

Chapter 5 : Key Sites Deliverability Table - Commercial Analysis

			Yellow = most deliverable on this aspect; deliverable on this aspect;	Orange = possibly Red =least deliverable on this aspect.				
Town Centre			Site access	Site prominence	Site costs (abnormals etc)	Current Developer interest	Deliverability Overview	Overall Ranking 1 is poor 4 is excellent
Town Centre	TC1	High St	Y	Y	ORANGE	Y/O	O	3.00
Town Centre	TC2	Church Street (Tresham)	Y	Y	ORANGE	Y/O	O	3
Town Centre	TC3	Market sq area	Y	Y	ORANGE	Y/O	O	3
Town Centre	TC4	Market Square/Silver St	Y	Y	ORANGE	Y/O	O	2.75
Town Centre	TC5	Swansgate	Y	Y	Y	Y+	Y	3.25
Town Centre	TC6	West Villa Rd	Y	Y	Y	O	O (SOME Y)	2.50
Town Centre	TC7	Tithe Barn Rd South	Y	Y	ORANGE	O	O	2.75
Town Centre	TC8	Castle East	Y	O	O	O	O	2.5
Town Centre	TC9	Saxby's			poss red			3
Town Centre	TC10	Midland Rd	Y (SOME O?)	Y (SOME O?)	O	O (SOME Y)	O	2.5
Town Centre	TC11	Victoria Rd	Y	Y (SOME O?)	R (SOME O)	O	O	2.5
Town Centre	TC12	Cambridge St North	Y (SOME O)	Y (SOME O)	O	O	O	2.5
Town Centre	TC14	Park St west	Y	Y	O	O	O	2.5
Town Centre	TC 15	Park Rd/ Alma St north	Y	Y (SOME O)	O	O	O	2.5
Town Centre	TC 16	HerriotsLane/ Salem Lane	Y	Y	O	O	O	2.5

Town South			Site access	Site prominence	Site costs (abnormals etc)	Current Developer interest	Deliverability Overview	Rank block 1-4
Town South	TS 1	Dennington Industrial Estate	Y	Y	O	O	O	2.75
Town East			Site access	Site prominence	Site costs (abnormals etc)	Current Developer interest	Deliverability Overview	Rank block 1-4
Town East	E1	Eastfield Rd	Y (SOME O)	Y (SOME O)	O	Y/O	O	2.75
Town East	E2	Station Island/Main St	G (by rail) Y (by road) (Some O)	Y (SOME O)	Y (SOME O)	Y	Y/O	3.50
Town East	E3a	Lawrence Leyland West	O NOW (FUTURE Y/O)	O	O	Y OF NORTHERN PART	O OF NORTERN PART	2.50
Town East	E3b	Abattoir / Latter Days Saints	NOW RED (FUTURE Y/O)	O	O (SOME RED)	O (SOME Y)	Y	2.5
Town East	E4	Laurence Leyland East	NOW O (FUTURE Y/O)	O	O	O (SOME Y)	O	2.50
Town East	E5	Rixon Rd South	Y	Y	Y (SOME O)	O	O	2.75
Town East	E6	Rixon Rd North East	Y	Y	Y (SOME O)	O	O	2.75
Town East	E7	Rixon Rd North West	Y	Y	O (SOME Y)	O	O	2.75
Town East	E8	Rixon Rd /Bevan Close	Y	Y	Y (SOME O)	SOME O	Some O	2.75
Town East	E9	Sanders Rd East	Y	Y	Y	O	Y/O	3
Town East	E10	Sanders Rd West	Y	Y	Y	Y	Y	3
Town East	E11	Sports Ground	Y/O	Y/O	Y/O	Y	Y	3.5
Town East	E12	Finedon Ind.Estate						3
	E14	South of Rixon Rd, North of Finedon Rd, East of allotments	Y	Y	O	Y	O	2.75

