

Proposed Main Modifications to the Plan for the Borough of Wellingborough

This Schedule sets out the proposed 'Main Modifications' to the Plan for the Borough of Wellingborough, which was submitted to the Secretary of State for Examination on 30 January 2018. The proposed Main Modifications have arisen during the examination process, including discussion at the examination hearings. The Planning Inspector has confirmed that he is content that the draft list is satisfactory for public consultation.

New text is shown underlined and deleted text is shown ~~struck through~~. The Schedule includes all changes other than minor typographic or factual corrections which are shown in the Schedule of Minor Modifications and changes to the Policies Map which are shown in a separate schedule, these are also being published at the same time for completeness to aid clarity to all those with an interest in the final form of the plan.

REF	Policy/Para	Modification Proposed	Reason
MM1	Para 5.1.5	<p>Amend paragraph 5.1.5 to read:</p> <p>Wellingborough has two SUEs currently in progress that will contribute new green infrastructure to the existing network. <u>The approved masterplans for both these sites have been designed to connect to the existing network and provide important new multifunctional green corridors throughout the developments.</u> A key expanse of new GI will be delivered by the Wellingborough East SUE, which will create parks, access routes and new habitat along the River Ise <u>as well as green links that permeate the development.</u> The Wellingborough North SUE will create new GI along the ridgeline north of the town and current plans indicate that this which will connect to the north of Park Farm Industrial Estate and another corridor along the brook. <u>Additional green links connect these main corridors within the development. The development principles for both SUEs are set out in Policy Site 1 and Policy Site 2.</u></p>	<p>Additional text suggested following discussion at the hearings, to reflect that the masterplans for the SUEs are consistent with the proposed GI framework and to include a cross reference to the site specific policies.</p>
MM2	Para 5.1.7	<p>Add to paragraph 5.1.7:</p> <p><u>The intention is to ensure that the integrity of the overall GI network is not compromised by inappropriate development and land management. The integrity of the GI corridors should be retained through positive place shaping considerations for both people and biodiversity to enhance and invest in the natural capital of the area. It is envisaged that this is achievable on all developments that may be within or near to corridors through a range of design features that are most relevant to that site and location and often act as drivers for the design of the place. Where development is planned within or in close proximity to a GI corridor, it should become an integral</u></p>	<p>Additional text suggested following discussion at the hearings to clarify what is considered by 'compromise the integrity'.</p>

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		<p><u>feature to the design and 'identity' of the development site to ensure that the connectivity of the network for both public benefit and biodiversity is retained and enhanced. Green infrastructure corridors should be multifunctional spaces that reflect and enhance the character of the local environment and also operate at a landscape scale across the town as a whole.</u></p> <p><u>In cases where there is an unavoidable need to trade off existing GI assets to meet social and economic needs, this should be offset by appropriate mitigation and compensation measures to enhance the functionality of other GI assets elsewhere within the GI network. However, some semi-natural habitats, such as ancient woodlands, are irreplaceable and need protection and appropriate connections between spaces need to be maintained.</u></p>	
MM3	Policy GI 1	<p>Amend Policy GI 1 to read:</p> <p>Development must be designed to protect and enhance existing Green Infrastructure networks, and the connections between them where possible.</p> <p>Local GI corridors within Wellingborough town as identified on the Policies Map, will be priorities for investment and improvement. These will be safeguarded <u>protected</u> and enhanced by:</p> <ul style="list-style-type: none"> A. ensuring that new development will not compromise the integrity of the green infrastructure network; B. ensuring new development <u>maintains existing and where appropriate</u> provides appropriate connections to the existing green corridors; C. ensuring that wherever possible new open space connects to or is provided within the green infrastructure corridors; D. prioritising investment in enhancement of open space, sport and recreation in green infrastructure corridors; and E. using developer contributions to facilitate improvements to their quality. <p>In the rural areas Local GI corridors will be safeguarded <u>protected</u> and enhanced. Opportunities</p>	Additional text suggested following discussion at the hearings to ensure the policy is positively worded.

