



Growth Area Development

November 2007

Fact sheet

THE Government has identified the Milton Keynes/South Midlands (MKSM) area as one of three areas in and around the South East in which the growth of sustainable communities will be directed.

Within the MKSM area, growth will be concentrated in five sub areas: Milton Keynes, Bedford, Greater Luton, Northampton and Wellingborough/Kettering/Corby. 300,000 jobs and 370,000 homes will be created within these five sub areas between now and 2031.

Between 2003 and 2021,

homes for a further 20,000 people are expected to be built in Wellingborough, half of them on greenfield land to the east of the town.

The Core Spatial Strategy (CSS) is a document that sets out the key planning issues, priorities and planning policies for development in North Northamptonshire (i.e. the area administered by the local authorities of Corby, East Northants, Kettering and Wellingborough) up to 2021. This Strategy, which can be viewed at www.nnjpu.org.uk, indicates that major

extensions containing a mix of land uses should be planned for to the East and North West of the town with significantly more shopping floorspace in the town centre. Within this context the Council is now developing a more detailed plan for town centre growth and another plan that will, amongst other things, include the precise site boundaries of the urban extensions and set out key principles that developers will need to address when drawing up plans for their development.

The map on page two

shows Wellingborough and its potential areas of major growth. The general locations of the major urban extensions are outlined in green on the map. Consultation on the key principles and site boundaries related to these urban extensions will take place early in 2008. The areas shown in blue on the map are identified in the existing Local Plan and are either being developed, such as the former 'Old Grammarians' site on Finedon Road Industrial Estate, or are in the process of being brought forward for development.

Welcome

Welcome to the first in a series of Fact sheets on development proposals for Wellingborough which are related to the North Northamptonshire Growth Area which has been defined through the Government's Sustainable Communities Plan.

Development proposals and the planning framework which surround them often take a long time and are complex in the stages required before development can commence. The Council hopes that this Fact sheet will help keep residents and organisations informed of the current status of various proposals and direct you to where you can gain more information. The Council's website is updated regularly when further documents are published or released and we will endeavour to make you aware of when specific consultation events are happening so that you can be involved.

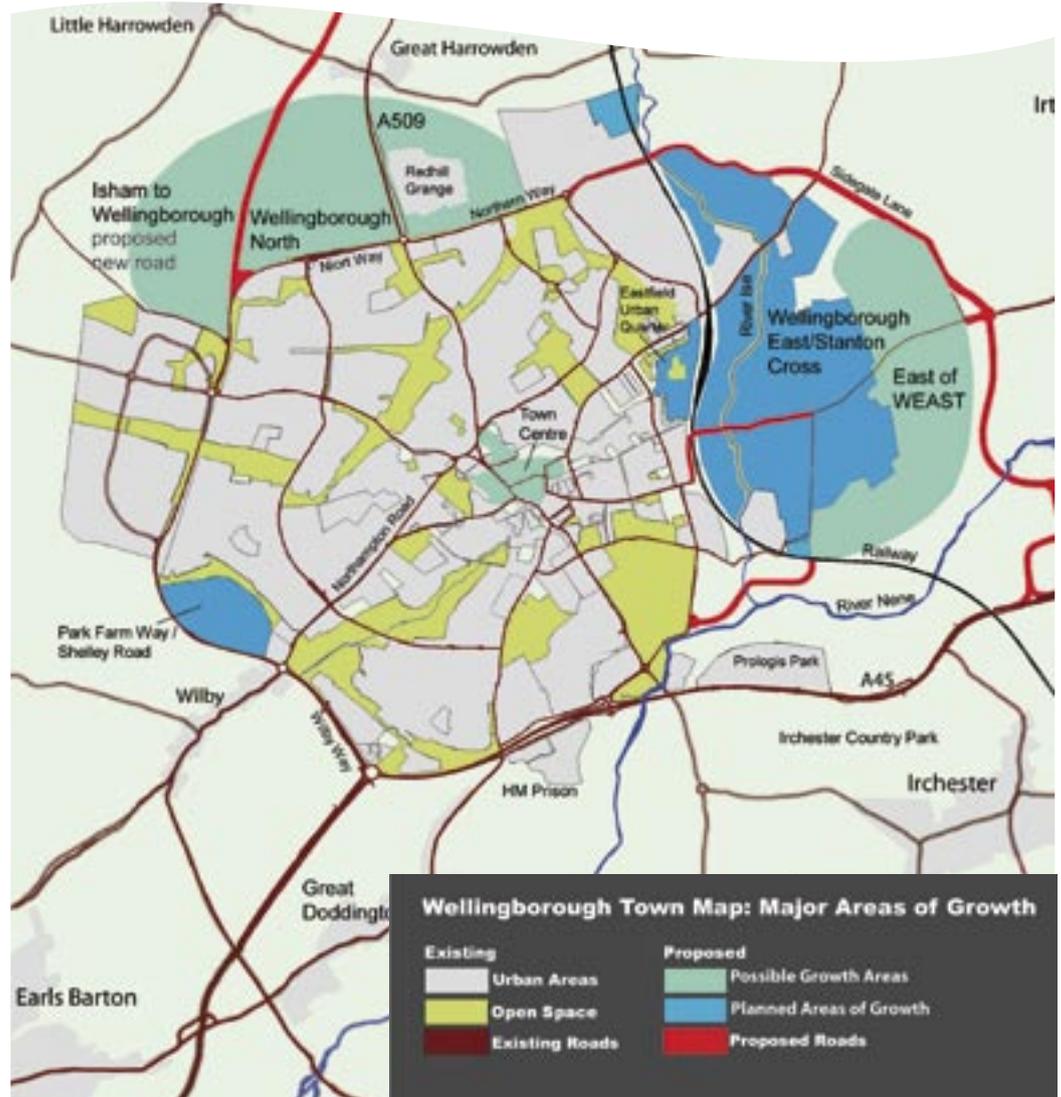
As this is the first Fact sheet we would welcome your views on its style and content and how we might improve it for future editions.