East of Weast			Site access	Site prominence	Site costs (abnormals etc)	Current Developer interest	Deliverability Overview	Rank block 1-4
East East	EE1	Hillside Farm	O NOW (FUTURE Y/Y+)	Y (SOME ORANGE)	O	O	Y	3.00
East East	EE2	Finedon Rd West	Y NOW (G IN FUTURE)	Y+	Y/O	O	Y	3.25
East East	EE3	Ryebury Farm	Y	Y/O	O	O	O	2.75
East East	EE4	Carrol Spring Farm	Y/O	Y/O	O (SOME RED)	O	O	2.75
East East	EE5	Sidegate Lane south	Y/O	O	O (SOME RED)	Y	Y	3.00
East East	EE6	Finedon Hill Farm	O NOW (Y FUTURE)	O NOW (Y FUTURE)	O	O	O	2.5
East East	EE7	Top Lodge Farm	Y/O	Y/O	O	O	O	2.75
East East	EE8	South View Farm West	O NOW (Y FUTURE)	O NOW (Y FUTURE)	O	O	O	2.5
East East	EE9	South View Farm North West	O NOW (Y FUTURE)	Y	Y	Y/O?	Y	3.25
East East	EE10	South View Farm Central	O NOW (Y FUTURE)	O NOW (Y FUTURE)	O	O	O	2.75
East East	EE11	South View Farm East	O NOW	O NOW	O	O	O	2.75

North of Town			Site access	Site prominence	Site costs (abnormals etc)	Current Developer interest	Deliverability Overview	Rank block 1-4
Town North	N1	The Slips South	O	O	O	Y	Y	3
Town North	N2	East of Redhill Grange	O (SOME Y)	O (SOME Y)	O	O	O	2.75
Town North	N3	West of Redhill Grange	Y (SOME O)	Y	O	Y (some orange)	O (some Y)	3
Town North	N4	Wellingborough Grange farm	Y	Y	O	Y	Y (SOME O)	3.25
Town North	N5	Pulse Park	O	O	O	O	O (SOME Y)	2.5
West Of Town			Site access	Site prominence	Site costs (abnormals etc)	Current Developer interest	Deliverability Overview	Rank block 1-4
Town West	W1	Vivians Covert	O (SOME Y)	O (SOME Y)	O	Y/O	Y/O	2.75
Town West	W2	Corrie's Spinney	O (SOME Y)	O (SOME Y)	O	Y/O	Y/O	2.75
Town West	W3	Park Farm South extention	O (SOME Y)	O (SOME Y)	O	Y/O	Y/O	2.75
Town West	W4	South of Park Farm Way	O (SOME Y)	O (SOME Y)	O	Y/O	Y/O	2.75
Town West	W5	South East of Wilby (Hampton Brook)	Y (SOME O)	Y	O	Y	Y	3.5
Town West	W6	Park Farm Huxley Close	Y	Y	Y	Y	Y	3.5
South Of Town			Site access	Site prominence	Site costs (abnormals etc)	Current Developer interest	Deliverability Overview	Rank block 1-4
Town South	S1	South West of Wilby Roundabout	O (SOME Y)	Y	O	O	O	3
Town South	S2	South of Prison	R	R	O	O	O	2.5