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		to connect these corridors into the wider GI network will be supported.	
MM4	Para 5.2.7	Amend second sentence of Paragraph 5.2.7 as outlined below: <i>'Sites with closed access (e.g. private <u>garden</u> land) from any of these typologies are not identified as Local Open Space.'</i>	To clarify that sites with no public access are not identified as LOS. In response to Rep ID 9 – see CON 8 page 40
MM5	Policy GI 4 and GI 5	Add a new paragraph after Policy GI5 to read: <u>The council intends to produce an Open Space, Sport and Recreation Supplementary Planning Document to provide further guidance in relation to Policies GI 4 and GI 5 including how developer contributions will be sought.'</u>	To provide greater clarity on the council's intention to produce an SPD. In response to Rep ID 91 – see CON 8 page 81
MM6	Para 7.3.2	Amend paragraph 7.3.2 to read: Full details of the housing land supply including existing commitments and the allocations from this plan are set out in the Housing Land Supply background paper(v). The housing trajectory is set out in Appendix A. A summary of the housing land supply for the borough, which includes that coming through made and emerging Neighbourhood Plans is provided below.	As discussed at the hearing sessions, it is necessary to include the housing trajectory within the plan rather than a background paper.
MM7	Para 7.3.4	Amend paragraph 7.3.4 to read: The Housing Land Supply background paper also sets out the five year supply position for the borough. This identifies a 6.7 year supply for the period 2018/19 to 2022/23. <u>The five year housing land supply position is set out in Appendix A. This identifies a 6.04 year supply for the period 2018/19 to 2022/23.</u>	As discussed at the hearing sessions, it is necessary to include the housing trajectory within the plan rather than a background paper. The revised five year supply

REF	Policy/Para	Modification Proposed	Reason
			calculation takes account of the revised trajectory submitted as HOU 6 .
MM8	Para 7.4.19	<p>Amend paragraph 7.4.19 to read:</p> <p>In order to ensure a variety of sites are available for self-build <u>and custom build</u>, the council will seek the provision of a proportion of serviced <u>the plots</u> on sites of 50 dwellings or more or 1.4ha or more site area that come forward either as allocations in the plan or as windfall sites <u>to make provision for self-build and custom build plots</u>. These <u>There are a variety of ways of delivering these plots and this should be discussed and agreed with the council, different approaches will suit different sites and developers</u>. <u>Serviced building plots for self-build</u> should be offered for sale on the open market. The council will also notify those on the register of their <u>availability of self-build and custom build plots</u>. Plots could be covered by Design Codes on larger sites. <u>Serviced Sites plots</u> which have been appropriately marketed at a prevailing market value and which have not been sold after 12 months could be built out by the developer. <u>In determining the appropriate level and type of self-build and custom build the council will have regard to evidence of need, the nature of the development and the viability of the development</u>. <u>Schemes solely for flats or apartments will not be expected to make any provision towards self-build or custom build plots</u>.</p>	As discussed at the examination hearings to add increased flexibility and clarity. Modification agreed with respondent Rep ID 94.
MM9	Policy H 5	<p>Amend Policy H5 to read:</p> <p>Policy H 5 Self-build and Custom Housebuilding</p> <p>On sites of 50 or more dwellings or 1.4ha or more site area, <u>the local planning authority will seek the provision of 5% of the plots should to be made available for sale as serviced building plots as self-build or custom build plots</u>. The provision will take account of:</p> <ul style="list-style-type: none"> • <u>evidence of local need;</u> • <u>the nature of the development proposed; and</u> • <u>the viability of the development.</u> <p><u>Serviced building plots which have been appropriately marketed at a prevailing market value and</u></p>	As discussed at the examination hearings to add increased flexibility and clarity. Modification agreed with respondent Rep ID 94

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		<u>which have not been sold after 12 months can be built out by the developer.</u>	
MM10	Policy TC8	<p>After Paragraph 9.6.1.4 add new paragraph to read:</p> <p><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.’</u></p> <p>Add new criterion to Policy TC 8:</p> <p><u>C. the safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u></p>	To provide clarity in response to Rep ID 12 – see CON 8 page145
MM11	Policy TC9	<p>After Paragraph 9.6.2.3 add new paragraph to read:</p> <p><u>There is an existing sewer and water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p>Add new criterion to Policy TC 9:</p> <p><u>D. the safeguarding of suitable access for the maintenance of water supply and foul drainage infrastructure.</u></p>	To provide clarity in response to Rep ID 13 – see CON 8 page 147
MM12	Policy TC10	<p>After Paragraph 9.6.3.3 add new paragraph to read:</p> <p><u>There is an existing sewer and water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert</u></p>	To provide clarity in response to Rep ID 14 – see CON 8 page 149