Mrs Lyn Martin-Bennison, Chief Executive

Comments to growthanddevelopment@wellingborough.gov.uk

Future growth potential



Eastfield Urban Quarter

A Development Brief for this part of the town (the old brick pits and quarry and Habitat warehouse area) was adopted by the Council in February 2006 after extensive consultation with local residents.

Application

A planning application for the whole site was submitted by Bee Bee Developments in

January 2006 for 1,030 flats, houses and live/work units. No decision has been made on this application.

A further application for a part of the site has been submitted which would provide approximately 500 flats and create a recreational area around the existing lake. Once this has been registered the Council will consult further on the proposals.



Town centre area action plan

In February 2006, the Council published and consulted on an 'Issues and Options' report setting out initial ideas about the objectives of the plan, the themes and challenges that need to be addressed and some possible options.

Feedback from this consultation broadly welcomed some of the proposed ideas which would deliver greater choice of retail outlets and better community facilities.

Further work is being done to develop a 'Preferred Option' for the Town Centre which is likely to be issued for consultation early in 2008. People will still have an opportunity to comment when the plan is finalised for submission to the Secretary of State to then go forward for a Public Inquiry. Final adoption of the plan is not anticipated before mid 2009.

■ **Further information is available at www.wellingborough.gov.uk/towncentreaap**

High Street

THE High Street development site is in excess of six acres (2.5 ha) and lies within the rectangle bordered by the High Street, Jackson's Lane, West Street and Oxford Street, being immediately North-West of the town centre core and only three minutes walk from the Market Square. It includes the Jackson's Lane car park.

The site is important due to its location on the edge of the town centre and has been identified as a major redevelopment site in the Borough's Local Plan since 1999. However, the site is not to be entirely cleared. Many existing buildings and particularly those of architectural merit are to be retained.

Clear Design

A Development Brief was adopted by the Council in July 2006, after extensive public consultation, and

aims to provide clear design, layout and land use planning guidance for the future redevelopment of the site.

The overall aim is to improve the vitality and viability of this brownfield site, and that of the town centre as a whole, so as to help meet the requirements of 21st century sustainable living.

Quality

It is envisaged that this will be achieved through increasing the quality, range and intensity of uses on the site, and its connections to the town centre. The vision for the High Street site is for a new urban quarter for the town centre - distinctive, vibrant, desirable and safe.

The Council owns the vast majority of property on this site required to make this development happen. However in order to assemble some of the other

necessary land and premises, a Compulsory Purchase Order programme is being progressed by the Council alongside the negotiation for purchase of individual properties which will

The overall aim is to improve the vitality and viability of this brownfield site, and that of the town centre as a whole.

establish a fair and equitable compensation for those businesses and residents who might be affected.

£1.5m funding has been secured from the Department of Communities and Local Government to help assemble the site and also to provide assistance with clearance and demolition to prepare for redevelopment. The derelict and unsound Box Factory to the south of the site bordering West Street has recently been pulled down and tenders are currently being reviewed for demolition works to the rear of Orchard Terrace off the High Street.

Master Plan

The Council is seeking to appoint a development partner over the next 12-18 months to bring forward a master plan and planning application which will require further consultation on the detailed proposals for this area.

■ **Further information is available at www.wellingborough.gov.uk/highstreet**



Delivering the first phase of growth in Wellingborough



Stanton Cross (part of Wellingborough East)

BOVIS Homes Ltd first submitted a planning application in August 2005 with further submissions in December 2005 and October 2006.

The Council originally approved the application on the March 8, 2006 – subject to a planning agreement (s106), which sets out the community benefits that will accrue from the development.

The proposed mixed use scheme comprises:

- 3,200 residential units
- Industrial and commercial development
- New public transport links and interchange at the station
- Town Park
- New and enhanced walking

and cycling routes

- A neighbourhood centre with a doctor and dentist surgery, small supermarket and other shops and a community hall
- Two further secondary local centres
- Two primary schools
- Construction of access roads, bridges and cycle/footways.

