

13 Appendix F: Statement of Community Involvement:

High Street Development Brief Draft Supplementary Planning Document

Statement of Community Involvement

10.1 Governing Regulations

This Statement of Community Involvement is a requirement under the Planning and Compulsory Purchase Act 2004, The Town and Country Planning (Local Development) (England) Regulation 17 (1)(b).

10.2 Background

The need for this detailed guidance is founded initially upon the Borough of Wellingborough, particularly Policies C8 and C9, where the High Street/Jackson's Lane area was identified for regeneration.

Further work was undertaken by consultants W.S. Atkins working on behalf of the Council through the production of the Town Centre Master Plan. This study identified only the broadest land use of the site and its relationship with surrounding areas. Detailed discussions between the Council officers, the consultants and the Town Centre Manager identified the need for a more detailed development brief. This was particularly important as the site was seen to be important to the future development of other Town Centre sites and may be the best major site to come forward in the short to medium term.

These preliminary discussions were fed into consultants, the Nortoft Consortium, who then identified relevant national, regional and local economic and planning policy, identified draft strategic drivers for the site, scoped out a sustainability appraisal and facilitated a workshop meeting with Council officers, the Highways Authority and the Town Centre Partnership Manager.

The main issues arising from the workshop were: the complexity of the access and movement framework (particularly how the site could safely and effectively access the High Street and Oxford Street); how car parking for current use and future needs could be integrated into the site; how disturbance to surrounding areas could be minimised whilst recognising that a considerable increase in site density needed to occur, to support town centre vitality and viability; how to achieve a broadly viable development, whilst ensuring that certain key anchor uses, such as the opportunity for Tresham Institute (Further Education) to relocate to the site; and how to increase the connectivity within the site and from the site to its surroundings, particularly the town centre.

10.3 Consultation

A preferred development option was then produced, which is found in this draft development brief. This was discussed and agreed at the Council's relevant committee as suitable to be publicly consulted upon.

A consultation process will now take place that will include wide distribution of a summary brief, with questions; availability of the full report (including Sustainability Appraisal) to selected key stakeholders, at meetings, in the Council's offices, on the Council's website, by request from the general public, and available at the main public meeting. A main public meeting with a presentation and workshop/discussions is planned.

A detailed leaflet drop with summary information and information about the public meeting will be carried out in advance of the meeting, focussing on current site occupiers and residents and others adjacent to the site.

The main outcomes from the consultation will be considered by the Council and appropriate changes made to the document. The final Development brief will then go to the relevant Council committee for adoption as a Supplementary Planning Document.