REF	Policy/Para	Modification Proposed	Reason
		<p><u>Anglian Water's existing assets may be required.</u></p> <p>Add new criterion to Policy TC 10:</p> <p><u>C. the safeguarding of suitable access for the maintenance of water supply and foul drainage infrastructure.</u></p>	
MM13	Policy Site 1	<p>Amend Policy Site 1 (Wellingborough East) to read:</p> <p><u>Proposals w</u><u>Within Wellingborough East, as identified on the Policies Map, the approved Masterplan identifies a range of land uses, open space and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. The Masterplan also ensures potential future options of expanding further to the east beyond the plan period can be accommodated if necessary. Proposals</u> should accord with the following development principles, which are based on the approved Masterplan:</p> <p>A. A comprehensively planned and developed site with individual developments making proportionate contributions to the infrastructural requirements of the scheme as a whole. The area should be masterplanned to ensure potential future options of expanding further to the east beyond the plan period can be accommodated if necessary. Development proposals should also ensure that the Sustainable Urban Extension is successfully integrated with the wider urban area and that proposals are compatible with existing uses.</p> <p><u>B. Development proposals should ensure that the Sustainable Urban Extension is successfully integrated with the wider urban area and that proposals are compatible with existing uses.</u></p> <p>BC. A mixture of housing types, sizes and tenures including specialist housing to meet the needs of older persons, accessible housing, starter homes and self-build.</p> <p>CD. A significant contribution to the provision of new jobs in the borough. The areas <u>north and south of Finedon Road and Irthlingborough Road</u> should be developed for employment uses. High quality employment uses including offices should be provided <u>will be supported</u> in the Station Island Area between the railway and the River Ise and rail-related uses should be provided alongside Neilson's Sidings.</p> <p>DE. Principal access should be via a new bridge from Midland Road over the railway (Route 4); from the A45 at Turnells Mill Lane via The Embankment (Route 2); from Northen Way (Route 6) and from the A45 at Ditchford Road (Route 7).</p> <p>EF. Safe and convenient access provided for all modes of transport between all parts of the site,</p>	<p>Amendments following discussion at the hearings to link the policy to the approved masterplan and to improve clarity.</p> <p>Amendment to criterion C to provide clarity in response to Rep ID 89 – see CON 8 page 160 and the council's hearing statement to Matter 5.</p>

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		<p>the existing town and the wider transport network. There should be reduced reliance on the car and an enhanced cycle network to the wider countryside and facilities such as Rushden Lakes.</p> <p><u>EG.</u> A significant multi-functional green space network, retaining where possible existing landscape features. Green Infrastructure corridors should be provided throughout the development which link to the existing sub-regional and local green infrastructure corridors. The River Ise should be the focus of a linear park which provides a multi-functional recreation and wildlife space.</p> <p><u>GH.</u> A multi-modal interchange should be provided at the railway station which provides an expanded railway station, new bus routes and cycling facilities that offer the potential for seamless connections between different modes of transport. All proposals in this location should preserve and enhance the character and setting of the listed railway station.</p> <p><u>HJ.</u> Provision of a site for a new secondary school, with the option for co-located community/sports facilities, together with proportionate monetary contributions towards secondary education.</p> <p><u>IJ.</u> Primary schools to serve the development co-located with pre-school and nursery provision in neighbourhood centres.</p> <p><u>JK.</u> A principal neighbourhood centre to be the focus of the new community at the point where the new east-west link and north-south avenues cross. It should provide a high quality public space with a mix of community, commercial and residential uses.</p> <p><u>KL.</u> A net gain in biodiversity, through improved long term management of existing habitats and new habitat creation. This will be most appropriately achieved through wet grassland and river restoration associated with the Rivers Nene and Ise. Proposals must ensure that there is no adverse impact either alone or in combination on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site. Mitigation may involve providing alternative accessible greenspace within the development and access and visitor management measures within the SPA.</p> <p><u>M.</u> <u>There shall be no harmful impact on the living conditions of both existing and proposed residential occupiers.</u></p>	

