Wollaston Neighbourhood Plan
2011 – 2031

Wollaston Parish Council
July 2016
# Table of Contents

How the Plan is organised ............................................................................................................ 3
1. Introduction ............................................................................................................................... 4
   The Wollaston Neighbourhood Plan .......................................................................................... 4
   Figure 1: The Neighbourhood Plan Area .................................................................................. 4
   The planning context and status of the Plan ............................................................................. 5
   Sustainable development .......................................................................................................... 5
   Strategic Environmental Assessment and Habitat Regulations Assessment ............................. 6
   Equality Impact Assessment ....................................................................................................... 6
   The evidence base ..................................................................................................................... 6
   Community engagement and consultation ............................................................................... 6
2. Vision and Objectives .............................................................................................................. 7
3. The Local Context .................................................................................................................... 8
   The location of Wollaston .......................................................................................................... 8
   A brief history ............................................................................................................................ 8
   Figure 2: the location of Wollaston .......................................................................................... 8
   Population ................................................................................................................................. 9
   Housing and households .......................................................................................................... 9
   The economy ............................................................................................................................. 10
   Education .................................................................................................................................. 11
   Transport and travel to work ...................................................................................................... 11
   Other local services and facilities .............................................................................................. 12
   The countryside ....................................................................................................................... 12
   The historic environment .......................................................................................................... 13
   Figure 3: Biodiversity constraints ............................................................................................ 13
   Figure 4: Designated Heritage Assets ...................................................................................... 14
4. Planning policies and proposals ............................................................................................... 15
   Introduction ............................................................................................................................... 15
   Wollaston Neighbourhood Plan Policies Map ........................................................................ 16
   The Environment ....................................................................................................................... 17
   Introduction ............................................................................................................................... 17
   The village boundary and open countryside .......................................................................... 17
   Improving the quality of gateways and focal points ............................................................... 17
   Local Green Spaces .................................................................................................................. 18
   Protecting local heritage assets ............................................................................................... 19
   Supporting Action - Local Heritage Assets ............................................................................ 21
Introduction ................................................................................................................. 22
Retaining community facilities .................................................................................... 22
Supporting Action - Assets of Community Value .......................................................... 23
Schools and health care facilities .................................................................................. 23
The provision of new community facilities .................................................................. 25
A community woodland ................................................................................................. 26
Supporting Action – Community facilities .................................................................. 27
Transport, traffic management and connectivity ............................................................ 27
Introduction .................................................................................................................. 28
Loss of existing parking provision ................................................................................ 28
Residential parking in new developments ..................................................................... 29
Cycle and pedestrian facilities ..................................................................................... 30
Superfast broadband ..................................................................................................... 31
Housing ......................................................................................................................... 32
The Housing Requirement ............................................................................................. 32
The Housing Mix ............................................................................................................ 34
Affordable Homes for Local People ............................................................................. 36
Rural Exception Sites .................................................................................................... 38
Housing on Small Sites ................................................................................................. 39
Housing allocations ....................................................................................................... 40
Land East of Hookhams Path ......................................................................................... 40
196 Hinwick Rd ............................................................................................................... 43
190 Hinwick Rd ............................................................................................................... 43
Employment and employment allocations ..................................................................... 44
Introduction .................................................................................................................. 44
Land adjacent and to the rear of the Recycling Centre, Doddington Rd ...................... 45
Developer contributions ............................................................................................... 47
Introduction .................................................................................................................. 47
5. Monitoring and Review ............................................................................................. 49
Appendix 1: Glossary ..................................................................................................... 51
How the Plan is organised

The Neighbourhood Plan is organised into the following sections:

1. **Introduction:**
   This section sets out:
   - the boundary of the Plan area;
   - the Plan period; and
   - the planning context and status of the Plan.
   It also briefly explains where information related to the following elements of the Plan preparation process can be found:
   - Sustainability Appraisal;
   - Strategic Environmental Assessment and Habitat Regulations Assessment;
   - Equality Impact Assessment;
   - The evidence base; and
   - Public consultation.

2. **Local context:**
   This section provides a short history of Wollaston and a brief overview of the Neighbourhood Plan area as it is today.

3. **Vision and objectives:**
   This section outlines the vision and key themes of the Plan. It indicates which policies in section 4 will assist in the delivery of each of the objectives.

4. **Neighbourhood Plan policies:**
   This section sets out policies to support the vision and objectives.

5. **Monitoring and review:**
   This section explains how the Plan will be monitored and reviewed over time.

**Appendix 1: Glossary:**
The glossary includes an alphabetical list and explanation of many of the terms used in the Plan.
1. Introduction

The Wollaston Neighbourhood Plan

1.1 This document is the Wollaston Neighbourhood Development Plan (the Plan). It relates to the Neighbourhood Area as designated under the Neighbourhood Planning (General) Regulations 2012 and as defined in figure 1, below. The area covers the whole of the Parish of Wollaston together with the Wollaston and Strixton Playing Field and that part of the Hinwick Road industrial estate located within the adjoining parish of Strixton.

Figure 1: The Neighbourhood Plan Area

1.2 The Plan provides a vision for the future of the community and includes planning policies and actions intended to realise this vision.
1.3 Wollaston Parish Council, which had overall responsibility for the preparation of the Plan, established a Steering Group to undertake this task which has been executed through a process of research and evidence gathering together with stakeholder and community involvement. The Steering Group included members of the Parish Council and volunteers from the local community.

1.4 The Plan covers a 20 year period (2011-2031) However, because current issues may change over time it will be prudent to review the Plan periodically to ensure that it remains relevant and up-to-date.

**The planning context and status of the Plan**

1.5 Government planning policy and guidance is largely set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively. At a more local level the plan for the future development of the Borough of Wellingborough, of which Wollaston is a part, is referred to as the Local Plan.

1.6 At the present time (October 2015) the parts of the Local Plan applicable to Wollaston are the 2008 adopted North Northamptonshire Core Spatial Strategy (CSS) and the ‘saved’ policies of the Borough of Wellingborough Local Plan (adopted in 1999 and amended in 2004). However, the CSS is being reviewed and the replacement North Northamptonshire Joint Core Strategy (JCS), for the period from 2011 to 2031, is expected to be adopted in 2016. The Borough Council is at an early stage in the preparation of a Part 2 Local Plan (The Plan for the Borough of Wellingborough), which will eventually replace the Borough of Wellingborough Local Plan.

1.7 As required by Government policy and explained in the ‘Basic Conditions’ Statement the Plan has had regard to the NPPF and is in general conformity with the strategic policies of the Local Plan.

1.8 Whilst planning applications will continue to be determined by the Borough Council of Wellingborough, the production of the Plan has given the local community the opportunity to decide where new homes and other land uses should be located and how the Plan area should change. The Plan provides the policy framework for the Borough Council to make these decisions on behalf of the people of Wollaston. The Plan forms part of the statutory Development Plan for the area which means that unless material considerations indicate otherwise, planning applications must be determined in accordance with the policies of the Plan.

**Sustainable development**

1.9 The purpose of the planning system is to help achieve sustainable development as defined by the Government in the NPPF. This indicates that a presumption in favour of sustainable development should be the basis for every plan and every planning decision. In brief, ‘sustainable development’ is about positive growth which delivers economic, environmental and social progress for this and future generations. The Basic Conditions Statement explains how the implementation of the Plan is expected to contribute to sustainable development in Wollaston. In addition, an assessment of possible housing and employment sites has been undertaken to inform decisions on which sites to include in the Plan.

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1 Wollaston Neighbourhood Plan Steering Group (2015) Basic Conditions Statement
Strategic Environmental Assessment and Habitat Regulations Assessment

1.10 Neighbourhood plans must be compatible with EU obligations. The Strategic Environmental Assessment Directive and the Habitats Directive require consideration to be given to the likely significant effects of the Plan on the environment and on European Sites recognised under the EU Habitats Directive. Within the Plan area the Upper Nene Valley Gravel Pits Special Protection Area (see paragraph 3.18) is a designated European Site. However, due to the scale and nature of the development proposed in the Plan it has been concluded that the Plan is not likely to have any significant effects on the environment or on a European Site.

Equality Impact Assessment

1.11 The National Planning Policy Framework (NPPF) indicates that the planning system should play an important role in creating inclusive communities whilst the Equality Act 2010 requires public bodies to consider how decisions that they make affect people who share one of nine defined ‘protected characteristics’ including disability, gender, age and race. The Equality Impact Assessment provides an assessment of the potential for the Plan to have an impact on groups with a protected characteristic. It concludes that whilst the Plan is unlikely to have a negative effect, several policies have the potential to deliver a positive impact.

The evidence base

1.12 There is a large amount of background information that the Steering Group used whilst producing the Plan. This is referred to as the ‘evidence base’ and is listed on the Parish Council’s website: www.wollastonparishcouncil.gov.uk. The evidence base includes hyperlinks to the documents and sources of statistical data referred to in the Plan.

Community engagement and consultation

1.13 In preparing the policies, proposals and actions in the Plan, account has been taken of views expressed by stakeholders including residents, community groups, local businesses, land owners and other bodies. A Consultation Statement has been prepared to outline the extensive consultation that has been undertaken and to describe how the main issues and concerns have been addressed in the Plan.

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6 Wollaston Neighbourhood Plan Steering Group (2015). Consultation Statement
2. Vision and Objectives

2.1 The following vision and objectives set out how the Plan aims to address the key issues that have been identified through consultation and research and are summarised in section 4 of the Plan.

The Vision
In 2031 Wollaston will be a sustainable, prosperous and overwhelmingly rural Parish. At its heart the settlement of Wollaston will be a vibrant village.

2.2 Achieving the vision depends upon the successful delivery of a number of objectives. These are outlined in the following table together with the policies, proposals and supporting actions in the Plan (see section 4) which will contribute towards the achievement of each objective.

<table>
<thead>
<tr>
<th>Plan objectives</th>
<th>Policies and proposals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective one</td>
<td>Village Boundary (see Proposals Map), H1, H5</td>
</tr>
<tr>
<td>Build housing within the village confines, where possible.</td>
<td></td>
</tr>
<tr>
<td>Objective two</td>
<td>H1, H2, H3, H4, H5, HA1, HA2, HA3</td>
</tr>
<tr>
<td>Provide for village housing needs, including affordable housing and accommodation to meet the needs of the elderly.</td>
<td></td>
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<tr>
<td>Objective three</td>
<td>CF3, T4, HA1, E1</td>
</tr>
<tr>
<td>Promote opportunities for new businesses in Wollaston.</td>
<td></td>
</tr>
<tr>
<td>Objective four</td>
<td>CF1, CF3. Supporting Action – Assets of Community Value and Community Facilities</td>
</tr>
<tr>
<td>Retain and promote opportunities for new shops, services and facilities.</td>
<td></td>
</tr>
<tr>
<td>Objective five</td>
<td>HA1. Supporting Action – Community Facilities</td>
</tr>
<tr>
<td>Provide facilities for young people.</td>
<td></td>
</tr>
<tr>
<td>Objective six</td>
<td>Env2, Village Boundary (see Policies Map)</td>
</tr>
<tr>
<td>Protect important areas of open space and important views.</td>
<td></td>
</tr>
<tr>
<td>Objective seven</td>
<td>T1, T2, T3, HA1, E1</td>
</tr>
<tr>
<td>Address parking and traffic concerns and encourage greater use of public transport, cycling and walking.</td>
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</tr>
<tr>
<td>Objective eight</td>
<td>HA1. Supporting Action – Community Facilities</td>
</tr>
<tr>
<td>Create new opportunities for nature conservation.</td>
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</tr>
<tr>
<td>Objective nine</td>
<td>Env1, Env2, Env3. Supporting action- Local Heritage Assets.</td>
</tr>
<tr>
<td>Conserve and, where possible, enhance heritage assets and their settings.</td>
<td></td>
</tr>
<tr>
<td>Objective ten</td>
<td>CF2, DC1, HA1, E1</td>
</tr>
<tr>
<td>Ensure that new development is supported by the timely delivery of local infrastructure made necessary by the development.</td>
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</tr>
</tbody>
</table>
3. The Local Context

The location of Wollaston

3.1 The Neighbourhood Area (see figure 1 on page 5) forms part of the Borough of Wellingborough and covers an area of about 1,560 ha. It is essentially rural in character, although most of the population of 3,491 (2011 Census) live within the village of Wollaston.