Chapter 5 : Key Sites Deliverability Table - Sustainability Analysis

Site	NNH No.	Site No.	Name	Comments	Sensitivity Analyses: Low:Yellow; through orange up to: Red : High							Overall Ranking 1 is poor 4 is excellent		
					Landscape	Biodiversity	Cultural Heritage	Sustainable access	Access to employees and deprived wards	impact on existing housing/other uses	Proposed LDF "Strategic Gap"?		Planning Policy	
Town Centre				The emerging Town Centre Area Action Plan will further inform how these sites may support employment delivery. The High St SPD has been adopted. Most likely all sites will be mixed with only limited B1 opportunities										
Town Centre	n/a	TC1	High St	As per High St SPD. B1 @ 1500sqm net			some red				n/a			4.00
Town Centre	n/a	TC2	Church Street (Tresham)	To be planned under Church St/ Market St development brief. In Town Centre Masterplan. Currently education use.							n/a			4.00
Town Centre	n/a	TC3	Market sq area	Church St south to Market St. To be planned under Church St/ Market st development brief. In Town Centre Masterplan. Currently mainly A1 and public open space.			some red				n/a			3.50
Town Centre	n/a	TC4	Market Square/Silver St	Between Market Street and Church St. Mainly A1, A2, A3, A4 and A5.			some orange				n/a			3.50
Town Centre	n/a	TC5	Swansgate / 12 Sheep St	New development of Swansgate. Current revamp will be completed and ready for occupation in the autumn 2006 high quality office building of 21,000 sq ft (1,591 sqm). In Town Centre Masterplan			some orange				n/a			4.00
Town Centre	n/a	TC6	West Villa Rd	Lothersdale House / Oxford House. In intensification poss. Redevelopment expensive. Car parking issues need basement so expensive. In Town Centre Masterplan and currently B1.			some orange				n/a			4.00
Town Centre	n/a	TC7	Tithe Barn Rd South	Council offices various parking areas. Demolition of WBC offices. Heritage and Flood issues. Ownership of backland car parks? Need basement car parking. Needs prestigious scheme?? Currently B1.			some red				n/a			3.50
Town Centre	n/a	TC8	Castle Area	Between Theatre and Castle St. Would need basement parking. Ownership of north edge? Possible cultural quarter in Town Centre Masterplan			some orange				n/a			4.00
Town Centre	n/a	TC9	Saxby's	Potential here at the the current factory site plus other properties along Midalnd Rd frontage.						existing factory so might be Y	n/a	change from B2 to B1; traffic issues at peak along midland rd?		3.50
Town Centre	n/a	TC10	Midland Rd	Between Town Centre and Station; unspecific intensification, would compete with residential? Poss incl Saxby's which would be B1/B2 to B1. Limited A2 Services and C1 Hotel at present							n/a			4.00
Town Centre	n/a	TC11	Victoria Rd West	Aldi, Mattan, Post Office Tel.Exchange, Midland Rd frontage. Competition with retail. Not viable to develop car parks as MSCP to free up land? Cost of TelExchange switchboards? Mainly A1,A2, A3,A4 and A5							n/a			4.00
Town Centre	n/a	TC12	Park Rd East and Cambridge St	Park Rd/Alma St/Chequers Lane factory/workshops etc Workshops behind St. +Victoria Rd frontage. Possible location for new MSCP as well as retail? Mainly A1,A2, A3,A4 and A5.							n/a			3.50
Town Centre	n/a	TC14	Park Rd West	Btw Church St and Great Park St; works/car park/West End DIY. Possible location for new MSCP as well as retail?? Currently A1,A3 and A4.			some orange				n/a			4.00
Town Centre	n/a	TC 15	Park Rd/ Alma St north	Garage to Park St frontage. Currently some A1, (A2?)							n/a			4.00
Town Centre	n/a	TC 16	St Johns St North	Vauxhall garage and club opposite Hatton St. In (current) Local Plan as housing site.			some orange				n/a			3.50

