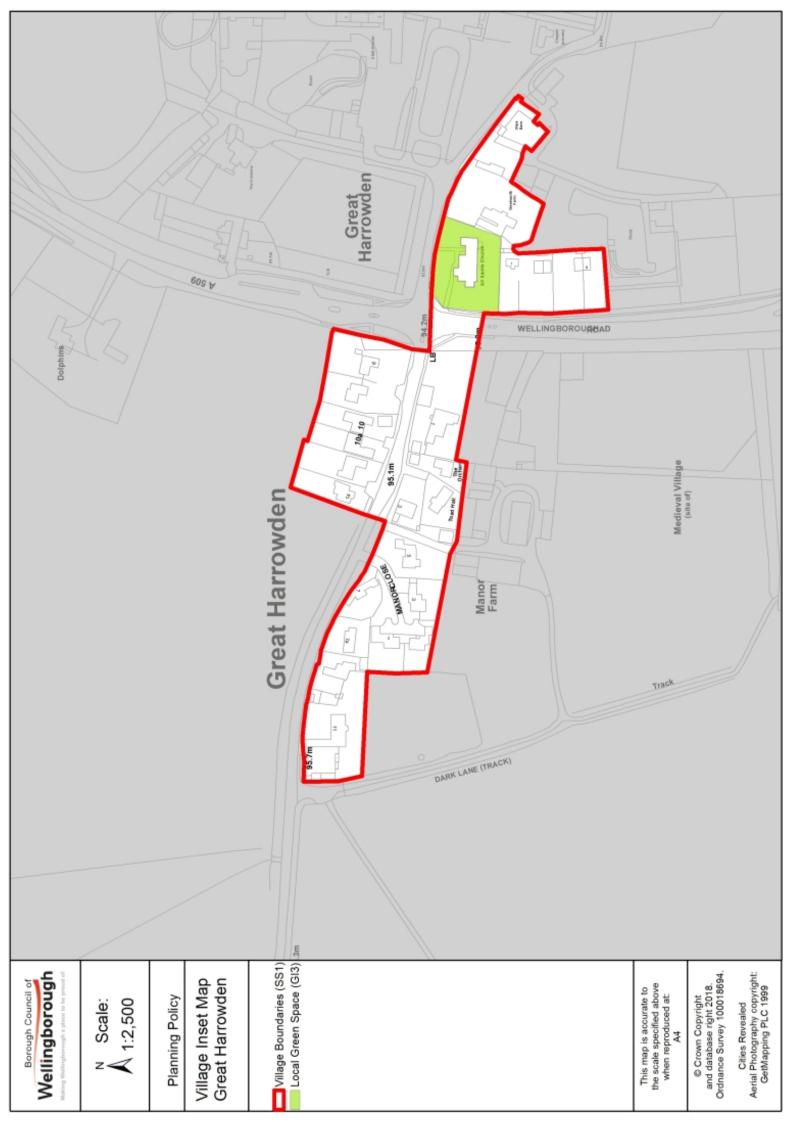


#### **D.5 Great Doddington**



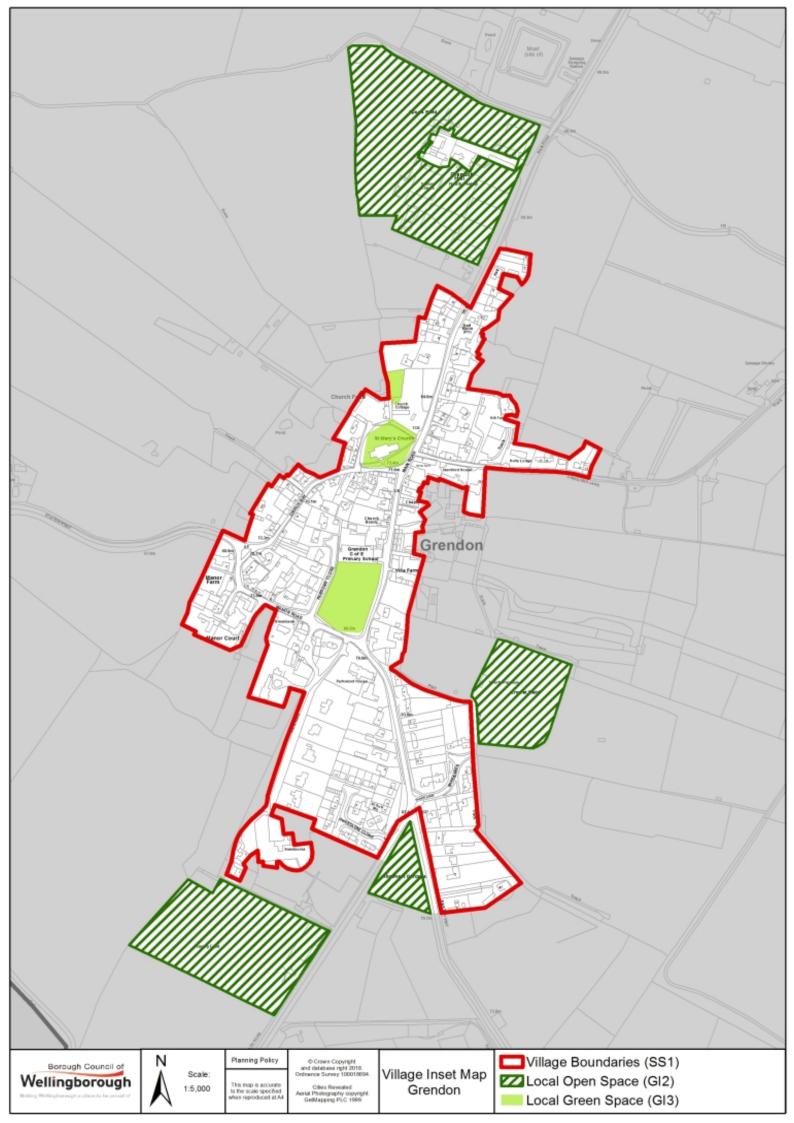