3.2 The location of the village is illustrated on the map opposite. It lies to the east of the A509 which links to Milton Keynes (~18 miles) and junction 14 of the M1 (~15 miles) to the south whilst Wellingborough, the A14 trunk road at Kettering (~9 miles) and the A45 trunk road (~3 miles) are located to the north. The settlement has strong functional links with the town of Wellingborough, which is located approximately four miles to the north.

A brief history

3.3 Wollaston was first settled in the mid Saxon period during the 8th Century. It is shown as Wilaveston in the 1086 Domesday Survey, the name meaning Wulflaf’s Town, after an early Saxon settler. Originally an agricultural settlement with a market granted in 1260 by King Henry III, the village had two manors, Hall Manor and Bury Manor. Following the Dissolution of the Monasteries in the mid-1530s both passed into the ownership of The Crown. A Motte castle was built on Beacon Hill during the anarchy of King Stephen’s reign (1135-1154) but it was dismantled in 1154 on the accession of King Henry II. Later from the 13th to the 16th century a windmill stood on the hill.

3.4 St Mary’s church dates from 14th century although it is built on the site of an earlier building of which no trace remains. Following years of neglect the nave collapsed in 1735 and the main body of the church was rebuilt in the classical style. The Living was given to Delapré Abbey Northampton early in the 13th century where it remained until 1537. The associated Priory dates from 1140. Following the Dissolution of the
Monasteries the advowson passed to the Lord of the Manor. In 1780 the then Lord of the Manor, Ambrose Dickins, demolished the vicarage and for 100 years Wollaston was without a priest, the parish being combined with Irchester. The village regained its own vicar in 1881 and today is part of a four parish Benefice having been combined first with Strixton and then in the early 2000s with Bozeat and Easton Maudit.

3.5 In the 17th century lace making became the first industry and a pattern known as the Wollaston style developed. This contained the scallop shell that appeared on the Manorial coat of arms and which can still be seen on the village logo today. In the mid-19th century Wollaston became a centre for the boot and shoe industry, the first factory being built by Mr Pratt Walker in 1883. By 1900 almost all those not employed on the land were working in the shoe trade and this continued until the 1960s. Messrs Griggs produced the world famous Doc Martens Airwair in the village from 1960 to the mid-1990s when the main production moved overseas. However some specialist production and research and development are still carried out in the village. In addition the Northamptonshire Productive Society, England’s oldest workers co-operative founded in 1881, is still thriving and producing high quality footwear for well known ‘designer’ labels. The village’s largest employer is the Scott Bader Commonwealth, a company producing high grade polymers that moved to Wollaston in the 1940s after being bombed out of their London premises.

Population

3.6 Census information indicates that between 2001 and 2011 the population of the Parish increased by 14.9% from 3,038 to 3,491 whilst the proportion of residents of retirement age grew by 1% to 16.5% and is now similar in percentage terms to the equivalent figure for England. The 45 to 64 age group, which includes the majority of people likely to retire during the Plan period, totals 976 persons or 28% of residents. Between 2001 and 2011 the number of children aged under 16 increased from 559 to 688 and now accounts for 19.7% of the population of the Plan area compared to 18.9% for England as a whole. The number of young people aged 16-24 has, however, declined to 8.5% of the population, which is below the equivalent figure of 11.9% for England. Possible reasons for this include moving away to attend university, to find work or affordable housing or because of the relative lack of services and facilities in villages when compared to towns.

Housing and households

3.7 Census data indicates that there are 1,313 dwellings in the Plan area and 1,487 households with an average size of 2.36 persons. The percentage of homes in
Wollaston owned either outright or with a mortgage or loan decreased from 80% to 75.5% between 2001 and 2011. Nevertheless, home ownership remains significantly higher than the national figure of 63.4%. The percentage of the housing stock in Wollaston that is privately rented increased to 12.2% in 2011 whilst social rented accommodation fell to 10.4%. Overall, the proportion of homes in the Plan area which are rented (22.6%) is significantly below the figure for England as a whole. A majority of dwellings (72.3%) have three or more bedrooms whilst 64.7% of households consist of either 1 or 2 persons with 20.4% formed entirely of people of pensionable age.

### The economy

3.8 There are approximately 53 businesses per 1,000 population in Wollaston Ward (the Ward includes the Parishes of Wollaston, Grendon and Strixton) covering a wide range of activities including engineering, chemicals, footwear, building and construction, farming, retail, and business support. Whilst this is above the national average of about 42 businesses per 1,000 population, the size tends to be smaller in Wollaston with each business employing an average of 6.27 persons.

3.9 Key employment locations include the Hinwick Road industrial estate, Wollaston Hall (the headquarters of Scott Bader, a global chemical company) and Airwair International Ltd (a footwear manufacturer) on Cobbs Lane. The Scott Bader Innovation Centre, located within the company’s headquarters complex, provides space for small and growing companies. Outside the village there are businesses to the west of the A509 clustered at Cringle Farm (off Grendon Rd) and along Doddington Rd. There are several farms within the Plan area and various services and facilities which provide employment, including a secondary and primary school, and a number of home-based businesses.

3.10 Over 46% of employment in Wollaston Ward is in knowledge intensive sectors (i.e. those sectors where graduates make up at least one quarter of the workforce). This is higher than the national figure of 21.74%. Knowledge intensive sectors are composed of jobs in knowledge-driven production (this includes chemicals, aerospace, electrical machinery manufacture, printing and publishing and energy) and knowledge-based services (this includes telecommunications, computing, research and development, finance and business services and recreational and cultural services). Whilst employment in knowledge-driven production is considerably higher in Wollaston Ward (37.07%) than nationally (2.89%), employment in knowledge-driven services (9.12%) is below the equivalent national figure of 18.85%.

3.11 Approximately 76% (1,951) of residents aged between 16 and 74 are economically active. 0.9% of the Ward population within this age range claimed job seekers allowance in
August 2014 compared to 2.3% for Great Britain\textsuperscript{7}. In comparison to England a greater proportion of Wollaston residents (37.1\%) are employed in a managerial or professional capacity and a smaller proportion work in routine or semi-routine occupations.

### Education

3.12 Over 27\% of residents in the Plan area are qualified to degree level or equivalent, which is similar to the national figure. The population without qualifications is however lower in Wollaston (19.76\%) than in England (22.46\%). Tertiary education is provided in nearby towns, including Northampton and Wellingborough. The secondary school in Wollaston provides for nearly 1400 pupils, of whom about 17\% live in Wollaston. The village has a 1.5 form entry primary school with approximately 300 pupils.

4: Wollaston Secondary School

### Transport and travel to work

3.13 Census data indicates that nearly half of all households own two or more cars, although 11\% do not own a vehicle. Car use dominates as a transport mode with approximately 79\% of people travelling to work by car whilst 9.7\% walk and 6.1\% work from home. The proportion of the population travelling by bus or bicycle is very low (1.8\%). At a Ward level, 13.6\% of the working population work at home whilst 9.6\% travel less than 2kms. A further 8.7\% travel between 2kms and up to 5 kms whilst 18.5\% travel between 5kms and 10kms. The remaining 49.6\% travel 10kms or more; have no fixed place of work; or work overseas.

3.14 The key bus services provide connections to Wellingborough (hourly) and Northampton (every two hours) between Monday and Saturday whilst community transport is available on two days each week. Bus services, however, do not operate in the evenings or on a Sunday. For many people either travelling to work or to nearby towns the bus does not provide an attractive alternative to the car. The nearest railway station is at Wellingborough from which the average journey time to London is about 50 minutes with at least 2 trains per hour during the daytime. Electrification as far north as Kettering and Corby is expected to be completed by 2019 with the remainder of the line to Sheffield electrified by 2023.

\textsuperscript{7} Office of National Statistics. Nomis website: \url{https://www.nomisweb.co.uk}

D: Wollaston Secondary School

E: South Street

Wollaston Neighbourhood Plan. Page 11
Other local services and facilities

3.15 Wollaston offers a wide range of local services and facilities including two doctors’ surgeries, a pharmacy, a small supermarket, a newsagents/off-licence, cash machine facilities, a post office, a public house, a restaurant, takeaway food shops, a village hall, a library, several churches, buildings available for hire and a recycling centre. The viability of some of these facilities within the village is, however, an issue.

3.16 Sports facilities include football, cricket and tennis at the Wollaston and Strixton playing field, where there is also a pavilion. There is an indoor swimming pool within the grounds of Wollaston Hall whilst some facilities at the secondary school are available for hire. There are 3 children’s play areas, a pocket park in Bell End and allotment land to the south of The Pyghtles and off York Rd.

The countryside

3.17 The western part of the Plan area is located within the ‘Middle Nene’ 8, a broad floodplain which is generally open in character with hedgerow removal having created a pattern of large fields. This landscape, which stretches along the River Nene from Northampton to Aldwincle, has undergone significant changes with a series of lakes now located along the valley floor as a result of gravel extraction. Further away from the Nene the landscape forms part of the ‘East Northamptonshire Claylands’ which is essentially open in character with sparse areas of woodland and an absence of significant hedgerows.

3.18 The local countryside includes a number of assets of ecological importance which are predominantly associated with the River Nene and are shown on figure 3 (page 13). Of greatest importance is the Upper Nene Valley Gravel Pits Special Protection Area (SPA) and Ramsar Site, an area which stretches across Northamptonshire’s wetlands and surrounding areas and is of international importance for a wide variety of over-wintering birds.

3.19 The Summer Leys Local Nature Reserve, which forms part of the SPA, provides an opportunity to support and protect habitats and species whilst providing people with access to a site where they can enjoy the area’s natural heritage. Adjacent to the SPA and the north-west boundary of the Plan area are Wollaston Meadows. This Site of Special Scientific Interest is of national importance as a diverse and species-rich area of flood meadow grassland. The Nene and its tributaries have also been designated as a Nature Improvement Area (NIA). This project, backed by Government funding,
promotes the sustainable use of natural resources and the restoration, creation and linking of wildlife habitats.

3.20 East of the A509 there are two Local Wildlife Sites (LWS) of county importance. These consist of a eutrophic lake in a former quarry on the northern boundary of the Plan area and in part within the adjoining parish of Irchester, and an area of calcareous unimproved grassland along Wollaston Road on the eastern boundary of the Plan area. Additionally, figure 3 indicates the location of Potential Wildlife Sites which are thought to be of higher biodiversity value than the general countryside but have not been confirmed through ecological survey to be of LWS status.