Town South				Intensification unlikely to yield a net increase but may provide B1 instead of B2/B8? Not likely to make significant changes in the foreseeable future.	Landscape	Biodiversity	Cultural Heritage	Sustainable access	Deprivation	impact on existing housing/other uses	Proposed LDF "Strategic Gap"?	Planning Policy	Rank block 1-4
Town South	n/a	TS 1	Denington Industrial Estate	Redevelop potential?? Focus on B2 to B1 intensification? Retail competition? Where would B2 go? (Copela need?)							n/a		4.00
Town East				Likely to be significantly increased B1 provision on Station Island. Eastfield Rd is still being masterplanned, with a very likely net loss in B2 but possibly some minor B1.	Landscape	Biodiversity	Cultural Heritage	Sustainable access	Deprivation	impact on existing housing/other uses	Proposed LDF "Strategic Gap"?	Planning Policy	Rank block 1-4
Town East	n/a	E1	Eastfield Rd	Need to assess loss on site versus new development and may be net loss? Currently B2 and some B2 workshops in SPD.		some red				Proposed housing site	n/a		3.00
Town East	n/a	E2	Station Island/Main St	Local Plan B1 emphasis mixed development site, backed up by SPD. "Main St" plans likely to deliver significant B1?							n/a		4.00
Town East	n/a	E3a	Laurence Leyland West	Redevelopment potential? Intensification poss change from B2 to B1? Where does B2 go? Costly demolition and decontamination of former smelting site				some orange			n/a		4.00
Town East	n/a	E3b	Abattoir / Latter Days Saints	See Land South of the Railway development brief. Mixed B1 and B2. Brownfield site							n/a		3.50
Town East	n/a	E4	Laurence Leyland East	Redevelopment potential? Intensification poss change from B2 to B1? Where does B2 go?							n/a		4.00
Town East	n/a	E5	Rixon Rd South	To West of Board factory. Intensification poss change from B2 to B1? Where does B2 go?							n/a		4.00
Town East	n/a	E6	Rixon Rd North East	Round to railway. Intensification poss change from B2 to B1? Where does B2 go?							n/a		4.00
Town East	n/a	E7	Rixon Rd North West	E7 and E8 as one site.							n/a		4.00
Town East	n/a	E8	Rixon Rd /Bevan Close	E7 and E8 as one site							n/a		4.00
Town East	n/a	E9	Sanders Rd East	Adjacent to Matrix, WBC site. Small B2 units.							n/a		4.00
Town East	n/a	E10	Sanders Rd West	WBC site, around depot development.							n/a		4.00
Town East	n/a	E11	Sports Ground	U13 site. In Local Plan, but not yet developed. Some land dispute?							n/a		4.00
Town East	n/a	E12	Finedon Ind.Estate	Any other sites in FIE. Need to consider net change.							n/a		4.00
Town East	n/a	E14	South of Rixon Rd, North of Finedon Rd, East of allotments	Infill land on old quarry back wall infill area. Issues of stability and cost for remediation . If the area which may									4.00
East of Weast				Main issues include need to wait until LDF is progressed to identify location and amount of growth. Also need further work on Landfill HSE issues.	Landscape	Biodiversity	Cultural Heritage	Sustainable access	Deprivation	impact on existing housing/other uses	Proposed LDF "Strategic Gap"?	Planning Policy	Rank block 1-4
East East	NNH W2	EE1	Hillside Farm	Issue with landfill? Coalescence with Finedon issues							n/a		2.50
East East	NNH W2	EE2	Finedon Rd West	Works etc n of Stanton Cross access Route 6. Within Local Plan area. Current use may make viability difficult?. Highly prominent site on main access road junction. Coalescence with Finedon?							n/a		2.50
East East	NNH W3	EE3	Ryebury Farm	East of Finedon Rd, Issue with landfill? Coalescence with Finedon? Being considered under LDF.									2.50
East East	NNH W3	EE4	Carrol Spring Farm	Issue with landfill? Being considered under LDF.		some orange							2.00
East East	NNH W3	EE5	Sidegate Lane south	Issue with landfill? Being considered under LDF.							n/a		2.50
East East	NNH W3	EE6	Finedon Hill Farm	Competition with housing? Issue with landfill? Identified in Local Plan as mixed development.			some orange				n/a		3.00
East East	NNH W3	EE7	Top Lodge Farm	West of plantation, East of Sidegate Lane. Issue with landfill? Being considered under LDF.		some orange							2.00
East East	NNH W3	EE8	South View Farm West	Competition with housing? Good access to A45. Identified in Local Plan as mixed development							n/a		2.50
East East	NNH W3	EE9	South View Farm North West	Competition with housing? Good access to A45. Being considered under LDF.							n/a		2.50
East East	NNH W3	EE10	South View Farm Central	Competition with housing? Good access to A45	some red								2.00
East East	NNH W3	EE11	South View Farm East	Competition with housing? Good access to A45. Being considered under LDF.	some red								2.00

