

## How to give your views

We would like to hear what you think about the policies we have devised, do you think they are suitable, have we missed anything, is the evidence clear?

Have your say by using one of the following methods;



By visiting our online consultation portal which you can access via: <http://wellingborough-consult.limehouse.co.uk/portal/>



Send us an email to:  
[policyandregeneration@wellingborough.gov.uk](mailto:policyandregeneration@wellingborough.gov.uk)



Or write to us at: Planning Policy and Regeneration, Borough Council of Wellingborough, Swanspool House, Doddington Road, Wellingborough, NN8 1BP

There is a lot of information in the emerging draft plan and its supporting documents, so you may wish to look at one or two sections only depending on what you are interested in. You can respond on as many or as few topics as you like.

The future of the borough is important for everyone who lives, works or visits so now is a great opportunity to get involved and have your say. Please send your views to us from **15 April 2016 to 27 May 2016**.

If you would like more information please visit our website  
[www.wellingborough.gov.uk/emergingdraft](http://www.wellingborough.gov.uk/emergingdraft)



Follow us on Twitter @BCWboro  
for regular updates on the plan  
#PBW

# The Plan for the Borough of Wellingborough

## Emerging Draft Plan Consultation

### 15 April to 27 May 2016



### Introduction

We are preparing a new local plan for the future of Wellingborough and we want to know your views. This plan will guide development in the borough until 2031.

We previously consulted with you in March 2015 on the issues and options that the borough will face over this time period and now we have come up with a set of policies to address the issues.

We are planning for a compact yet diverse town centre that is at the heart of the community, we will be providing enough homes to meet identified needs and we will be protecting the existing, successful employment areas and open space in the borough.

The plan is important to the success of Wellingborough, before we finalise it we want to know whether you think the policies we have identified are the right ones. Overleaf is a summary of each section of the emerging draft plan.

### What is a local plan?

A local plan is a set of documents that guides the future development of an area, including how much development there should be and where it should go. It also helps guide decisions on planning applications.

Wellingborough's local plan will be made up of two parts. Part 1 will be the North Northamptonshire Joint Core Strategy (JCS) and part 2 will be the Plan for the Borough of Wellingborough (PBW). The council is currently working on the PBW, which has now reached the emerging draft stage.





## Spatial Strategy

Our spatial strategy involves two aspects; a settlement hierarchy and village boundaries. The settlement hierarchy identifies Restraint Villages where development will be severely restricted. We have identified village boundaries to help determine where development should be allowed.

## Green Infrastructure Framework

Our policies will ensure that the existing open spaces are protected and that new open space, sports and recreation facilities are provided within the borough.

We also want to improve the links between the open spaces in the borough for the benefit of both people and wildlife.



## Delivering Economic Prosperity

We want to provide a range of job opportunities for local people. The five existing, successful employment industrial estates will be protected and further employment will be permitted. We also want to ensure there is a flexible approach to employment outside of the industrial estates in order to ensure a prosperous rural economy in the borough and a vibrant town centre.

## Delivering Housing

We want to provide enough homes to meet identified needs. We plan to provide 7000 new homes by 2031. The sustainable urban extensions known as Wellingborough East and Wellingborough North offer the most significant opportunity to meet these needs.

A number of other residential sites are allocated across the town and in Finedon. The three other larger villages (Earls Barton, Irchester and Wollaston) have completed/are undertaking Neighbourhood Plans which allocate housing.



## Delivering Retail

A new retail development is being built at Rushden Lakes just outside of the borough, because of this we are not planning for a large amount of retail development in the town centre. Instead we are focusing on the best ways to protect the retail offer that we do have.

We have identified a retail hierarchy which ensures the town centre is the first choice of location for retail. We have identified further policies to make sure any retail development elsewhere in the borough doesn't have a negative effect on our important town centre or local centres.



## Wellingborough Town Centre

Wellingborough town centre will offer consumers value for money and will support local independent shops, along with a leisure, cultural and heritage offer. The town centre will be reinvigorated through the mixed use development of three specific sites, a refreshed market, and a quality public realm. We are planning for a compact town centre that is compatible with the soon to be open Rushden Lakes Shopping Centre.



## Site Specific Policies

We have identified a range of policies to drive the right kind of development for specific sites in the borough at the right time.

The sites we have identified are really important to the success of the plan, and each site makes a significant contribution to either housing, employment or the vibrancy of the town centre - or all three!

Wellingborough North and Wellingborough East are discussed in more detail in this section of the plan.



Artists Impression of Wellingborough East