![Figure 3: Biodiversity constraints](image)

The historic environment

3.21 The majority of the listed buildings within the Plan area are located within the village of Wollaston. Part of the village is also a designated Conservation Area. Within the Plan area there are over 40 listings, of which a number relate to groups of buildings. With the exception of the Grade II* St Mary’s Church, the listed buildings are all Grade II. The Conservation Area also includes the ancient castle.
earthwork of Beacon Hill, which is a Scheduled Monument. There are two other Scheduled Monuments within the Parish - the remains of a Roman villa along the northern boundary of the Parish and manorial earthworks to the west of London Road. The location of the Conservation Area, Scheduled Monuments and listed buildings within or adjacent to the village are highlighted in figure 4 (below). The Historic Environment Record, maintained by Northamptonshire County Council, indicates that there are also many areas of undesignated archaeological interest within the Plan area.

Figure 4: Designated Heritage Assets
4. Planning policies and proposals

Introduction

4.1 It is not the purpose of the Plan to contain all land use and development planning policy relating to the Plan area. Rather, the Plan contains a series of policies and proposals to help achieve the community’s vision which should be considered as a whole and alongside the policies of the Local Plan. The Plan also includes a Policies Map (see page 16) to illustrate which areas of land have been allocated for which uses and to identify land protected from development by policies in the Plan. The Borough Council will use the policies in the Plan together with those in the Local Plan to determine planning applications within Wollaston. This section also includes a number of ‘supporting actions’ which the Parish Council will pursue in order to help realise the vision and objectives of the Plan.

4.2 Within this section of the Plan there are seven policy topic areas:

- The Environment;
- Community facilities;
- Transport, traffic management and connectivity;
- Housing;
- Housing allocations;
- Employment and employment allocations; and
- Developer contributions.

4.3 For each topic area the key issues identified through consultation are highlighted and an explanation is provided to indicate how the policies will help to both address the key issues and complement the National Planning Policy Framework (NPPF) and Local Plan. Each policy is accompanied by a reasoned justification to explain and justify the policy.
Wollaston Neighbourhood Plan Policies Map
The Environment

The key issues:

Wollaston must retain its village character.
Key entrances into the village should be enhanced.
Important open spaces and views should be retained.
The natural environment should be enhanced.
Improvements should be made to focal areas within the village.
Local heritage assets should be protected.

Introduction

4.4 The NPPF and Local Plan policies protect areas of wildlife importance and heritage assets and support proposals to enhance the built and natural environment. The Plan supplements these policies through the inclusion of measures which designate a village boundary in order to protect the countryside and the character of the village; seek to protect and enhance community facilities; designate and protect areas of Local Green Space; secure biodiversity enhancements on sites allocated for development; identify and protect non-designated heritage assets; and support improvements to key village entrances and focal points.

The village boundary and open countryside

4.5 A core principle of the NPPF is to take account of the different roles and character of different areas. Within rural areas policies should recognise the intrinsic character of the countryside and support thriving communities within it. The Plan defines a village boundary to enable a clear distinction to be made between areas where open countryside policies and rural settlement policies should be applied. This will enable the Plan to positively provide for growth whilst preventing ad-hoc encroachment into the open countryside.

4.6 The Village Boundary defined on the Policies Map on page 16 supersedes the ‘village policy line’ adopted in 1999 as part of the Borough of Wellingborough Local Plan. It largely maintains the village policy line but has been extended primarily to include land allocated for housing in the Plan. This will allow some growth on the periphery of the village to meet the requirement for new homes. For the purposes of the Plan the open countryside is defined as that part of the Plan area outside the Village Boundary. Development in the open countryside will continue to be restrained by policies in the Local Plan.

Improving the quality of gateways and focal points

4.7 Enhancing the quality and physical appearance of gateways and focal points will improve the character and local distinctiveness of Wollaston. Consultation has indicated that most residents want key entrances into the village to be enhanced. A
majority would also support improvements to key focal points within the village, notably the Cuckoo Triangle and the London Rd/Hinwick Rd junction (known as ‘The Cradle’). Where opportunities arise, these areas should be enhanced through the distinctive design treatment of buildings, open spaces, landscaping, signage, art, street furniture and surface materials.

### Policy Env1. Gateways and focal points

Development at the following key gateways and focal points shown on the Policies Map should maintain or enhance the quality and physical appearance of the public realm and its setting:

- **A.** Cobbs Lane;
- **B.** The Cuckoo Triangle;
- **C.** Irchester Rd;
- **D.** London Rd;
- **E.** London Rd/Hinwick Rd junction;
- **F.** Hookhams Path/Hinwick Rd junction; and
- **G.** London Rd/The Pyghtles junction.

### Local Green Spaces

4.8 Green spaces are a vital part of a vibrant and healthy community and are of great importance to the character and identity of a place. They are valued for a wide range of reasons including visual amenity, historic significance, recreational value, tranquillity or richness of wildlife. Uncontrolled changes to green spaces can irrevocably alter their special character or intrinsic value.

4.9 The NPPF enables the Plan to designate areas of ‘Local Green Space’ for special protection, thereby ruling out new development on these sites other than in very special circumstances. 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.

4.10 The sites listed in Policy Env2 and shown on the Policies Map on page 16 meet the respective criteria and are designated as Local Green Space. A background paper9 has been produced to outline the reasons why the listed sites are of particular importance to the character of Wollaston and to explain the process that led to their designation. In some instances these areas of Local Green Space may help to divert pressure for recreation away from the sensitive habitats for wintering birds within the Upper Nene Valley Gravel Pits Special Protection Area.

Policy Env2. Local Green Space

The following areas identified on the Policies Map are designated as Local Green Space and will be protected from development due to their particular local significance or community value:

1. Land off York Rd;
2. Allotment land off York Rd;
3. Amenity area, Neale Close;
4. Wollaston Cemetery, Cobbs Lane;
5. Grounds of St Mary’s Church, Hickmire;
6. Wollaston House parkland, south of Cobbs Lane;
7. Congregational Cemetery, Land adjacent to Beacon Hill/north of 96 High St;
8. Wollaston Pocket Park, Bell End;
9. Wollaston Primary School - land fronting South St;
10. Play area, St Mary’s Rd;
11. Amenity area, The Pyghtles;
12. Play area, The Pyghtles;
13. Allotment land, south of The Pyghtles/Briarwood Way; and

Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

Protecting local heritage assets

4.11 Heritage assets can either be ‘designated’ or non-designated. Designated assets have statutory status and within the Plan area include scheduled monuments, listed buildings and the conservation area. A non-designated asset is a building, monument, site, place, area or landscape of lesser significance identified by the local planning authority as having a degree of heritage interest which merits consideration in planning applications.

4.12 The Borough Council has responsibility for preparing a local list of non-designated heritage assets and has adopted a supplementary planning document which establishes selection criteria and a process for determining if an asset should be included on the local list. The process of identifying non-designated heritage assets will provide an opportunity for the community and the Borough Council to work in partnership. Determining the location and significance of the assets will provide clarity on the desirability of their conservation and enhancement and will assist in the development of a positive strategy for the conservation and enjoyment of the historic environment of Wollaston.

4.13 In accordance with the NPPF, where a heritage asset is affected by development it will be necessary for an applicant to submit a report, using appropriate expertise where necessary, which assesses the impact on the significance and setting of the asset. Where the site includes, or has the potential to include, heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation should form part of the planning application.

4.14 Where a non-designated heritage asset is affected by development proposals, every effort should be made to conserve and, where possible, enhance the asset and its setting with extensions and alterations designed sympathetically. Where an asset is proposed for demolition on economic grounds, a marketing report explaining the measures that have been taken to sell or let it at a market price may provide acceptable evidence. The aim of marketing is to reach potential buyers who may be willing to find a use for the heritage asset and secure its conservation. Whilst there is no obligation on an owner to sell the asset, the existence of a potential purchaser will be taken to indicate that redundancy has not been demonstrated.

4.15 Where demolition is warranted, the NPPF provides for the recording of the heritage asset, the submission of this information for inclusion as part of the Historic Environment Record administered by Northamptonshire County Council and for reasonable measures to be taken to ensure that the new development will take place following demolition of the heritage asset.

Policy Env3. Local Heritage Assets

1. Development which affects a non-designated heritage asset included on the local list or the setting of such a heritage asset should:
   a. establish and take account of the individual significance of the asset; and

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Supporting Action - Local Heritage Assets

Wollaston Parish Council will work in partnership with the Borough Council to prepare a schedule of buildings and structures in the Plan area for inclusion on the list of local heritage assets.

Community facilities

The key issues

Some concern about the recent loss of facilities.
Concern about the impact that development will have on the capacity of the schools and medical facilities.
There needs to be a greater range of facilities.
Some facilities need to be refurbished or improved.
An area of community woodland should be created close to the village.
**Introduction**

4.16 Uses within use classes A1 to A5 and D1 and D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) are for the purposes of the Plan defined as community facilities. Such uses include local shops, meeting halls, public houses, restaurants and takeaways, places of worship, schools, health centres and sports and recreation facilities. They make a significant contribution to the vitality and viability of Wollaston and have a positive impact on the sustainability of the village, enhancing the quality of life and often providing an important focal point for social interaction. churches, for example, play an active role in the provision of facilities for people of retirement age and for youth organisations within Wollaston.

4.17 Community facilities can provide local employment, reduce the need to travel and offer an important service, particularly for those who do not have access to a car. The loss and threatened closure of facilities and services is, however, a common feature of village life and is likely to be tested further in the future as, for example, the convenience of the internet influences choice.

**Retaining community facilities**

4.18 Both the NPPF and Local Plan indicate that valued community facilities should be retained. However, planning permission is not always required to change the use of a building or land and this restricts the opportunity to examine the possibility of securing the continued use of a facility threatened with closure. Notwithstanding this, Policy CF1 and the following text explain how the Plan will contribute towards the objective of maintaining an adequate level and range of facilities. In the case of shops it will be particularly important where the goods or services are bought on a regular (daily/weekly) basis to try to ensure that the remaining facilities provide adequate, alternative provision.

4.19 Where planning permission is sought for a change of use that will result in the loss of a community facility it will be necessary to demonstrate that there is no reasonable prospect of securing either the continued use of the community facility or an alternative community use of the land or building.
4.20 The Community Right to Bid, introduced in the Localism Act 2011, allows community groups to nominate land and buildings for listing by the Borough Council as an ‘Asset of Community Value’ where the facility has recently been, or is presently used, to further the social wellbeing of the local community. If an asset is listed, and comes up for sale, community groups can be given a total of six months to put together a bid to buy it. The Parish Council will nominate land and buildings for inclusion as an asset of community value, where justified. This will be particularly important where there are no other facilities in Wollaston which provide adequate, alternative provision of a similar nature. For example, the Nag's Head, London Rd was registered as an asset of community value in 2014 as it is the only remaining public house in the village.

Policy CF1. The protection of community facilities.

