



# EASTFIELD URBAN QUARTER

Non-Technical Summary

# Environmental Statement

December 2005

# EASTFIELD

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# 1.0 Introduction

## 1.1 Project Overview

Outline planning permission is sought for a comprehensive mixed-use development to land east of Eastfield Road in Wellingborough. The proposed development will include residential, live/work, commercial uses, retail, community uses and recreation provision. The proposals also include a series of high quality landscaped areas which will be publicly accessible together with enhancements to the existing allotments, lake and wildlife areas.

The proposal has been developed through discussions with Wellingborough Council and Northamptonshire County Council, statutory consultees and the local community.

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The application relates to a 16.25 hectare part of Wellingborough which lies between Finedon Road to the north, Eastfield Road to the east, Mill Road to the south, and the Midland Mainline railway to the west.

The site, referred to throughout the rest of this document as the 'Eastfield Urban Quarter', is a key brownfield regeneration opportunity within the Wellingborough East (WEAST) Strategic Development Area (SDA); a 360-hectare site that has been identified for a major new urban extension for Wellingborough.



## Master Plan



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- Existing Residential
- Mixed Use - Office Ground Floor
- Proposed Residential
- Live Work
- Hotel
- Lake
- Community Space
- Mixed Use-Retail Ground Floor
- Existing Employment
- Allotments
- Leap (Local equipped area for play)
- Nature Conservation Area
- Soft Landscape - Private
- Soft Landscape - Public
- Public Open Space - Hard Landscape
- Public Open Space - Shared Surface
- Private Open Space - Hard Landscape
- Car Parking - Mill Road Residence
- Dense Tree Area
- Proposed Planted Trees
- Tree Preservation Order (T.P.Os)