REF	Policy/Para	Modification Proposed	Reason
MM14	Policy Site 2	<p>Amend Policy Site 2 (Wellingborough North) to read:</p> <p>Proposals w<u>Within</u> Wellingborough North, as identified on the Policies Map, <u>the approved Masterplan identifies a range of land uses, open space and transport routes and their relationship both to each other and to the existing development in the vicinity of the site. Proposals should accord with the following development principles, which are based on the approved Masterplan:</u></p> <p>A. A comprehensively planned and developed site with individual developments making proportionate contributions to the infrastructural requirements of the scheme as a whole. Development proposals should also ensure that the Sustainable Urban Extension is successfully integrated with the wider urban area and that proposals are compatible with existing uses.</p> <p><u>B.</u> <u>Development proposals should ensure that the Sustainable Urban Extension is successfully integrated with the wider urban area and that proposals are compatible with existing uses.</u></p> <p>BC. A significant landscape buffer is provided between the development and Great Harrowden to ensure the separate character and setting of the village is maintained. Built development should not extend beyond the ridgeline.</p> <p>GD. <u>The residential amenity of residents in Redhill Grange is protected. There shall be no harmful impact on the living conditions of both existing and proposed residential occupiers, including those in Redhill Grange.</u></p> <p>DE. A mixture of housing types, sizes and tenures including specialist housing to meet the needs of older persons, accessible housing, starter homes and self-build.</p> <p>EF. A significant contribution to the provision of new jobs in the borough including an extension to the Park Farm Industrial Estate.</p> <p>FG. Safe and convenient access provided for all modes of transport between all parts of the site, the existing town and the wider transport network. There should be reduced reliance on the car and an enhanced cycle network to the wider countryside.</p> <p>GH. A significant multi-functional green space network, retaining where possible existing landscape features. Green Infrastructure corridors should be provided throughout the development which link to the existing sub-regional and local green infrastructure corridors. The principal corridors should be along the Harrowden Brook and the ridgeline.</p> <p>HJ. Primary schools to serve the development co-located with pre-school and nursery provision in neighbourhood centres.</p> <p>IJ. A net gain in biodiversity, through improved long term management of existing habitats and</p>	<p>Amendments following discussion at the hearings to link the policy to the approved masterplan and to improve clarity.</p>