North of Town				Main issues include need to wait until LDF is progressed to identify location and amount of growth. Also need further work on Landfill HSE issues. Bypass route as per NCC Highways plan.	Landscape	Biodiversity	Cultural Heritage	Sustainable access	Deprivation	impact on existing housing/other uses	Proposed LDF "Strategic Gap"?	Planning Policy	Rank block 1-4
Town North	NNH W1	N1	The Slips South	South of Great Harrowden Lodge, effectively a north extension of Finedon Rd IE.									2.50
Town North	NNH W1	N2	East of Redhill Grange	South of golf club. Coalescence with Gt Harrowden issue? Housing competition?		some orange	some red			Harrowdens and Redhill Grange	in part		2.75
Town North	NNH W7	N3	West of Redhill Grange	Coalescence with Gt Harrowden issue? Housing competition? Being considered under LDF.		some red			some yellow		n/a	some orange	3.00
Town North	NNH W7	N4	Wellingborough Grange farm	North extension of Park Farm IE. Housing competition?					some yellow	some yellow	n/a	some orange	3.25
Town North	NNH W1	N5	Pulse Park	Proposed business park by Bee Bee developments	some orange, but also grade 2 agricultural	some orange			Currently red. Developer proposed excellent public transport links.	Possibly red as size impacts on several small settlement and Finedon	in part		1.5
West Of Town				Current BCW policy approach on Growth Areas direction is to focus on the east and the North, but not the West.	Landscape	Biodiversity	Cultural Heritage	Sustainable access	Deprivation	impact on existing housing/other uses	Proposed LDF "Strategic Gap"?	Planning Policy	Rank block 1-4
Town West	NNH W6	W1	Vivian's Covert	Westwards expansion of town not so sustainable; impact on open countryside				Some red			n/a		2.50
Town West	NNH W6	W2	Appelby Lodge Farm	Westwards expansion of town not so sustainable; impact on open countryside. Prologis.	also grade 2 agricultural			Some red			n/a		2.50
Town West	NNH W6	W3	Park Farm South extension	Westwards expansion of town not so sustainable; impact on open countryside	also grade 2 agricultural			Some red		some orange Wilby impact	in part		2.00
Town West	NNH W6	W4	North of Glebe Farm	Westwards expansion of town not so sustainable; Coalescence with Wilby; impact on open countryside				Some red		some orange Wilby impact	n/a		2.00
Town West	NNH W6	W5	West of Wilby Roundabout (Hampton Brook)	Impact on housing east of Park Farm Way. Assume access under A509				Some yellow	some yellow	Wilby impact	in part		2.40
Town West		W6	Park Farm Huxley Close	Within Park Farm IE and Local Plan									3.50
South Of Town				Current BCW policy approach on Growth Areas direction is to focus on the east and the North, but not the South.	Landscape	Biodiversity	Cultural Heritage	Sustainable access	Deprivation	impact on existing housing/other uses	Proposed LDF "Strategic Gap"?	Planning Policy	Rank block 1-4
Town South	NNH W5	S1	South East of Wilby Roundabout	Coalescence with Great Doddington; southwards expansion of town not so sustainable.	some orange			Some red					2.00
Town South	NNH W5	S2	South of Prison	Coalescence with Great Doddington; southwards expansion of town not so sustainable; impact on open countryside			some red	Some red			n/a		1.50

Detailed Comments on Cultural, Biodiversity and Landscape Sensitivity Analyses by Northamptonshire County Council (North Northamptonshire Environmental Sensitivity Assessment August 2005):

Wellingborough. The detailed Cultural Heritage sensitivity mapping of the potential urban expansion areas around Wellingborough has identified large areas of moderate sensitivity, with relatively localised areas of high sensitivity scattered around the periphery of the potential expansion areas. To the north of Wellingborough, the formal parkland around Gt Harrowden Hall represents a local landscape of high Cultural Heritage sensitivity, similarly the setting of historic settlement cores of Finedon and Mears Ashby, and the historic settlement of Gt Doddington provide further localised areas of high sensitivity north-east, west, and south of Wellingborough respectively. The important archaeological remains and historic buildings & landscape around Chester Farm provide a further area of high sensitivity centred on the A45 south-east of Wellingborough.

Areas of reinstated former mineral extraction sites to the east and south-east of Wellingborough (south of Finedon and between Irchester & Wellingborough) provide areas of typically low Cultural Heritage sensitivity, although the un-reinstated quarry remains and exposed former quarry face within Irchester Country Park are identified as highly important and sensitive in terms of their industrial archaeological and geological remains

The detailed biodiversity sensitivity mapping around Wellingborough identified the largest areas land of high sensitivity as associated with the Rivers Nene (an East Midlands Strategic River Corridor) and Ise. Habitats of Principal Importance contributing to the sensitivity of the area include species rich hedgerow and woodlands. To the south east is the potential Special Protection Area, (pSPA) of the Upper Nene Valley Gravel Pits. In addition locally notable habitats on the Liassic Slopes of semi-improved grassland and arable margins are considered as sensitive. Small areas under intensive arable production show a lower biodiversity sensitivity or greater potential for habitat regeneration.

The detailed landscape sensitivity mapping of Wellingborough shows varied patches of sensitivity across the area, the most sensitive being to the north, south and south-east of the town. To the north, the landscape affords both inward and outward views encompassing important elements such as Great Harrowden parkland, the settlement of Finedon, Finedon Callybanks and the Ise Valley. To the south and south-east, the landscape is dominated by views of Wellingborough and the Nene Valley. A 'quiet' plateau landscape exists to the west, to the east and south sits a broad valley landscape though both landscapes loose visual connectivity to the town due to landform' and features such as woodland. Areas of low sensitivity exist where the intrinsic quality is unsettled, views outwards are limited and connectivity to the town is clearly evident.