#### **D.6 Great Harrowden**





#### **D.7 Grendon**



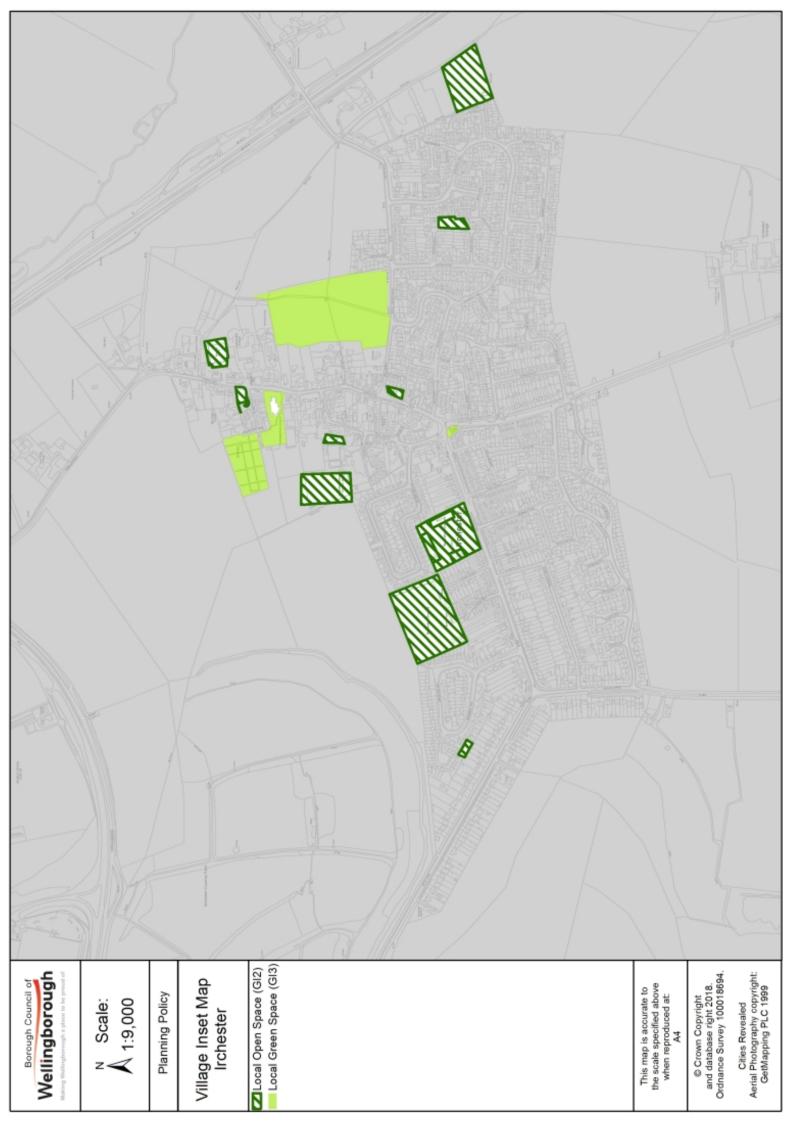


**D.8 Hardwick** 