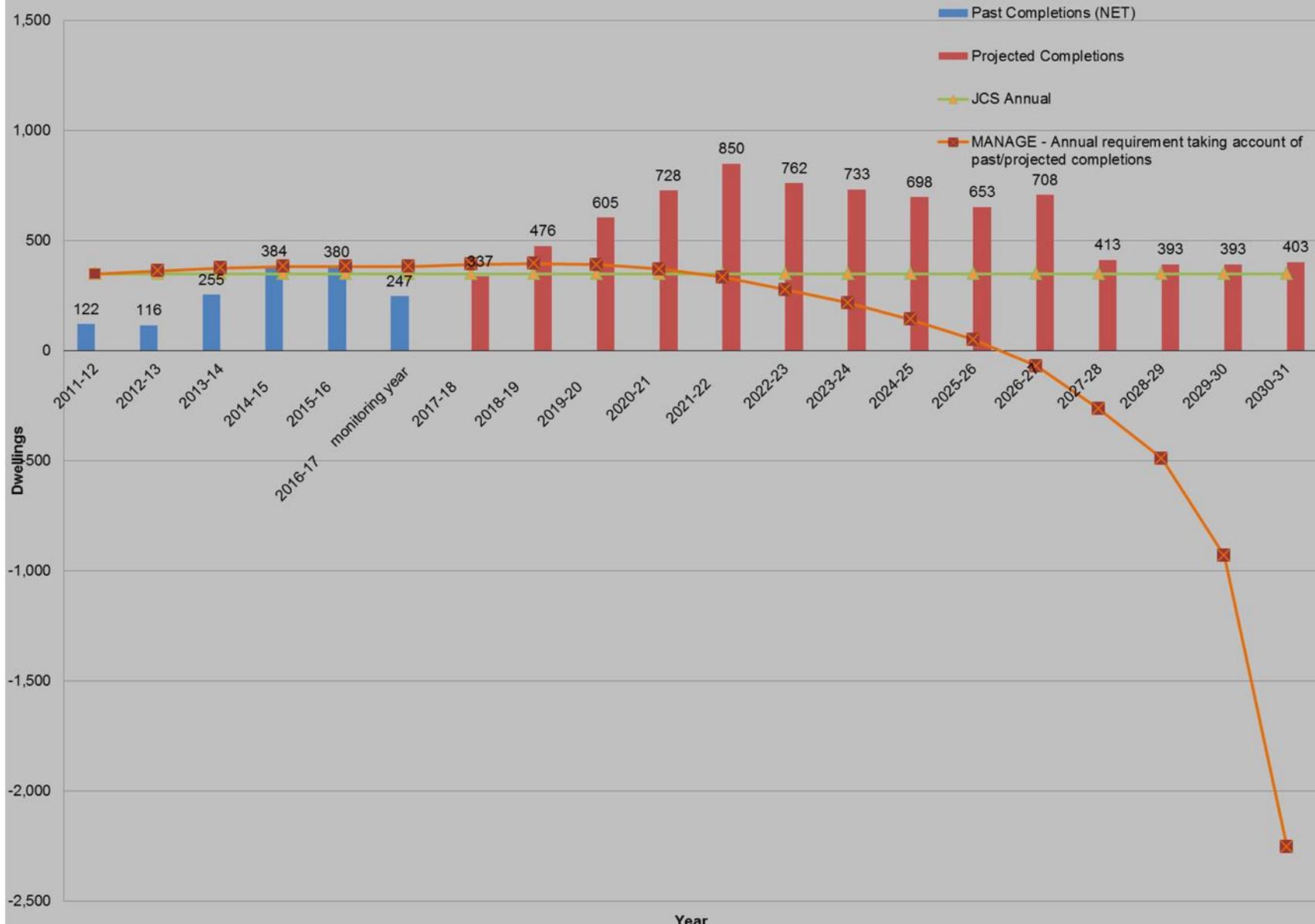
REF	Policy/Para	Modification Proposed	Reason
		<p>new habitat creation. This will be most appropriately achieved through neutral grassland, wetland/meadow habitats associated with SUDs and increased woodland planting.</p> <p><u>K. Principal access should be via Niort Way and Northen Way</u></p>	
MM15	Policy Site 3	<p>After paragraph 10.2.4 of the plan add a new paragraph to read:</p> <p><u>There is an existing sewer and water main in Anglian Water’s ownership within the boundary of the site. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p>Add a new criterion to Policy Site 3:</p> <p><u>G. the safeguarding of suitable access for the maintenance of water supply and foul drainage infrastructure.</u></p>	To provide clarity in response to Rep ID 18 – see CON 8 page 170 and the council’s hearing statement to Matter 5
MM16	Policy Site 4	<p>After paragraph 10.3.4 of the plan add a new paragraph to read:</p> <p><u>There is an existing sewer and water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p>Add new criterion to Policy Site 4:</p> <p><u>E. the safeguarding of suitable access for the maintenance of water supply and foul drainage infrastructure.</u></p>	To provide clarity in response to Rep ID 19 – see CON 8 page 174 and the council’s hearing statement to Matter 5
MM17	Policy Site 5	<p>After paragraph 10.4.6 of the plan add a new paragraph to read:</p> <p><u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the</u></p>	To provide clarity in response to Rep ID 20 – see CON 8