Chapter 5 : Key sites deliverability table - summary											
(Green is most deliverable, then light green, then yellow, then orange with red least deliverable)											
Site	Site No.	Name	Deliverability Rank	Gross Area (ha)	Developable Area B1 (ha)	Developable Area B2/B8 (ha)	Most Deliverable B1	Most Deliverable B2/B8	Next most deliverable B1	Next most deliverable B2/B8	General Comments
Town Centre											
Town Centre	TC1	High St		3.6	1.0	0.0	1.0				(NB areas are estimations)
Town Centre	TC2	Church Street (Tresham)		1.3	0.2	0.0	0.2				See Development Brief.
Town Centre	TC3	Market sq area		2.1	0.4	0.0	0.4				Estimate as development brief not yet completed
Town Centre	TC5	Swansgate		3.9	0.4	0.0	0.4				Estimate as development brief not yet completed
Town Centre	TC6	West Villa Rd		1.1	0.0	0.0					Sheep Street offices and future potential with redevelopment
Town Centre	TC7	Tithe Barn Rd South		0.5	0.0	0.0					Unlikely net B1 increase
Town Centre	TC8	Castle East		1.0	0.0	0.0					Unlikely net B1 increase
Town Centre	TC9	Saxby's Factory		2.6	2.0	0.0	2.0				More likely housing
Town Centre	TC10	Midland Rd		1.0	1.0	0.0	1.0				No planning designation yet.
Town Centre	TC11	Victoria Rd		1.7	0.0	0.0					General redevelopment estimate
Town Centre	TC12	Cambridge St North		0.8	0.0	0.0					Intensification of Matalan area site likely to remain retail
Town Centre	TC14	Park St west		0.5	0.0	0.0					Intensification of Cambridge St rear likely to be retail
Town Centre	TC 15	Park Rd/ Alma St north		0.1	0.0	0.0					Intensification likely to be retail
Town Centre	TC 16	HerriotsLane/ Salem Lane		2.3	0.0	0.0					Intensification likely to be retail
		<i>Sub total</i>			5.0						Assumed total for all the town centre sites
Town South											
Town South	TS 1	Dennington Industrial Estate		41.8	1.0	0.0	1.0				Estimate of possible redevelopment of B2 to B1. NB some redevelopment of B2 into higher quality B2 or retail may occur but is not counted in total
Town East											
Town East	E1	Eastfield Rd		20.0	1.0	0.0			1.0		Would need a major shift to increase this figure from current promoted housing dominated schemes to a mixed housing and B1. Traffic issues.
Town East	E2	Station Island/Main St		14.0	7.0	0.0	7.0	0.0			Based on planning permission, but Bee Bee application expected soon. Uncertain area, may increase B1.
Town East	E3a	Lawrence Leyland West		9.7	1.0	-1.0	1.0	-1.0			Change from B2 to B1. Commercial deliverability will be difficult without intervention funding, so deliverable area reduced.
Town East	E3b	Abbatior / Latter Days Saints		4.1	2.0	0.0	2.0	0.0			Change from B2 to B1, but then new B2 as well
Town East	E4	Lawrence Leyland East		7.0	1.0	-1.0	1.0	-1.0			Change from B2 to B1. Check area. Commercial deliverability will be difficult without intervention funding, so deliverable area reduced.
Town East	E5	Rixon Rd South		2.7	0.2	1.2	0.2	1.2			Some loss of B2
Town East	E6	Rixon Rd North East		3.3	0.5	1.5	0.5	1.5			Some change from B2 to B1, but then new B2 as well
Town East	E7	Rixon Rd North West		3.9	0.5	1.5	0.5	1.5			Some change from B2/B8 to B1, but then new B2 as well
Town East	E8	Rixon Rd /Bevan Close		2.7	0.5	2.2	0.5	2.2			Some change from B2 to B1, but then new B2 as well
Town East	E9	Sanders Rd East		0.8	0.0	0.8	0.0	0.8			
Town East	E10	Sanders Rd West		2.5	0.0	1.4	0.0	1.4			3.3 acres in 5 plots
Town East	E11	OG Park		11.6	4.0	5.3	4.0	5.3			23 acres , 9.3ha (tbc)
Town East	E12	Finedon Ind.Estate		2.0	0.0	2.0	0.0	2.0			General redevelopment estimate in unspecified locations
Town East	E13	Stanton Cross sites		47.8	13.3	28.0	13.3	28.0			Assume floodplain land can be included -though under review. (25.8ha B8 and 12.8ha B2) Bovis application had 22.5ha B1 Assume 50/50 split with Lawrence Leyland/Station Island, being 11.3 plus some 2ha B1 in neighbourhood centre and other mixed development sites.
Town East	E14	South of Rixon Rd, North of Finedon Rd, East of allotments		5.5	0.5	2.0	0.5	2.0			Difficult ground limits development