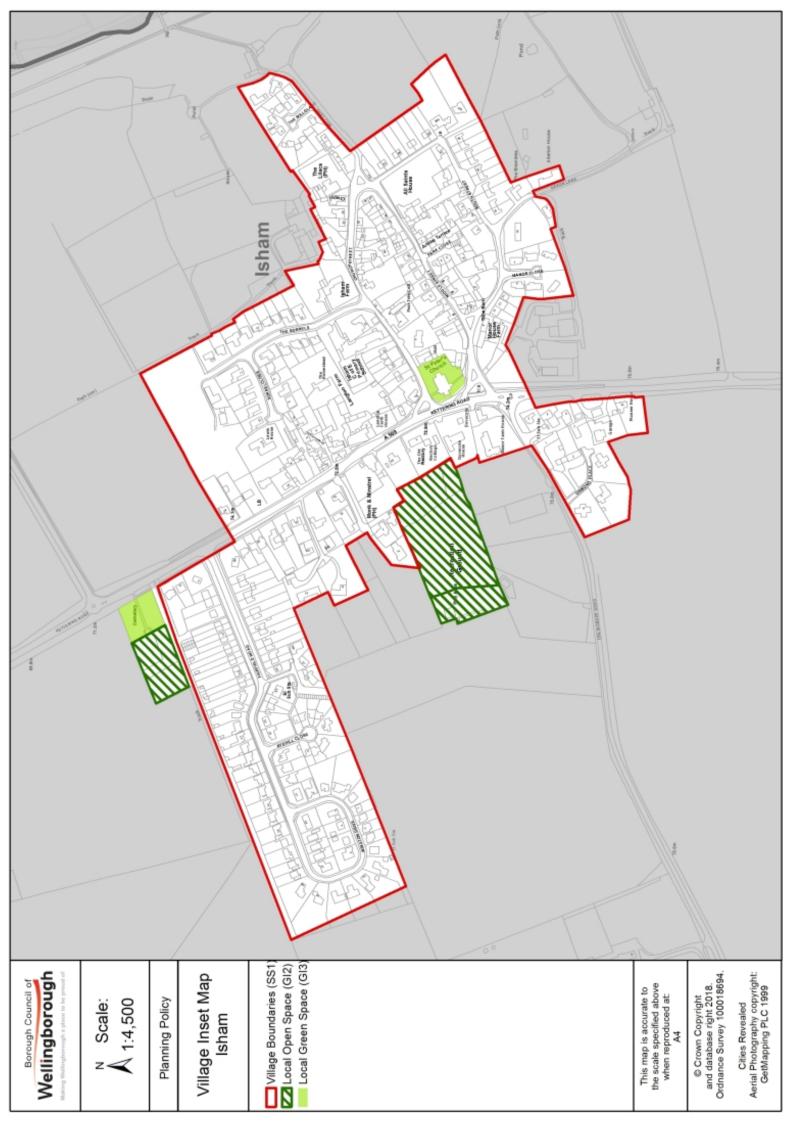


#### **D.9 Irchester**



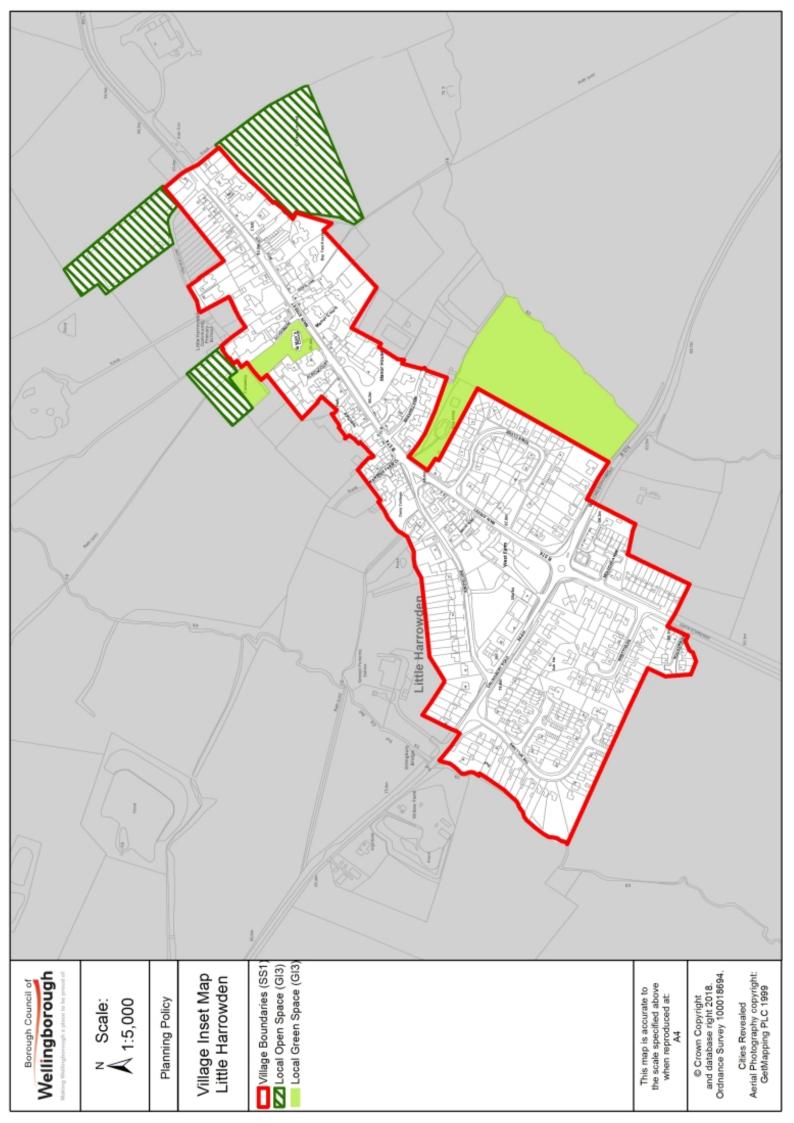


#### D.10 Isham