Proposals to redevelop or change the use of an existing community facility or land or buildings last used as a community facility will only be permitted where one of the following conditions is met:

1. A replacement facility of sufficient size, layout and quality to compensate for the loss of the existing facility is to be provided on an alternative site within the Village Boundary. Exceptionally, the replacement facility will be permitted adjacent to the Village Boundary where there is a clear local need for the facility to be relocated and a more central site within the village is not available; or

2. It has been satisfactorily demonstrated that it would not be economically viable or feasible to retain the existing community facility and there is no reasonable prospect of securing an alternative community use of the land or building.

Supporting Action - Assets of Community Value.

Wollaston Parish Council will nominate buildings or land for inclusion on the Assets of Community Value register held by the Borough Council, especially where there are no other facilities in Wollaston which provide adequate, alternative provision of a similar nature. This will provide the Parish Council or other community organisations with an opportunity to bid to acquire the asset on behalf of the local community once it is placed for sale on the open market.

Schools and health care facilities

4.21 Residents have questioned whether the schools and medical practices within the village have sufficient capacity to provide for the needs of the existing and future population of Wollaston. Correspondence and meetings with service providers have taken place during the course of preparing the Plan to discuss these concerns.

4.22 The medical practices in the village have advised that they will be able to provide for the needs of Wollaston, including the needs of residents of the new housing proposed
in the Plan. It is likely that the medical practice operating from the London Rd surgery will look to expand in the future to provide additional services. Whilst the practice could expand the existing premises it is more likely that it would look to relocate to a larger site in Wollaston.

4.23 Wollaston Secondary School. There are nearly 1400 pupils at the school of whom about 17% live in Wollaston. Whilst the school is operating near capacity the local education authority does not consider that it will be necessary to extend it in the foreseeable future as there are spare places at other schools. If necessary, it would be possible to use existing selection criteria to direct pupils from outside Wollaston towards their local school, thereby creating further capacity in Wollaston for children from the more immediate area.

4.24 Wollaston Primary School. Ensuring that all children of primary school age from the Plan area can secure a school place in Wollaston will help to maintain and foster a sustainable community where people wish to live and integrate with the local community and where the distance travelled to school is minimised. However, a major concern of the local community relates to the capacity of the primary school to meet both the existing high demand for places and the needs arising from future development in the village. These concerns are shared by the Parish Council.

4.25 Proposals must therefore be accompanied by evidence to demonstrate that there is sufficient capacity in Wollaston to accommodate the likely demand for primary school places arising from the development. The assessment will need to take account of the number of new homes that have been granted planning permission in the Plan area but have not yet been completed. Guidance produced by Northamptonshire County Council\(^1\) indicates that different housing types, sizes and tenures generate different levels of demand for school places. The guidance should be used to determine the number of pupils likely to be generated by the new homes.

4.26 The Local Plan requires new development to be supported by the timely delivery of infrastructure whilst the guidance produced by the County Council indicates that it will seek developer contributions to extend and/or improve existing schools where there is insufficient capacity to serve a new development. In recognition of the issues raised by the local community, Policy CF2 requires the additional school places to be provided in the village of Wollaston.

4.27 In response to the existing high demand for places at the primary school and the needs arising from future development in the village, the County Council has commissioned a feasibility study to determine if the existing school site could accommodate a further

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\(^{1}\) Northamptonshire County Council (2015). Planning Obligations Framework and Guidance
three classrooms to extend the school to 2 forms of entry (an additional 105 places). The feasibility study is expected to be completed towards the end of 2015. In the event that it is not feasible to extend the school it will be necessary to produce an alternative solution that will meet the requirement in Policy CF2 for sufficient capacity to be provided in Wollaston to avoid the need to travel to schools elsewhere.

Policy CF2. Primary school provision

Subject to other development plan policies, planning permission will be granted for residential development provided that:

1. there is sufficient capacity at Wollaston Community Primary School to accommodate the increase in pupils likely to be generated by the development; or

2. it can be demonstrated that sufficient capacity will be provided in the village of Wollaston within an agreed timescale to meet the additional likely demand for primary school places arising from the proposed development.

The provision of new community facilities

4.28 The NPPF indicates that planning policy should promote the development of community facilities. The Local Plan strategy aims to concentrate facilities intended to serve the Borough as a whole within the town of Wellingborough whilst the role of Wollaston is to meet the day to day needs of its residents and local businesses. Community consultation has indicated that the Plan should encourage a wider range of shops and other services, including a dentist. In addition, community consultation has highlighted the need to improve some existing facilities and make further provision for sports and recreation.

4.29 Wollaston Sports Association has identified a need for an additional grass sports area. The Parish Council has aspirations to acquire a field adjacent to the existing London Rd recreation ground and within the adjacent parish of Strixton. The existing owner has advised that the land is available for purchase. Additional space for the storage of equipment is also required and there is a possible need to provide additional changing room and toilet facilities. Consultation has suggested that there are other sports facilities that would be used by some residents on a regular basis if available in Wollaston. Opportunities to meet some of this demand could be met at Wollaston School where a number of facilities, including the refurbished school hall, can be hired at times outside of school hours. However, whilst the provision of a gymnasium was the most frequently highlighted requirement in consultation responses, the school gymnasium requires considerable investment at present and is not available for hire. However, Policy HA1 (Hookhams Path) provides an opportunity
to deliver an area of outdoor exercise equipment on open space provided as part of the development of the Land East of Hookhams Path.

4.30 An open space study[^12] commissioned by the Borough Council concluded that homes should be within 10 minutes (420m straight-line distance) of a children’s play area. The application of this standard indicates a deficiency in play facilities in the area north of Cobbs Lane. This conclusion is further supported by responses received during preparation of the Plan. However, whilst the Plan is supportive of such provision, a suitable and available site has not been identified. Land allocated for residential development at Hookhams Path is also further than 420m from the nearest children’s play area. Policy HA1 therefore requires provision to be made for a ‘Local Equipped Area of Play’ (LEAP) designed for children of primary school age.

4.31 Various qualitative improvements to the existing play areas at London Rd, The Pyghtles and St Mary’s Rd were suggested during consultation. There is also a need to provide facilities for older children, including teenagers, with a youth shelter and skateboard park. However, whilst the Plan is supportive of such provision, a suitable and available site has not been found to date. A further priority for investment identified by the Steering Group is the refurbishment of the village hall, including the ‘Oasis’.

4.32 Policy CF3 provides for additional community facilities to diversify and enhance the range and choice available to local residents whilst ensuring that the facilities are conveniently accessible and will not have a detrimental impact on the local environment.

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**Policy CF3. The provision of new community facilities**

Proposals that diversify or enhance the range of community facilities will be supported provided that the development:

1. will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;
2. will not generate a need for parking that cannot be adequately catered for; and
3. is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.

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**A community woodland**

4.33 Consultation responses have indicated considerable enthusiasm for the development of a community woodland whilst the Borough Council’s open space study[^13] also identified Wollaston as the priority location in the south of the Borough for the provision of natural and semi-natural open space. An area of woodland would provide an opportunity to enhance biodiversity and promote the positive health benefits of exercise. Attractive natural spaces can also increase motivation to continue outdoor activity in the long term, and the promotion of physical activity close to where people live, with an emphasis on walking, is more likely to result in sustained activity.

Further benefit is that the woodland could contribute towards reducing the adverse impact that can result from recreational pressure on the Upper Nene Valley Gravel Pits Special Protection Area. As advised by the Nene Valley NIA officer, the species of trees should be native to the Wollaston area to ensure that the woodland is more representative of its place. Information on the distribution of species can be found in the ‘Flora of Northamptonshire and the Soke of Peterborough’.

4.34 The Woodland Trust’s Woodland Access Standard\(^{14}\) suggests that an area of accessible woodland should be at least 2ha in size. Whilst the standard indicates that all households should ideally be within 500m of such a space there are no sites that could be developed as a community woodland within 500m of the whole of the village population. The Duchy of Lancaster, which owns land around Wollaston, including the land allocated for development East of Hookhams Path, has offered to contribute land for a community woodland in a location to be determined as part of the planning application (see Policy HA1). The Parish Council would support provision in a location close to the village and on its eastern side where existing development is poorly served by accessible open space. However, the planning application process will provide an opportunity to consult the community on available options and their respective merits.

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### Supporting Action – Community facilities

The Plan will support the following:

1. proposals to extend the existing London Road sports and recreation ground and ancillary facilities;
2. the creation of an area of community woodland in reasonably close proximity to the village of Wollaston;
3. opportunities to extend the community use of facilities at Wollaston School. Particular encouragement will be given to securing the refurbishment and subsequent community use of the gymnasium;
4. the provision of outdoor adult exercise equipment;
5. qualitative improvements to play areas; and
6. the refurbishment of the village hall, including the Oasis.

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### Transport, traffic management and connectivity

The key issues

Residents are concerned about the volume of existing traffic, including lorry movements, and additional traffic generated by new development. Public transport services need improving. On-street parking and road safety are issues in parts of the village. There is significant demand for superfast broadband.

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Introduction

4.35 The car provides the principal mode of transport for residents of the Plan area with 79% of the working population travelling by car and young people similarly indicating that most journeys that they make to nearby towns are by car. The National Planning Policy Framework encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures which promote a reduction in the number of journeys made by car. Whilst the formulation of transport policy at a local level is primarily a matter for the County Council as highway authority, there are a wide range of actions that can be taken by individuals and by the public and private sectors to support this objective.

4.36 The Plan therefore focuses on those areas where it can have an influence on the need to travel by car, highway safety and parking provision. In particular, it includes measures to:

- Prevent the loss of off-street parking;
- Provide an appropriate level of parking in new developments;
- Ensure that, where necessary, traffic management measures are provided in connection with new development;
- Support the provision of new pedestrian and cycle links to the surrounding area;
- Reduce the need to travel through the provision of additional employment opportunities and facilities; and
- Support the promotion of high speed electronic communications, enabling businesses to communicate more effectively without travel and providing the opportunity for residents to work at home and more locally.

4.37 Through the evidence gathering and consultation that has taken place in developing the Plan, the Parish Council is aware of a number of existing traffic related issues. It is working with the highway authority and other interested parties to develop measures to help mitigate a number of these issues which cannot be directly addressed by the policies in the Plan. For example, work to identify opportunities to reduce the impact of Santa Pod traffic and HGVs on Hookhams Path is ongoing. Similarly, the Parish Council has been involved in discussions to redirect HGV traffic related to Scott Bader’s away from Cobbs Lane.

Loss of existing parking provision

4.38 Parts of Wollaston experience practical and environmental problems due to insufficient parking provision which in some instances is exacerbated by the inadequate width of the road. Areas where parking is particularly problematic include Newton Rd, where there are several retail units; in the vicinity of the schools at the beginning and end of the school day; and in areas of terraced housing where off-street parking is minimal.

4.39 The evidence required to satisfy Policy T1 is likely to include an appropriate assessment of the number and usage level of on and off-street parking spaces over an extended
The highway authority has advised that parking levels are normally considered to be at capacity where the occupancy rate is 85%. A higher rate is likely to result in an adverse impact on the local highway network.

**Policy T1. The loss of existing parking provision.**

Planning permission will not be granted for proposals which will result in the loss of off-street car parking unless:

1. it can be clearly demonstrated that there is no longer any potential for the continued use of the land for car parking and that the loss of parking will not aggravate an existing shortfall of spaces in the vicinity; or
2. replacement car parking spaces, normally equal to the number lost and conveniently located having regard to the needs of users and highway safety, will be provided elsewhere.