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		<p><u>site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p> <p>Add new criterion to Policy Site 5:</p> <p><u>F. the safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u></p>	<p>page 175 and the council's hearing statement to Matter 5</p>
MM18	Policy Site 6	<p>After paragraph 10.5.6 of the plan add a new paragraph to read:</p> <p><u>There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p> <p>Add a new criterion to Policy Site 6:</p> <p><u>D. the safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u></p>	<p>To provide clarity in response to Rep ID 21 – see CON 8 page 177 and the council's hearing statement to Matter 5</p>
MM19	Section 10.6, Policy Site 6	<p>Add to the end of paragraph 10.6.4:</p> <p><u>The Strategic Flood Risk Assessment states that flooding has been experienced on the site or within close proximity due to blockage of a culvert. This may be a maintenance issue, but will require a detailed assessment by the landowner.</u></p>	<p>To provide clarity in response to Rep ID 5 – see CON 8 page 150</p>
MM20	Policy Site 7	<p>After paragraph 10.6.4 of the plan add a new paragraph to read:</p> <p><u>There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p>	<p>To provide clarity in response to Rep ID 22 – see CON 8 page 182 and the council's hearing statement to Matter 5</p>

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		<p>Add a new criterion to Policy Site 7:</p> <p><u>D. the safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u></p>	
MM21	Policy Site 8	<p>After paragraph 10.7.2 of the plan add a new paragraph to read:</p> <p><u>There is an existing water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p>Add a new criterion to Policy Site 8:</p> <p><u>E. the safeguarding of suitable access for the maintenance of water supply infrastructure.</u></p>	To provide clarity in response to Rep ID 23 – see CON 8 page 183 and the council’s hearing statement to Matter 5
MM22	Policy Site 9	<p>Add a new final paragraph to Policy Site 9 as follows:</p> <p><u>The council will seek to resist development within the immediate vicinity of the aerodrome, if such development would prejudice aviation use on the site.</u></p>	To strengthen protection of the aerodrome as set out in CON 9 paragraph 4.91 and the council’s response to Matter 5.
MM23	Para 12.0.1	<p>Amend paragraph 12.0.1 to read:</p> <p>It will be necessary to monitor policies within the local plan to determine the extent to which they are, or <u>are</u> not, working. This is an important process to gauge whether part, or all, of the local plan will need to be reviewed in future. <u>The monitoring framework in the PBW should not be read in isolation and it will operate alongside the monitoring framework in Table 9 of the JCS.</u></p>	Additional text suggested following discussion at the hearings to clarify that the local plan monitoring framework includes the indicators in the Part 1 and Part

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			2 plan.
MM24	Para 12.0.2	<p>Amend paragraph 12.0.2 to read:</p> <p>Within the JCS, Table 9 a framework has been established a framework <u>of indicators</u> to monitor the implementation and impact of local planning policy and change, which will be reported through the <u>North Northamptonshire Authorities' Monitoring Report (AMRs)</u>. The overarching monitoring framework in the JCS broadly forms the basis for monitoring the policies of the local plan. However, given the strategic nature of the JCS, it has been necessary to identify some more localised <u>non-strategic</u> indicators specific to Wellingborough <u>and the policies in this plan</u> which will require monitoring going forward. The intention is that any such indicators <u>in both the JCS and in the PBW</u> will be monitored by the planning policy team <u>at borough level</u> and fed into <u>included in</u> subsequent AMRs to highlight plan implementation <u>at both the local authority and North Northamptonshire levels</u>.</p>	<p>Additional text suggested following discussion at the hearings to clarify that the local plan monitoring framework includes the indicators in the Part 1 and Part 2 plan and that whilst the data is collected at borough level these will both be reported in the North Northants AMR.</p>
MM25		<p>Appendix A. Housing Land Supply</p> <p>Insert new appendix with the following trajectory, graph and five year housing land supply table.</p>	<p>It is necessary to include the housing trajectory within the plan rather than a background paper. The revised five year supply calculation takes account of the revised trajectory submitted as HOU 6.</p>

Borough of Wellingborough Housing Trajectory 2011-31 (at 31/03/2017)



Five Year Housing Land Supply	2018/19 – 2022/23
a) Objectively assessed need in JCS for 2011-2031	7000
b) Objectively assessed need for 5 years (a/20 x5)	1750
c) Recorded completions plus estimate for 16/17	1841
d) shortfall compared to annual requirement (a/20 x 7 – c)	609
e) 5 year requirement if shortfall is added to the 5 year requirement (d +b)	2359
f) add 20% buffer	2831
g) supply of deliverable sites	3421
h) 5 year supply (g/f x 5)	6.04