#### **D.11 Litttle Harrowden**



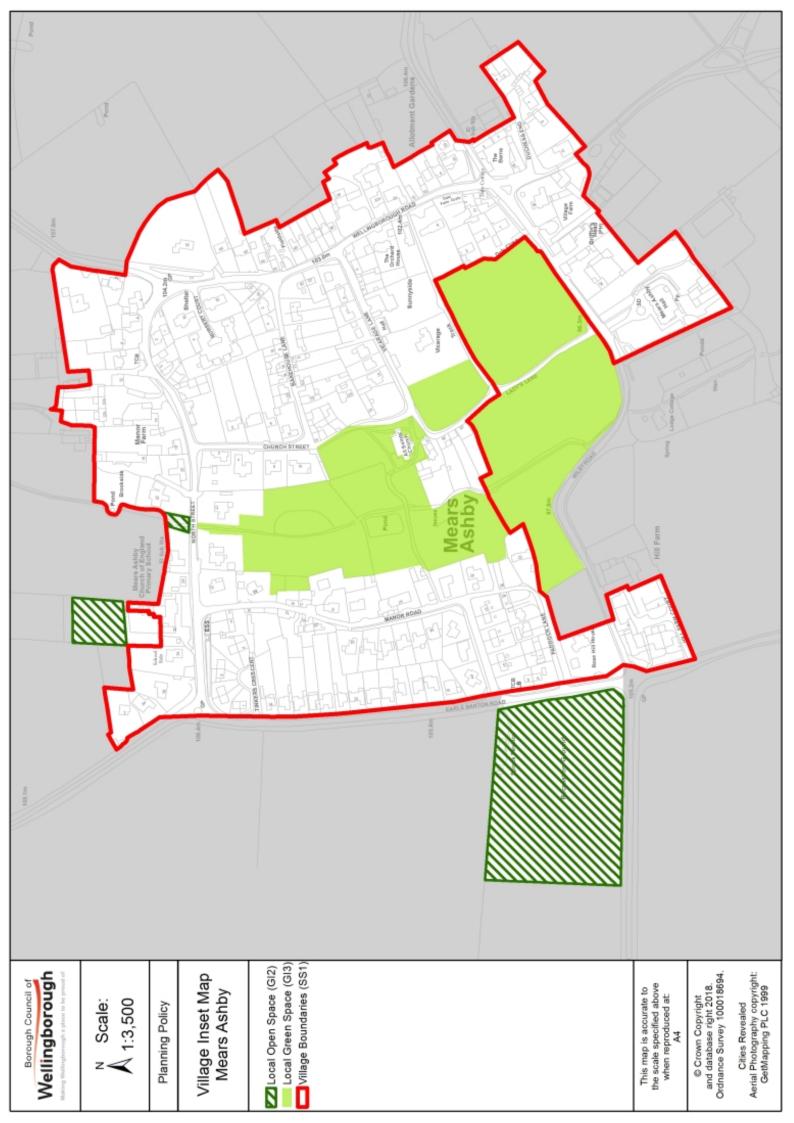


#### **D.12 Little Irchester**