### Residential parking in new developments

4.40 Car parking can have a significant impact on the form and quality of residential development. Excessive off-street parking provision can result in the inefficient use of land and housing developments dominated by areas of hard-standing. Equally, whilst some on-street parking can bring activity to the street and help to calm traffic speeds, inadequate off-street parking can result in an environment dominated by cars, restricted traffic movements, indiscriminate parking and unsafe conditions for pedestrians and cyclists. Providing an appropriate balance between the amount, type and form of car parking is therefore a key factor in designing a quality development.

4.41 National Policy (NPPF) indicates that parking standards are influenced by the accessibility of the development, the availability of public transport, the size and type of property and local levels of car ownership. A rigid parking standard is not therefore appropriate. The Northamptonshire Parking Strategy\(^{15}\) sets out the overarching vision for parking within Northamptonshire and indicates that residential development will be assessed by the highway authority using guidance in the Northamptonshire Place and Movement Guide\(^{16}\). The flexible, site specific approach advocated in the Guide will be applied within the Plan area. This will enable account to be taken of the fact that both the percentage of households with a car and the average number of cars owned by each household is higher in Wollaston than in the Borough as a whole.

4.42 The Northamptonshire Place and Movement Guide and the North Northamptonshire Sustainable Design Supplementary Planning Document\(^{17}\) contain important guidance on achieving a quality environment, including guidance on the form and design of parking provision.

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\(^{15}\) Northamptonshire County Council (2013). Northamptonshire Parking Strategy.

\(^{16}\) Northamptonshire County Council (2008). Northamptonshire Place and Movement Guide.

Cycle and pedestrian facilities

4.43 Encouraging people to walk or use a bicycle for short journeys and leisure purposes can bring significant benefits, reducing congestion on our roads, cutting carbon emissions and creating healthier communities. The Northamptonshire Cycling Strategy\(^\text{18}\) indicates that around two thirds of all trips are less than 5 miles and that cycling can present a realistic option for some such journeys. Equally, the Northamptonshire Walking Strategy\(^\text{19}\) suggests that walking can provide a realistic option for the 25% of journeys which are less than 1 mile and the 25% of car trips which are less than 2 miles.

4.44 Our reluctance to walk or cycle, however, tends to be attributable to a number of barriers including the perceived danger from vehicular traffic, the need for more cycle parking facilities and other elements of the local environment including unauthorised pavement parking, the need for dropped kerbs, the unevenness of pavements and poor lighting. If such barriers can be satisfactorily addressed, the likelihood of people using cycling and walking to reach key local destinations such as schools, employment areas, leisure and recreation facilities and village shops will increase.

4.45 The Parish Council will provide cycle parking at the recreation ground on London Rd and investigate the possibility of introducing facilities in the Coop car park in Newton Rd. It will also work with the highway authority and local community to identify and implement other measures to encourage walking and cycling and enhance access for the disabled.

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\(^{18}\) Northamptonshire County Council (2013). Northamptonshire Cycling Strategy.
\(^{19}\) Northamptonshire County Council (2013). Northamptonshire Walking Strategy.
4.46 Wollaston School is a significant generator of trips between Irchester and Wollaston at the beginning and end of the school day. The Borough Council’s draft Infrastructure Plan\(^{20}\) includes a proposal for an off-carriageway shared use cycle track along the B569 between the two villages with the potential to reduce car trips between the two communities and the level of traffic congestion in the vicinity of the school; to improve connectivity to other services; and to improve pedestrian and cyclist safety. Implementation will also provide a vital link in securing a cycle route between Wollaston and Wellingborough and to a planned cycle route between Irchester and Summer Leys Local Nature Reserve. A feasibility design has been produced by the highway authority for the route between Irchester and Wollaston. It is envisaged that funding will be secured through the Community Infrastructure Levy and from other sources.

<table>
<thead>
<tr>
<th>Policy T3. Improvements to pedestrian and cycle facilities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Plan will support improved facilities and conditions for pedestrians and cyclists including:</td>
</tr>
<tr>
<td>1. measures to deliver an inclusive environment which can be used safely and easily regardless of disability or age;</td>
</tr>
<tr>
<td>2. the provision of a dedicated cycle route between Irchester and Wollaston; and</td>
</tr>
<tr>
<td>3. cycle parking at important destinations within the Plan area, including the London Road recreation ground and the Co-operative car park in Newton Road.</td>
</tr>
</tbody>
</table>

**Superfast broadband**

4.47 A high quality fibre-network which serves both housing and commercial development is of vital importance to Wollaston. This will make working from home and operating businesses easier and reduce the need to travel. It will enable improved access to an increasing number of on-line applications and services provided by the public and private sector and can help to reduce social exclusion.

4.48 The County Council’s ‘Superfast Northamptonshire’ project aims to secure access to superfast broadband to all premises in the County. Wollaston was excluded from the initial roll-out. The Parish Council challenged this decision and undertook resident and business surveys which revealed a high level of interest in obtaining superfast broadband. Work is expected to commence on the second stage in summer 2016, with

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Wollaston now highlighted by the County Council as a priority area. Policy T4 is intended to ensure that connectivity requirements are considered at an early stage with all new homes and businesses provided with ducting to enable fibre to the premises technology to be delivered to individual premises.

Policy T4. Superfast broadband

Planning permission for new developments will be subject to a condition requiring the provision of ducting to allow for the provision of fibre optic cable into each individual premises.

Housing

The key issues:

The Plan should only provide for the scale of growth required by the Local Plan.
There is a need for affordable housing, housing for the elderly and housing for residents wishing to downsize.
The overwhelming need is for small homes.
People with a local connection should be given priority for affordable housing
Some residents would welcome the opportunity to build their own home
Homes should, where possible, be built on previously developed land rather than on Greenfield sites.

The Housing Requirement

4.49 Government policy states that neighbourhood plans should positively support the strategic policies for the area and should not promote less development than is required by the Local Plan. Within the Borough the planning strategy is to direct the greatest share of new housing to the town of Wellingborough. Development in the rural area will be restrained and will be led by locally identified needs. A briefing note issued by the Borough Council21 provides the most up-to-date evidence of housing needs in Wollaston. It concluded that 160 new homes should be provided in the village between 2011 and 2031. This scale of growth is further supported by policy in the North Northamptonshire Joint Core Strategy (see paragraph 1.6). However, within the local community there is considerable concern about the potential impact that development could have on the character of Wollaston and the capacity of its already stretched infrastructure. A majority of respondents to a questionnaire issued by the Steering Group22 concluded that the Plan should provide for the minimum amount of housing required.

4.50 Policy H1 supports the strategic policies of the Local Plan and commits the Plan to provide for 160 dwellings in Wollaston. It plans positively for growth by enabling

21 Borough Council of Wellingborough (2014) - Rural Housing Targets for Wellingborough’s Principal Villages.
22 Wollaston Neighbourhood Plan Steering Group (2014). Summary of Questionnaire Responses
further development on small sites which are not identified in the Plan but are within the Village Boundary and on rural exception sites where there is an identified need for affordable housing.

4.5.1 Table H1, below, indicates that existing commitments (homes completed since 2011 and dwellings which have planning permission but have yet to be either completed or started) totalled 38 in 2014, resulting in a need to provide for a further 122 dwellings.

4.5.2 Three sites are allocated for housing in the Plan. Detailed policies in respect of each site are included in the housing allocations section (see page 40). These sites were chosen following consultation on a background paper which assessed, as objectively and rigorously as possible, the sustainability of sites promoted by land owners. The consultation responses helped to produce an updated background paper which allowed the Parish Council to decide on three sites for future housing development. Table H1 indicates how these sites will contribute towards meeting the housing requirement of 160 homes:

<table>
<thead>
<tr>
<th>Table H1</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing need 2011 – 2031</td>
<td>160</td>
</tr>
<tr>
<td>Housing completions 2011 - 2014</td>
<td>28</td>
</tr>
<tr>
<td>Under construction (April 2014)</td>
<td>4</td>
</tr>
<tr>
<td>Existing commitments not yet started (April 2014)</td>
<td>6</td>
</tr>
<tr>
<td>Housing allocations in the Plan:</td>
<td></td>
</tr>
<tr>
<td>Land East of Hookhams Path (Policy HA1)</td>
<td>80</td>
</tr>
<tr>
<td>196 Hinwick Rd (Policy HA2)</td>
<td>2</td>
</tr>
<tr>
<td>190 Hinwick Rd (Policy HA3)</td>
<td>2</td>
</tr>
<tr>
<td>Total housing allocations plus existing</td>
<td>122</td>
</tr>
<tr>
<td>commitments</td>
<td></td>
</tr>
<tr>
<td>Residual requirement</td>
<td>38</td>
</tr>
</tbody>
</table>

4.5.3 The residual requirement of 38 dwellings will be met through the provision of ‘windfall sites’. Windfall sites are small sites not specifically identified in the Plan which are unexpectedly brought forward for development. For example, a factory may become redundant resulting in its conversion or redevelopment for housing. National guidance (NPPG) states that an allowance for ‘windfall’ sites may be justified where such sites have consistently become available and will continue to provide a reliable source of supply. However, the allowance should not include a figure for dwellings to be built on residential garden land.

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4.54 Within Wollaston, windfall sites have regularly become available and there remain further opportunities for small scale development. Since 2011, 26 of the 28 completed dwellings have been on windfall sites\(^24\). However, such sites represent a finite resource and their availability is likely to decline over the Plan period. For the purposes of the Plan, a decline of approximately two thirds in the recent scale of windfall provision has been allowed for. The resultant figure of 49 homes, reduced to 39 to take account of the 10 dwellings in table H1 on windfall sites either ‘under construction’ or ‘not yet started’, represents a very modest figure of about 2.3 new dwellings each year over the remainder of the Plan period.

**Policy H1. Number of new homes**

Provision will be made for 160 new homes to be built within the Village Boundary between 2011 and 2031 on sites allocated in the Plan, on windfall sites and on sites already granted planning permission.

Development in excess of this figure will be permitted where the proposal relates to:

1. a small site within the Village Boundary in accordance with Policy H5; or
2. ‘rural exceptions’ housing as outlined in Policy H4.

**The Housing Mix**

4.55 A key objective of the Plan is to provide a mix of new homes that will contribute towards meeting the needs of Wollaston. The proportion of larger homes in the village is relatively high when compared to the national average. However, the 2012 Wollaston Rural Housing Survey (the Rural Housing Survey)\(^25\) indicates that the need of the local population is primarily for smaller homes. At a Borough-wide level the Strategic Housing Market Assessment Update\(^26\) (SHMA) predicts that this need for small dwellings will grow significantly over the Plan period. Some of this need will be created by first time buyers trying to get onto the property ladder; by the growth in the number of households of retirement age; and by the increasing number of small households.

4.56 Consultation responses have indicated considerable support for the provision of small homes to deliver housing that meets the needs of an ageing population and to provide an opportunity for the population of the Plan area to secure housing which is both smaller and affordable. The Plan strategy is therefore directed towards improving the sustainability of Wollaston as a demographically mixed and balanced community.

\(^24\) Borough Council of Wellingborough. Annual monitoring data.


\(^26\) North Northamptonshire Joint Planning Unit (2012). Strategic Housing Market Assessment Update.
through the prioritisation of small dwellings of three categories i.e. starter homes for private purchase; affordable housing for rent or shared ownership and smaller dwellings, especially bungalows, to enable households to downsize.