East of Weast											
East East	EE1	Hillside Farm		55.7	8.0	8.0			8.0	8.0	Sloping site. Need to keep below Finedon.
East East	EE2	Finedon Rd West		5.4	1.0	0.0			1.0	0.0	Road junctions and brook limit area
East East	EE3	Ryebury Farm		6.9	0.0	1.0			0.0	1.0	
East East	EE4	Carrol Spring Farm		7.0	1.0	2.0					
East East	EE5	Sidegate Lane south		30.9	3.0	20.0			3.0	20.0	assume mixed development but mainly employment due to landfill
East East	EE6	Finedon Hill Farm		24.6	2.0	0.0			2.0	0.0	assume mixed development but mainly residential
East East	EE7	Top Lodge Farm		10.3	0.5	2.0					
East East	EE8	South View Farm West		18.4	2.0	0.0					assume mixed development but mainly residential
East East	EE9	South View Farm North West		12.8	4.0	0.0			4.0	0.0	assume mixed development but mainly residential
East East	EE10	South View Farm Central		20.4	1.0	2.0					assume mixed development but mainly residential
East East	EE11	South View Farm East		33.6	2.0	4.0					assume mixed development but mainly residential
North of Town											
Town North	N1	The Slips South		14.7	1.0	10.0			1.0	10.0	B1 could increase if significant new accesses
Town North	N2	East of Redhill Grange		34.1	2.0	4.0			2.0	4.0	assume mixed development but mainly residential
Town North	N3	West of Redhill Grange		67.6	15.0	0.0	15.0	0.0			Major employment investment site. Assume mixed development but mainly residential, but with offices alongside new bypass
Town North	N4	Wellingborough Grange Farm		36.0	15.0	15.0	15.0	15.0			Major employment investment site.
Town North	N5	North of the Slips		88.7	0.0	0.0					
West Of Town											
Town West	W1	Vivians Covert		18.9	1.0	8.0			1.0	8.0	Pylons
Town West	W2	Corrie's Spinney		63.4	1.0	40.0			1.0	40.0	
Town West	W3	Park Farm South extention		35.7	1.0	8.0					Pylons
Town West	W4	South of Park Farm Way		53.6	4.0	30.0					
Town West	W5	South East of Wilby (Hampton Brook)		86.7	15.0	15.0			15.0	15.0	This site is marginal as a priority site because of the road infrastructure costs currently requiring significant housing to pay for the scheme. It is also not identified in the emerging CSS. However is an ideal
Town West	W6	Park Farm Huxley Close		3.7	0.0	3.0			3.0		
South Of Town											
Town South	S1	South West of Wilby Roundabout		33.3	15.0	0.0					
Town South	S2	South of Prison		21.0	5.0	10.0					
Small Towns / Large Villages											
Small Towns	ST1	No specific sites			2.0	5.0			2.0	5.0	No specific sites have been identified., but sites are expected to come forward and need to be judged on their own planning merits. A general policy in the LDF might consider a suitable policy framework to encourage this.
Rural Areas/Villages											
Rural	RV1	No specific sites			5.0	0.0	5.0				No specific sites have been identified., but sites are expected to come forward and need to be judged on their own planning merits. A general policy in the LDF might consider a suitable policy framework to encourage this. Suggested sites limited to 0.5ha each.
							71.5	61.9	41.0	111.0	TOTALS (ha)
							Most deliv. B1	Most deliv. B2/B8	Next most deliv. B1	Next most deliv. B2/B8	

Chapter 5 : Key Sites Relative Deliverability Graph