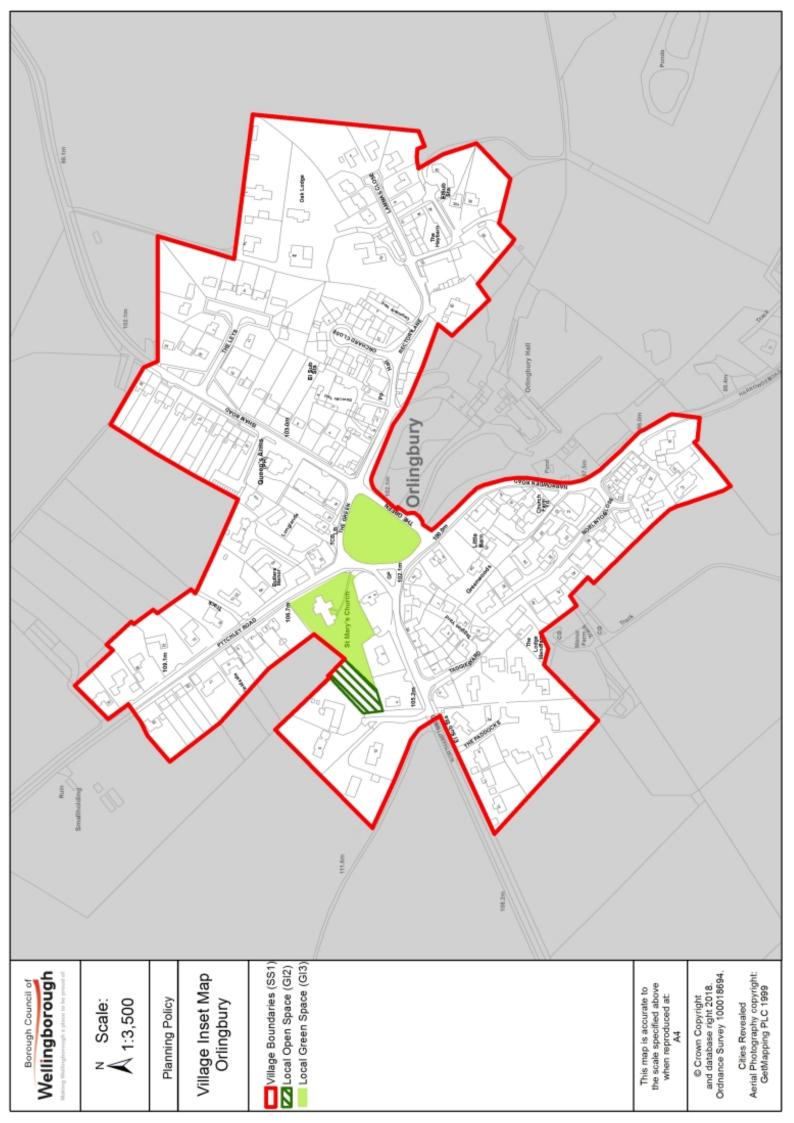


#### **D.13 Mears Ashby**



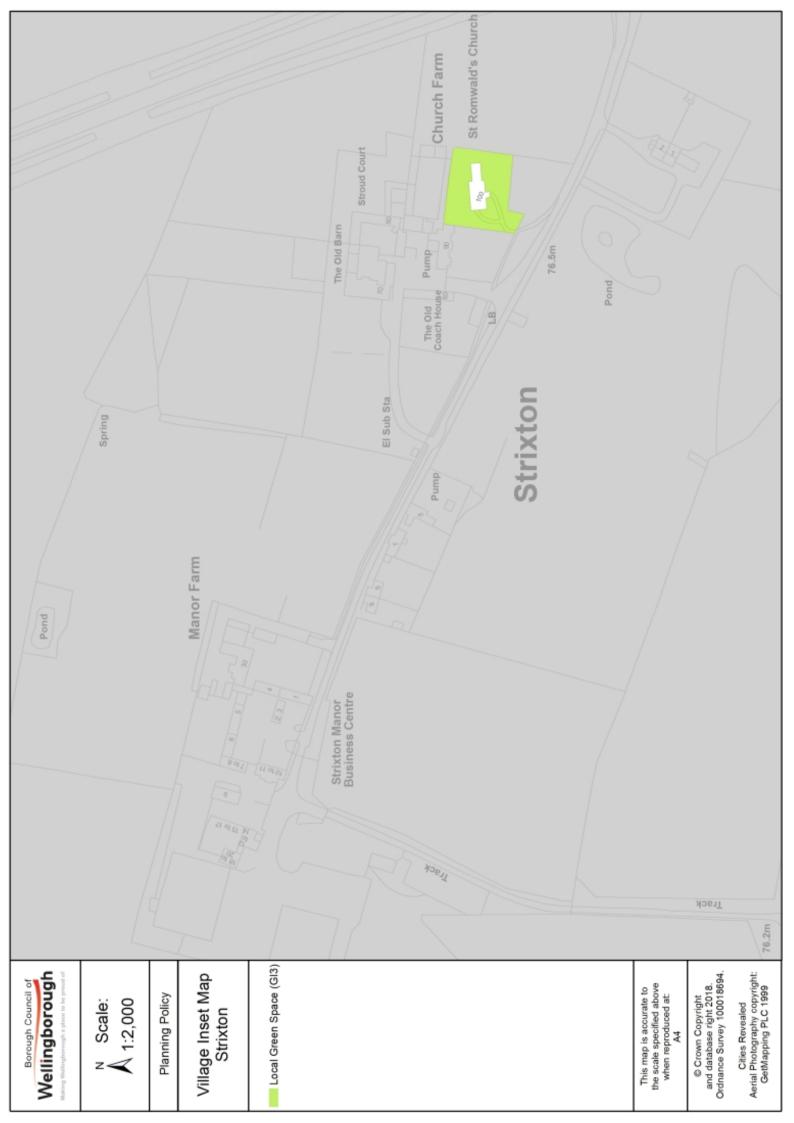


#### **D.14 Orlingbury**