4.57 The Rural Housing Survey shows that to meet the needs of Wollaston the provision of market housing should include small bungalows and two and three bedroom houses. ‘Affordable’ housing is a term used to describe housing made available for people unable to afford market housing and is mainly comprised of homes to rent and shared ownership. The Rural Housing Survey identified a need for 32 affordable homes of which 70% are required for rent and 30% for shared ownership. This includes a mix of one bedroom flats, one and two bedroom bungalows and two and three bedroom houses.

4.58 Whilst the Rural Housing Survey provides the basis for determining the scale and type of affordable housing required in the Plan area, housing needs may change over time and the evidence will need to be periodically reviewed. A mixture of different types, sizes and tenures will help to build a mixed and balanced community. Homes of different tenures should therefore be visually indistinguishable from one another with the affordable housing generally provided as individual units scattered throughout the development.

4.59 Whilst many older people wish to remain in their own home, and this is supported by home-based care policies, as shown above, there will be demand for small dwellings, including one and two bedroom bungalows, from older householders wishing to downsize. Ensuring that homes are built to Lifetime Homes Standards, which is a requirement of the Local Plan, will further help to provide for the needs of an ageing population wishing to live independently.

4.60 For some older people, however, a greater level of support is required with varying levels of need. Whilst community consultation has indicated that care home and sheltered housing for older people should be encouraged in close proximity to village services and facilities, it has not been possible to identify a suitable site for allocation in the Plan.

4.61 Nevertheless, Policy H2 places a particular emphasis on the provision of housing for the elderly and the disabled on windfall sites within close proximity of services and facilities. For the purposes of guidance, and in the absence of more definitive information regarding the distance that older people in Wollaston are able and willing to walk, ‘close proximity’ will be defined as being within approximately 400m of Newton Road, which is where the village supermarket is located. The distance of 400m represents a common standard often used to indicate how far people are willing to walk.
4.62 Custom build housing, which includes homes built or commissioned by individuals (or groups of individuals) for their own occupation, is increasingly being promoted by the Government as a more affordable route to home ownership. Consultation has indicated that there is interest in the provision of custom build housing in Wollaston which can also provide people with a bespoke, high quality home. The Plan will enable small scale windfall sites to come forward within the village boundary over the Plan period. This will create opportunities for people to build their own home and local builders and contractors to develop small sites, thereby sustaining or creating local jobs and contributing to the local economy.

4.63 Policy H2 seeks to secure a mix of housing to meet the needs of the community. The appropriate percentage of different housing types and sizes for each site will be influenced by the established character and density of the surrounding development.

**Policy H2. Housing mix**

Housing developments should include a mix of dwelling types and sizes to help meet the needs of different sectors of the community of the Plan area. The mix on an individual site should have regard to:

1. the character and density of the surrounding development; and
2. evidence of the housing needs of the population of the Plan area.

Proposals should demonstrate how these matters have influenced the proposed dwelling mix.

On sites within close proximity of services and facilities, particular emphasis should be placed on the provision of housing to meet the needs of the elderly and the disabled.

**Affordable Homes for Local People**

4.64 Within the local community there is strong support for residents and persons with a local connection to be given priority access to affordable housing in Wollaston. Policies in the Local Plan determine the amount of affordable housing to be sought on sites primarily intended to deliver market housing. To ensure the efficient allocation of affordable housing, access should be administered by the Borough Council in its role as the housing authority and secured through the use of a nomination agreement.
The allocations policy of the Borough Council\(^7\) gives priority to persons (and their dependants) in greatest need (housing need bands A-D) with a local connection to the Plan area. Where such a person cannot be found, the affordable housing is offered to persons in housing need bands A-D with a local connection to an adjoining Parish and thereafter to persons in bands A-D with a connection with Wellingborough Town. Only when the housing has been offered to people in bands A-D is it made available to persons in housing band E. People are placed in band E where they are adequately housed and will, for example, include young people who are living with their parents because they are unable to afford market housing.

To give people in housing need band E a better opportunity to access affordable housing the Borough Council has agreed to a change to its allocations policy for Wollaston which will give people in band E with a local connection to the Plan area priority over people in a higher band (i.e. bands A - D) without a local connection to Wollaston.

For the purposes of Policy H3 priority access will therefore be given to people in need of affordable housing in bands A, B, C, D and E with a local connection to the Plan area. The term ‘local connection’ will be as defined in the allocations policy of the Borough Council as follows:

i. A person who lives in the Plan area and has done so continuously for 3 years or more;

ii. A person in permanent employment in the Plan area for a minimum of 16 hours per week; or

iii. A person whose immediate family members, such as parents, siblings or children currently live in the Plan area and have done so continuously for 5 years or longer.

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\(^7\) Borough Council of Wellingborough (2015) Housing Allocation Policy
Rural Exception Sites

4.68 Affordable housing can also be provided on ‘rural exception’ sites of a small scale located on land where planning permission would not usually be granted for housing, for example agricultural land next to the village boundary. It will only be appropriate to bring forward such a site in response to a clearly identified need to provide affordable housing for households with a strong local connection with Wollaston. A planning application should therefore be accompanied by an up-to-date assessment of need agreed by the Parish Council and by the Borough Council in its role as the housing authority. Given that housing permitted through this policy is an exception to normal countryside policies, it is important that it remains ‘affordable’ and available to meet a local need in perpetuity.

4.69 Priority will be given to people in housing need bands A, B, C, D and E with a local connection to the Plan area (see paragraphs 4.65 to 4.67 of the Plan) in accordance with the requirements of the housing allocations policy of the Borough Council for rural exceptions sites. The term ‘local connection’ is defined in paragraph 4.67 of the Plan. A legal agreement should be used to ensure that the housing remains available in perpetuity to meet a local need for affordable housing and to grant the nomination rights to the Borough Council in accordance with its allocations policy.

4.70 Government policy enables small numbers of market homes on rural exception sites where essential to enable the delivery of affordable units without grant funding. The market housing should be the minimum needed to secure the delivery of the affordable homes. Proposals to make the market housing available for sale to local residents for an agreed period of time prior to release onto the open market would be welcomed.

Policy H4 - Rural exception sites

Planning permission will be granted for the provision of affordable housing on small rural exception sites where the following criteria are met:

1. the site adjoins the village boundary;
2. the type and scale of affordable housing is justified by evidence of need from an up-to-date local housing needs survey;
3. arrangements for the management and occupation of the affordable housing will ensure that it will be available and affordable in perpetuity for people with a local connection to the Plan area; and
4. the development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential to the delivery of the affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need for low cost market housing.

Proposals to make the market housing available for sale to residents of the Plan area for an agreed period of time will be encouraged.

Planning obligations will be used to ensure that the affordable housing is available in perpetuity for people with a local connection to the Plan area.
4.71 Policy H5 applies to sites within the village boundary where it is proposed to develop a small gap in an existing street frontage, develop land situated behind existing properties or develop within the curtilage of an existing house. These sites often comprise redundant commercial premises or garden land and can range from small sites suitable for only a single dwelling to areas with a capacity for several homes.

4.72 Such developments can make a useful contribution to the housing land supply, particularly where a conscious effort has been made to complement the local area in terms of design, scale, density and layout. However, if not sensitively undertaken development can erode the character of an area and cause significant loss of amenity through the erosion of privacy, loss of daylight, overlooking, visual intrusion, noise disturbance, reduced space around buildings, loss of car parking, loss of mature vegetation or loss of landscape screening. The issues will vary between sites and proposals should be considered on their individual merits according to the criteria listed in Policy H5.

**Policy H5. Small sites**

Planning permission will be granted for small scale residential development within the Village Boundary provided that the design and layout:

1. respects the important characteristics and features of the site and includes high quality landscaping;
2. respects the scale, form and character of neighbouring development;
3. makes a positive contribution to the quality of the built environment, including the use of appropriate materials and architectural features;
4. does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;
5. includes a satisfactory means of access; and
6. provides sufficient, safe and convenient car parking which is sensitively integrated so as not to dominate the public realm and which accords with adopted standards of provision.
**Land East of Hookhams Path**

4.73 The site of approximately 4ha forms part of an arable field on the eastern side of the village and is owned by a single land owner. The northern boundary abuts Wollaston secondary school whilst the western edge adjoins Hookhams Path. The southern and eastern boundaries, whilst undefined on the ground, adjoin agricultural land. From the eastern flank the land slopes westwards towards Hookhams Path. There are hedgerows along the boundaries to Hookhams Path, and the school.

4.74 The site is identified as the key location for residential development in the Plan. Of all the sites put forward for development, in the 2013 Questionnaire, more residents chose this site as being the most suitable than any other. This is supported by the findings of the 2014 Housing and Employment Sites Background Paper (the Sites Background Paper).

4.75 Proposals will contribute land towards the development of a small, community woodland on the periphery of the village to meet the demand identified at paragraph 4.33-4.34 of the Plan. The woodland should be located adjacent to the land allocated for development unless an alternative location is agreed by the Parish Council. The Woodland Access Standard suggests that the woodland will require at least 2ha of land. The Parish Council will not seek funding from the developer to secure the purchase or planting of trees on the woodland area nor will it require a commuted sum towards its future maintenance.

4.76 As the site is further from a children’s play area than the 420m straight line distance recommended in an open space study commissioned by the Borough Council, it will be necessary to include a play area within the development chiefly to meet the needs of children of primary school age. The response to consultation in the early stages of the Plan preparation indicated a need for outdoor recreation facilities, including a fitness area.

4.77 Wollaston has a strong and growing sports association and a need to expand the existing facilities. An opportunity to extend the existing Playing Fields in London Road onto adjoining land has been identified. The land owner is agreeable in principle to this proposal and discussions are ongoing. Associated with this there will be a requirement for earth moving and a need to provide additional parking and changing facilities. In lieu of the provision of on-site sports facilities the Parish Council would wish to secure a contribution from the developer towards the cost of these facilities.
improvements. In addition, the Parish Council will seek a reasonable contribution from the developer towards the proposed refurbishment of the Village Hall and adjoining Oasis.

4.78 The Local Education Authority has advised that there is currently a high demand from the local area for places at the primary school and a financial contribution will be sought from the developer where necessary to provide for any increased need arising from the development. The Parish Council would wish to see the need for additional school places for children from Wollaston provided within the village and will press for a solution that will deliver this outcome (see Policy CF2).

4.79 Proposals that make provision for the open market housing to be available for sale to local residents for a period of three months prior to release onto the open market will be encouraged. Whilst this cannot be a requirement of the Plan it would, if supported by the developer, give some initial priority to local people.

4.80 The Parish Council would welcome its involvement along with the local community, neighbouring residents and other organisations in the development of comprehensive proposals for the development. Policy HA1 includes a number of design principles established in response to site-specific issues raised during consultation and preparation of the Sites Background Paper. These principles will be supplemented by other relevant policies in the Neighbourhood Plan and the Local Plan; by guidance relating to good design, including the North Northamptonshire Sustainable Design Supplementary Planning Document or any successor document, and by the findings of community engagement. A Design and Access Statement will be produced by the developer to explain how the principles have been applied to the development and to demonstrate how the context of the site has influenced the design.