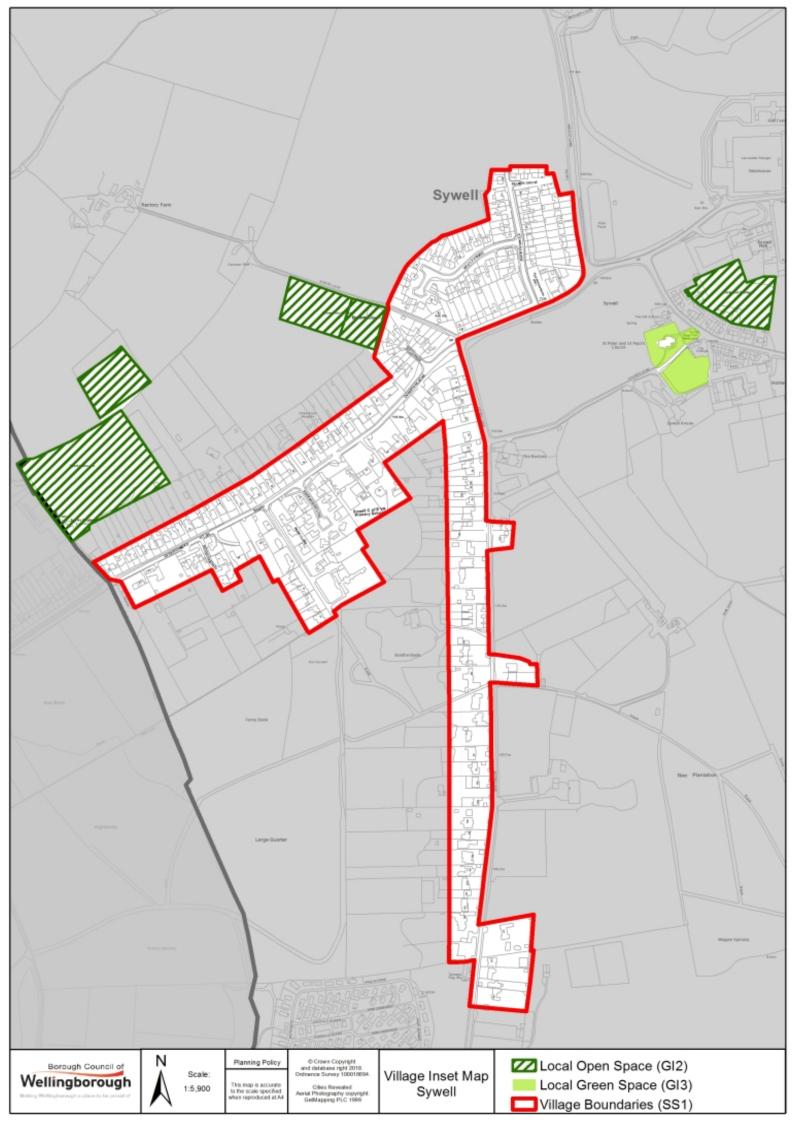


**D.15 Strixton** 



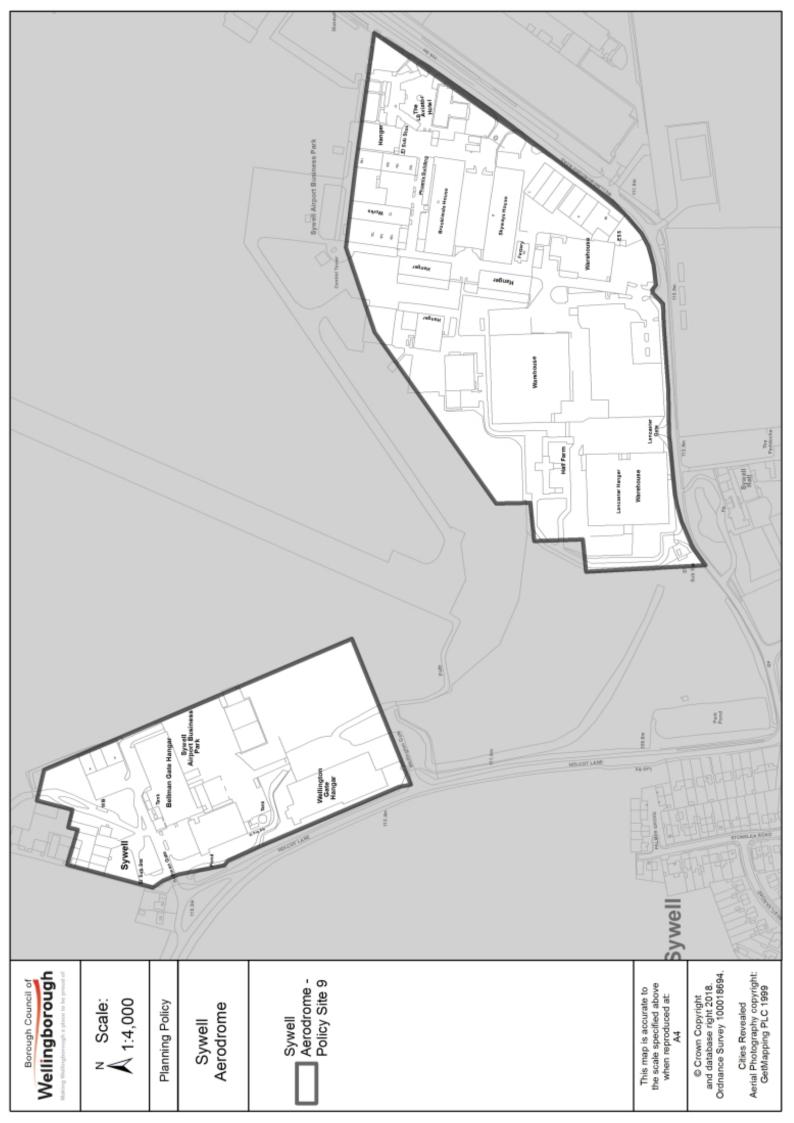


D.16 Sywell