4.81 Hookhams Path is used by lorries travelling to and from the Hinwick Road industrial estate in the village and by weekend traffic generated by events at the nearby Santa Pod Raceway in Bedfordshire. The secondary school, located at the northern end of the road, also creates traffic, particularly at the start and end of the school day. For many years residents have expressed considerable concerns about the existing traffic and about the additional traffic that would be created by the proposed development. The developer, in conjunction with the highway authority and local residents, will need to explore improvements that can be undertaken to mitigate any significant highway impacts arising from the development.

4.82 There is some potential for the site to include heritage assets of archaeological interest. A desk-based assessment and, where required, a field evaluation will need to be undertaken to determine the importance of the archaeology. The impact of noise from the adjacent school should also be assessed and, where necessary, the use of suitable design measures should be incorporated into the scheme to alleviate this. Whilst an

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ecological survey report (dated 2013) prepared on behalf of the landowner did not identify any significant ecological issues it recommended retention of the hedgerows and mature trees, which provide habitats for a wide range of species, and advised that surveys of several species of wildlife should be undertaken.

4.83 Anglian Water has advised that whilst there is capacity at Broadholme Water Recycling Centre and sufficient water resources to serve the development, it may be necessary for the existing water infrastructure to be upgraded.

Policy HA1. Land East of Hookhams Path

1. Land East of Hookhams Path, as shown on the Policies Map, is allocated for:
   - Approximately, and no less than, 80 dwellings;
   - An equipped children’s play area; and
   - An equipped outdoor fitness area for use by adults and teenagers.

2. A minimum 2ha of land shall be provided for a community woodland adjacent to the land allocated for development unless an alternative location is agreed by the Parish Council.

3. Where the statutory requirements are met, developer contributions will be sought towards the following:
   - Off-site provision of formal sports facilities; and
   - Refurbishment of the village hall.

4. Detailed proposals, including the precise quantity of development and the southern and eastern boundaries, will be determined by a comprehensive scheme which should include:
   - Measures to minimise the impact of traffic from the development on the surrounding highway network and ensure these will not prejudice highway safety;
   - The retention of existing hedgerows and mature trees, other than where their removal is necessary to enable access;
   - Designing the development to be sensitive to existing housing, including proposals to front towards Hookhams Path but set back from the road behind the retained hedgerow;
   - Landscaping to minimise the visual impact of the development and to ensure the development merges into the open countryside;
   - Linked green spaces which provide a high quality environment and incorporate measures that contribute towards biodiversity enhancement, such as sustainable drainage systems;
   - Convenient links within the development to encourage walking and cycling to local facilities in the wider area;
   - Measures to ensure that streets, open space and pedestrian/cycle routes are overlooked, feel safe and promote inclusive access; and
   - Measures, where necessary, to mitigate the impact of noise from the adjoining school and the impact on any heritage assets of archaeological interest.
196 Hinwick Rd

4.84 The site of approximately 0.28ha (0.7 acres) includes no 196 Hinwick Road and the associated garden, although it is not anticipated that proposals will include the redevelopment of the existing dwelling. The land rises towards the northern boundary which is defined by Hinwick Rd. To the west there is a landscape contractor business whilst open countryside adjoins the eastern and southern boundaries.

4.85 The site is considered suitable for a low density development of one or two dwellings fronting Hinwick Rd with spacious, landscaped front gardens and sufficient distance between dwellings to reflect the character of this part of Hinwick Rd where there is a distinct transition from the more urban character of the village to the open countryside beyond.

4.86 The site occupied by the landscape contractor business (190 Hinwick Rd) is also allocated for residential development in the Plan. In the event that the redevelopment of that site has not taken place by the time that a planning application is submitted for the land at 196 Hinwick Rd it will be necessary to assess the need for noise mitigation measures.

<table>
<thead>
<tr>
<th>Policy HA2. 196 Hinwick Road</th>
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</table>

Land at 196 Hinwick Road as shown on the Policies Map is allocated for residential development. Proposals should:

1. Accord with the design and layout principles in Policy H5 (small sites) of the Plan;
2. Include measures, if necessary, to mitigate the impact of noise from the adjoining development; and
3. Include the retention, where possible, of important landscape features.

190 Hinwick Rd

4.87 The site of approximately 0.12ha (0.3 acres) is occupied by a landscape contractor business. The land rises towards the northern boundary which is defined by Hinwick Rd. Adjoining the eastern boundary is the garden of no 196 Hinwick Rd whilst to the west and south the site abuts open countryside.

4.88 The site is considered to be suitable for a low density development of one or two dwellings fronting Hinwick Rd with spacious, landscaped front gardens and sufficient distance between dwellings to reflect the character of this part of Hinwick Rd where
there is a distinct transition from the more urban character of the village to the open countryside beyond.

4.89 Whilst development would result in the loss of a relatively small area of employment land it would provide for housing on a brownfield site and would provide an opportunity to address local concerns regarding the level of on-street parking associated with the business.

Policy HA3. 190 Hinwick Road

Land at 190 Hinwick Road as shown on the Policies Map is allocated for residential development. Proposals should:

1. Accord with the design and layout principles in Policy H5 (small sites) of the Plan; and
2. Include the retention, where possible, of important landscape features.

Employment and employment allocations

The Issues:
The emphasis should be on accommodating small enterprises as the village has insufficient infrastructure to support large businesses.
There are concerns about HGV traffic in the village.
Some existing businesses have insufficient off-road parking facilities.
Superfast broadband is needed to support the growth of businesses in Wollaston, including small, internet based companies.

Introduction

4.90 The NPPF indicates that planning policies should support economic growth whilst the Local Plan provides for the majority of economic activity to be directed to the urban
areas, including the town of Wellingborough. Within Wollaston provision should be focused on local needs. Whilst Wollaston will remain heavily dependent on nearby towns for jobs, the provision of employment opportunities that reflect the village character can help to reduce both the need to travel to work and the decline in rural employment.

4.91 The Local Plan includes policies to support rural employment opportunities through measures that include safeguarding existing employment sites except where this gives rise to unacceptable environmental impacts; and through the implementation of policies to support farm diversification and businesses with a genuine need to be located in the open countryside beyond the village boundary.

4.92 The Neighbourhood Plan complements these policies by:
- allocating land for a small employment site;
- supporting the promotion of high speed electronic communications (see Policy T4), enabling businesses to communicate more effectively without travel and providing the opportunity for residents to work at home and more locally; and
- encouraging the provision of additional community facilities (see Policy CF2).

Land adjacent and to the rear of the Recycling Centre, Doddington Rd

4.93 The site of approximately 2.5ha (6.2 acres) is located on the north side of Doddington Rd approximately 0.25 miles west of its junction with the A509. The site consists of agricultural land used for grazing. Adjoining the south-west corner is a recycling centre. To the west the site adjoins agricultural land whilst there is a residential property and depot of a liquid waste disposal company to the east. The northern boundary is defined by a hedge and the Wollaston Brook.

4.94 Proposals will need to be accompanied by assessments in respect of the following:
i. **Flood risk.** Much of the site is located within either flood zone 2 or flood zone 3. However, the Environment Agency has confirmed that the land within approximately 70 metres of Doddington Road is located outside of the functional floodplain and that it would have no objection in principle to the development of this land which measures approximately 0.73 ha (1.8 acres). A flood risk assessment would need to be submitted as part of a planning application to demonstrate compliance with criterion 1 of Policy E1 of the Plan. Any proposals to further extend the developable area of the site must accord with flood risk management policies in the National Planning Policy Framework and the Local Plan.

ii. **Heritage.** An archaeological desk top assessment commissioned on behalf of the land owner has concluded that there is a reasonable probability of archaeological features and artefacts being found on site. The archaeological potential will therefore need to be more fully assessed through field evaluation undertaken prior to the submission of a planning application.

iii. **Contamination.** The land forms part of a former sewage treatment plant.

iv. **Transport.** There is no footpath along Doddington Road and the A509 is a significant barrier between the site and services located within the village. Measures to enhance connectivity for pedestrians and cyclists would improve the sustainability of the development. In addition, if it should prove necessary to widen the bridge over the Wollaston Brook on Doddington Road to enable development to take place, the highway authority will seek a financial contribution from the developer.

v. **Landscape.** The site is located in open countryside and high quality landscaping will be required together with possible limitations on the scale and height of development.

4.95 The Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document\(^3^3\) (SPD) provides additional guidance to help manage development which could have a significant likely effect on the Special Protection Area. The site is located within the consultation zone specified in the SPD. It will therefore be necessary to discuss with the Borough Council the need to undertake a Habitat Regulations Assessment at the planning application stage. This may result in the need to incorporate mitigation measures into the proposals. The site is also located within the Nene Valley Nature Improvement Area. This project promotes the creation and linking of wildlife habitats. Proposals should therefore enhance the ecological value of the site along the brook.

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\(^3^3\) Borough Council of Wellingborough (2015). *Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document*
Developer contributions

Key issues:

New development should be supported by additional infrastructure.

Introduction

4.96 New development can bring significant benefits to the local community, including new homes and jobs. However it can also have negative impacts, most notably where additional demand is placed on facilities and services which are already at or near capacity. Planning obligations (also known as section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a planning obligation might be used to secure a financial contribution towards improving existing recreational facilities. However, planning obligations can only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

4.97 A new system is, however, being introduced alongside the use of planning obligations. The ‘Community Infrastructure Levy’ (CIL) will require developers to make a payment to the Borough Council based on the size and type of development that is proposed. The proceeds of the levy will then be used to provide the infrastructure necessary to support growth across the Borough. A proportion of these CIL receipts will
automatically be devolved to the local area for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force. Planning obligations may continue to be negotiated for affordable housing and items that the Borough Council has not listed as being funded from the remaining 75% of CIL receipts.

4.98 Policy DC1 lists several neighbourhood priorities for off-site investment (i.e. for projects which are to some extent made necessary by new development but which are proposed on land away from the development site itself) identified during the preparation of the Plan. Although the order of the list is not intended to imply any priority, the Policy shows the type of project where the Parish Council will seek to work in partnership with the Borough Council and other bodies, as appropriate, to secure their funding (either in whole or in part) through the use of planning obligations, CIL receipts and other sources.

4.99 The Borough Council draft CIL Infrastructure Plan (January 2014) lists a number of projects of a more strategic nature which may in part be funded through CIL. The projects which include land within the Plan area are as follows:
A cycle route between Irchester and Wollaston to provide in particular a safe route to Wollaston Secondary School (see Policy T3); and Measures to mitigate the impact of recreational disturbance on the Upper Nene Valley Gravel Pits Special Protection Area. These measures include a proposed extension to Summer Leys Local Nature Reserve.

Policy DC1. Developer Contributions

Financial contributions towards off-site provision of neighbourhood infrastructure obtained either through the Community Infrastructure Levy or negotiated planning obligations will, as appropriate, be used for the following projects:
  1. Expansion of the Wollaston and Strixton Recreation Ground.
  2. Refurbishment of the village hall and Oasis.
  3. Improvements to the public realm as proposed in Policy Env1.
  4. A community woodland.
  5. Additional facilities to meet the needs of young people.
5. Monitoring and Review

5.1 The Plan will be monitored by the Parish Council in partnership with the Borough Council to determine whether or not development is supporting and delivering the objectives in section 2 of the Plan. The following monitoring framework sets out the indicators and targets against which the delivery of the policies in the Plan will be measured. The frequency with which monitoring of individual targets takes place will depend upon available resources, although an annual monitoring report will be published on the Parish Council’s website with a comprehensive report published at least every 5 years.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Subject</th>
<th>Target</th>
<th>Indicator (what will be measured?)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Env1</td>
<td>Key gateways and focal points</td>
<td>No specific target, although the objective is to enhance the key gateways and focal points.</td>
<td>The number of planning applications and other schemes which enhance the quality of key gateways and focal points.</td>
</tr>
<tr>
<td>Env2</td>
<td>Local Green Space</td>
<td>To retain designated areas of Local Green Space.</td>
<td>Change in the number of areas of Local Green space designated on the Policies Map.</td>
</tr>
<tr>
<td>Env3</td>
<td>Local heritage assets</td>
<td>To ensure that a list of local heritage assets is compiled within 3 years of the Plan being made.</td>
<td>Progress on the preparation of a local list.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No specific target. However, the loss of buildings on the list should be minimised.</td>
<td>Change in the number of buildings on the local list.</td>
</tr>
<tr>
<td>CF1</td>
<td>Existing community facilities</td>
<td>No specific target, although the objective is to minimise the loss of buildings and sites used or last used for the provision of community facilities.</td>
<td>Change in the number of community buildings and sites when measured against a baseline survey.</td>
</tr>
<tr>
<td>CF2</td>
<td>Primary school provision</td>
<td>To ensure that sufficient places are available in Wollaston to provide for the needs of the Plan area.</td>
<td>The percentage of reception year children from the Plan area unable to obtain a primary school place in Wollaston</td>
</tr>
<tr>
<td>CF3</td>
<td>New community facilities</td>
<td>No specific target. However, the policy aims to enable new provision of community facilities and monitoring will take place on this basis.</td>
<td>The number of new community buildings and sites not recorded in the original baseline survey (see Policy CF1, above).</td>
</tr>
<tr>
<td>T1</td>
<td>Existing off-street parking</td>
<td>No specific target identified, although the objective is to ensure that on-street parking problems are not exacerbated by the removal of off-street parking.</td>
<td>The number of planning applications approved/ refused by the Borough Council or allowed on appeal where the Parish Council has referred to Policy T1 in its response.</td>
</tr>
<tr>
<td>T2</td>
<td>Residential parking in new developments</td>
<td>All developments to comply with parking standards.</td>
<td>The number of parking spaces within new developments.</td>
</tr>
<tr>
<td>T3</td>
<td>Pedestrian and cycle facilities</td>
<td>No specific target, although the objective is to improve facilities and conditions for pedestrians and cyclists.</td>
<td>Progress on the provision of the cycle route between Irchester and Wollaston. Cycle parking provision at key destinations within the Plan area.</td>
</tr>
<tr>
<td>T4</td>
<td>Superfast broadband infrastructure</td>
<td>All new homes and business premises to be provided with ducting to facilitate fibre to the premises technology</td>
<td>The percentage of new homes and new business premises provided with ducting.</td>
</tr>
<tr>
<td>Policy</td>
<td>Subject</td>
<td>Target</td>
<td>Indicator (what will be measured?)</td>
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<tr>
<td>H1</td>
<td>The scale of housing</td>
<td>To deliver 160 new homes between 2011 and 2031.</td>
<td>The net number of dwellings completed since 2011 on: Allocated sites; and Windfall sites.</td>
</tr>
<tr>
<td>H2</td>
<td>The mix of housing</td>
<td>No specific target. However, the need of the local population is primarily for small homes.</td>
<td>The percentage of new homes with one or two bedrooms.</td>
</tr>
<tr>
<td>H3</td>
<td>Affordable housing</td>
<td>People with a need and local connection to the Plan area have priority access to affordable housing.</td>
<td>The percentage of new affordable homes for people with a local connection to the Plan area.</td>
</tr>
<tr>
<td>H4</td>
<td>Rural exception sites</td>
<td>No target identified.</td>
<td>The number and percentage of new homes which are affordable.</td>
</tr>
<tr>
<td>H5</td>
<td>Small housing sites</td>
<td>No target identified.</td>
<td>No indicator identified.</td>
</tr>
<tr>
<td>HA1 HA2 HA3</td>
<td>Allocated housing sites</td>
<td>No specific target identified, although the objective is to deliver the sites during the Plan period.</td>
<td>Progress on policy implementation and the contribution that the allocations have made towards the overall scale of provision in the Plan.</td>
</tr>
<tr>
<td>E1</td>
<td>Allocated employment land</td>
<td>No specific target identified, although the objective is to deliver the site during the Plan period.</td>
<td>Progress on policy implementation</td>
</tr>
<tr>
<td>DC1</td>
<td>The implementation of local infrastructure requirements</td>
<td>No specific target identified, although the objective is to deliver the projects listed in Policy DC1.</td>
<td>Progress on policy implementation</td>
</tr>
</tbody>
</table>

5.2 In a number of instances a definitive target for measuring the performance of a policy has not been identified in the monitoring framework. For example, whilst policy CF1 (the protection of community facilities) seeks to prevent the redevelopment or change of use of a building used or last used by a community facility, it is recognised in the policy that there are likely to be instances where this will not be possible. Whilst a target requiring ‘no loss of community facilities’ would therefore be unrealistic, monitoring will measure the extent to which the policy is able to minimise the loss of provision.

5.3 Where monitoring shows that progress towards targets is unsatisfactory the annual monitoring report will explain the reasons for this and the Parish Council will determine what remedial action to take. The Plan will also be reviewed periodically to ensure that it takes account of any significant changes to Government planning policy and continues to be in general conformity with the strategic policies of the Local Plan. Monitoring may lead to the need to review the Plan in due course to keep it up-to-date and relevant.
### Appendix 1: Glossary

#### Affordable 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. Rents for social rented housing are determined through a national rent regime. Affordable housing does not include low cost market housing. A more detailed definition of affordable housing can be found in the National Planning Policy Framework.

#### Asset of Community Value (ACV):
Land or property of importance to a local community which is subject to additional protection under the Localism Act. Voluntary and community organisations can nominate an asset to be included on their local authority’s register of ACVs. The owner of an ACV must inform the local authority if they wish to sell the asset. If a group wants to buy the asset, they can trigger a moratorium for six months, to give them an opportunity to raise the money to purchase the asset. The owner does not have to sell to a community group, the ACV listing only improves the chances of community groups being able to purchase by providing more time to raise funds.

#### Community Infrastructure Levy:
A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

#### Conservation Area:
An area valued for its special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance. Areas are designated under the provisions of Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### Design and Access Statement:
A written and illustrated report accompanying a planning application. The statement shows how the applicant has analysed the site and its setting, and formulated and applied design principles to achieve good, inclusive design for buildings and public spaces; and how the developer or designer has consulted on the issues.

#### Development Plan:
This includes adopted Local Plans and Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

#### Habitat Regulations Assessment:
The European Union (EU) Habitats Directive protects certain species of plants and animals which are particularly vulnerable. The Directive specifically relates to Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites known as Natura 2000 sites. The UK Habitats Regulations are used to implement the EU Directive and require a Habitats Regulations Assessment (HRA). The process of HRA involves an initial ‘Screening’ stage followed by an Appropriate Assessment (AA) if proposals are likely to have a significant adverse impact on a Natura 2000 site.

#### Heritage Asset:
A heritage asset can be either ‘designated’ or ‘non-designated’. Within the Plan area sites designated under legislation include Scheduled Monuments, Listed Buildings and the Conservation Area. Non-designated heritage assets are identified by the Borough Council. This category includes buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.

#### Historic Environment Record:
Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

#### Inclusive Design:
Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

#### Lifetime Homes:
Homes designed to incorporate design criteria that can be universally applied to new homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

#### Listed Building:
A 'listed building' is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.
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<tr>
<th>Term</th>
<th>Definition</th>
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<tr>
<td><strong>Local Equipped Area of Play (LEAP):</strong></td>
<td>An unsupervised play area equipped for children of early school age.</td>
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<td><strong>Local Green Space:</strong></td>
<td>Areas of local open space defined within the National Planning Policy Framework which can be designated and protected through Neighbourhood or Local Plans.</td>
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<td><strong>Local Plan:</strong></td>
<td>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. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.</td>
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<td><strong>Localism Act 2011:</strong></td>
<td>The Act which enables the Parish Council to prepare the Neighbourhood Plan.</td>
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<td><strong>National Planning Policy Framework (NPPF):</strong></td>
<td>The main document that sets out the Government’s planning policies and how these are expected to be applied.</td>
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<td><strong>National Planning Practice Guidance (NPPG):</strong></td>
<td>The document that sets out Government guidance to support the policies in the National Planning Policy Framework.</td>
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<td><strong>Nature Improvement Area (NIA):</strong></td>
<td>Inter-connected network of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.</td>
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<td><strong>Neighbourhood Plan:</strong></td>
<td>A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).</td>
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<td><strong>Planning Obligation:</strong></td>
<td>A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.</td>
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<td><strong>Policies Map:</strong></td>
<td>A map which shows all the policies and proposals set out in the Neighbourhood Plan capable of being shown on a plan.</td>
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<td><strong>Ramsar Site:</strong></td>
<td>Wetland of international importance, designated under the 1971 Ramsar Convention.</td>
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<td><strong>Rural Exception Sites:</strong></td>
<td>Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.</td>
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<td><strong>Scheduled Monument:</strong></td>
<td>A nationally important archaeological site or historic building, given protection against unauthorised change under the Ancient Monuments and Archaeological Areas Act 1979.</td>
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<td><strong>Site of Special Scientific Interest (SSSI):</strong></td>
<td>Sites of national importance designated by Natural England under the Wildlife and Countryside Act 1981.</td>
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<td><strong>Special Protection Areas (SPA):</strong></td>
<td>An area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.</td>
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<td><strong>Strategic Housing Market Assessment:</strong></td>
<td>A study conducted to enhance awareness of how the local housing market functions and underpins the development of housing, planning, economic development and regeneration policies and strategies in the Local Plan.</td>
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<td><strong>Strategic policies:</strong></td>
<td>Local Plan policies that cover the ‘big ideas’ such as the amount of housing and employment land to be provided for.</td>
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| **Strategic Environmental Assessment (SEA):** | A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which
are likely to have significant effects on the environment.

**Supplementary Planning Document (SPD):**
A document that provides further guidance on one or more policies in the Local Plan.

**Sustainability Appraisal (SA):**
Sustainability Appraisal assesses the economic, environmental and social impacts of a proposed policy or plan, to ensure that it will contribute to achieving sustainable development.

**Sustainable Drainage Systems (SUDS):**
SuDs are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. They seek to manage rainfall in developments that replicates natural drainage.

**Use Classes:**
The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’. These include the following:
- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
- **B1 Business** - Offices (other than those that fall within A2), research and development, light industry appropriate in a residential area.
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - Use for storage or distribution.
- **D1 Non residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, museums, public libraries, art galleries, exhibition halls, law court, non-residential education & training centres, places of worship/religious instruction and church halls.
- **D2 Assembly and leisure** - Cinema, concert hall, bingo hall, dance hall, swimming bath, skating rink, gymnasium, area for indoor or outdoor sports or recreation, not involving motor vehicles or firearms.

**Windfall Sites:**
Sites which have not been specifically identified as available in the Plan. They normally comprise previously-developed sites that have unexpectedly become available.