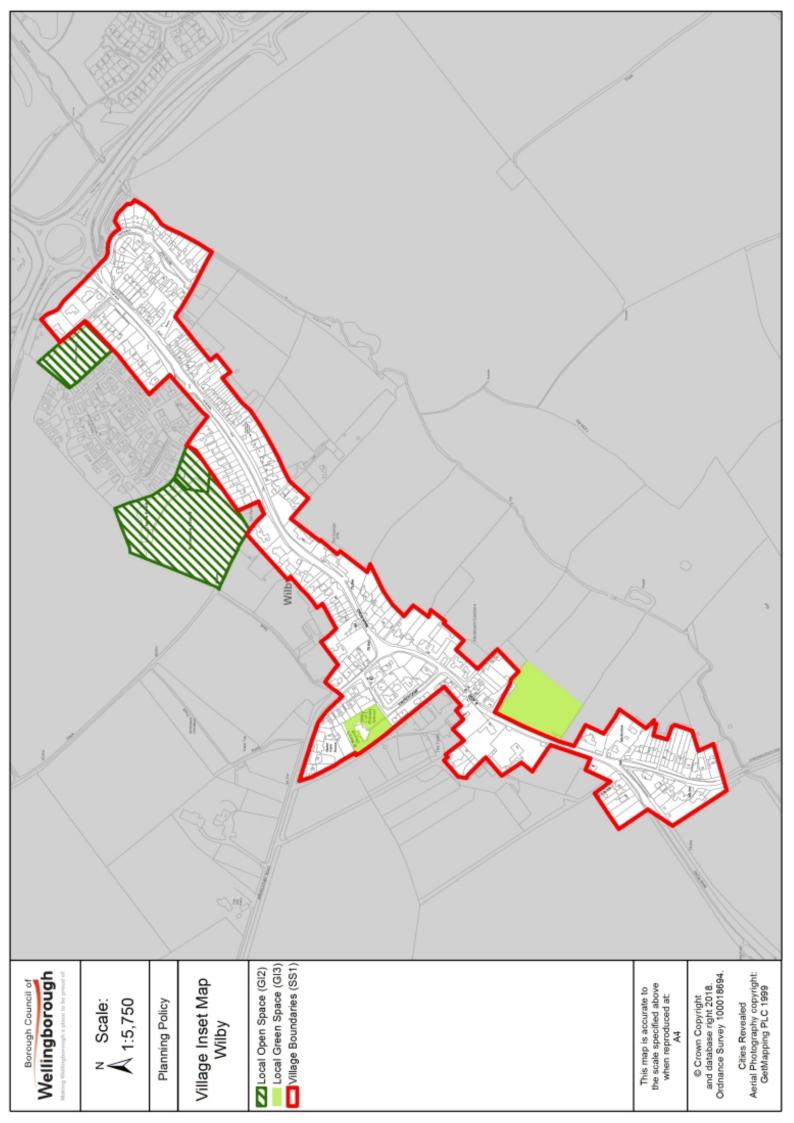


## **D.17 Sywell Aerodrome**



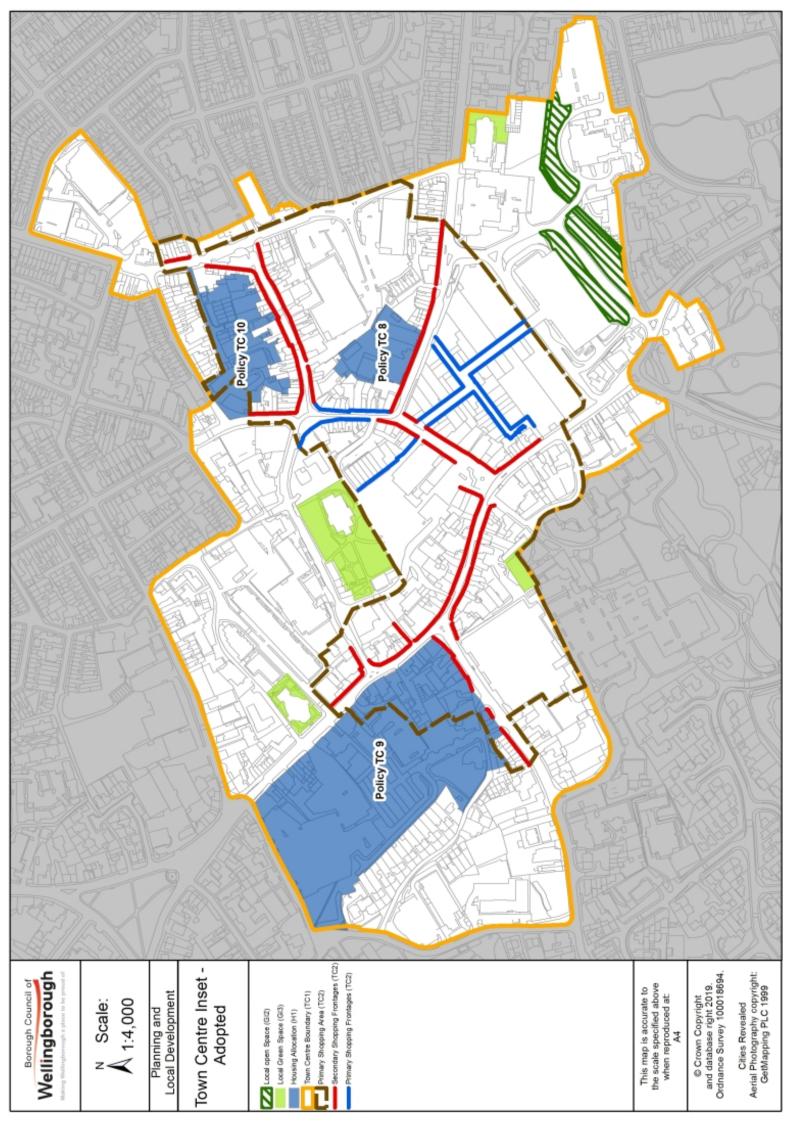


D.18 Wilby





**D.19 Wellingborough - Town Centre** 





**D.20 Wellingborough - Town** 





**D.21 Wellingborough - Borough** 