A revised masterplan for Stanton Cross was submitted to the Council in October 2006 with minor alterations allowing the scheme to progress following analysis on viability of the overall development.

Planning consent was granted at Council on December 12, 2006 – subject

to the section 106 agreement.

Approximately £150m has been secured in contributions for affordable housing, a new town park, sports pitches and play areas, sustainability improvements, enhancements to public transport and a range of other

Approximately
£150m has
been secured in
contributions for
affordable housing,
a new town park,
sports pitches and
play areas.

community benefits.

All of the landowners now need to sign the completed s106 planning agreement, together with resolving land purchase agreements for Route 2 and 6 – the Southern and Northern accesses to the site.

These agreements are in the process of being finalised and it is hoped that development of the first 300 houses and neighbourhood centre for Stanton Cross can be started some time in 2008. As part of these proposals the Council is keen to protect as much countryside as possible and to prevent Wellingborough merging with neighbouring towns and villages.

The Wellingborough East site covers:

- Land north of the A45 – ProLogis Park
- Land south of the railway – along Irthlingborough Road including Kangaroo Spinney
- Land between Finedon Road and the railway – the main Stanton Cross site
- Land north of Finedon Road

- Neilson's Sidings
- East of Eastfield Road (Eastfield Urban Quarter)
The Wellingborough Local Plan alteration (which was consulted on and subsequently adopted in 2004) identified the houses and other uses required in Wellingborough East (which includes East of Eastfield Road).

Potential for an Eastern Inner Relief Road

WORK is now being undertaken to investigate the potential for an Eastern Inner Relief Road which has been identified within the County Council's Transport Strategy for Growth as a necessary part of the infrastructure to sustain the growth of Wellingborough. This will help to take pressure off Eastfield Road and Elsdon Road and provide greater capacity for traffic to be routed to the west of the

railway line from the station through to Finedon Road on the edge of the proposed Eastfield Urban Quarter. This will have the effect of increasing the accessibility to the proposed transport interchange at the station, provide better relief for existing roads in the eastern part of the town and deliver greater infrastructure for the full extent of the growth to 2021.

The Council is now working

with the Highways Authority, North Northamptonshire Development Company and developers to explore avenues to maximise the funding that might be available to deliver this enhanced solution.

Furthermore, immediate improvements within the 'Eastern Corridor' of the town are being actively considered to improve road safety and to deliver infrastructure to help relieve congestion.



Leased to Midland Mainline – opening date pending due to new Rail Franchise.

New Station Car Park

There have been many queries over the last six months as to when this new facility will be opened. The car park was built as a replacement for the station's northern car park when it is required for the embankment and the bridge access to Stanton Cross. The Council has been working with Bovis Homes to open this early so that parking can be eased around the station approach now that the new parking enforcement regime has been introduced. All of the necessary works and lease agreements have been put in place between Bovis Homes and Midland Mainline for the rail operator to take over this facility. However, unfortunately a new franchisee – Stagecoach – has been chosen. Stagecoach are taking over the Midland Mainline operations in November and a decision on when and how to operate this facility has been postponed until then.

The Council will be in contact with Stagecoach at the earliest opportunity to ensure that this facility can be opened as soon as possible.

Development Framework and Design Codes

A Development Framework has been produced for Wellingborough East. This aims to describe and illustrate how design principles set out in the Wellingborough Local Plan should be implemented.

The Borough Council, Bovis Homes and Matrix Partnership (Urban Design Consultants), have also been working together to produce a set of illustrated design rules and requirements which instruct and may advise on

the physical development of the site. This is known as a Design Code. This will help to establish clear urban design principles to ensure that the design is to the

highest possible standards. Further work is being done to finish this document which will control the first phase of development around the new neighbourhood centre.



North Wellingborough

A DEVELOPER is proposing to submit a planning application for the development of between 3,000 – 3,500 new homes and related development including local shops, offices and community uses to the North West of Wellingborough. This

growth is identified in the Core Spatial Strategy for North Northamptonshire which has had its Examination in Public from October to December. This Urban Extension will help achieve the 12,800 dwellings which are required within the Borough to 2021.

In May 2006, a joint consultation workshop (hosted by the Council), with local stakeholders, landowners and other interested parties was held over three days to agree design principles. The developer has also

held independent public consultation exhibitions. The Council will also be consulting as part of the statutory policy framework for this site early next year.

■ Further information can be found at www.wellingborough.gov.uk/sues

Managing flood risk



FOLLOWING the very wet summer and the floods in Gloucestershire and other areas many people will be concerned about the level of development on and adjacent to floodplains.

Development

Wellingborough Council has worked closely with the Environment Agency (the body responsible for preventing flooding) and has taken their advice at every stage of the development proposals for Stanton Cross.

This has required an

extensive and detailed flood risk assessment which has identified the need for significant flood alleviation measures and compensation areas to counteract the rain water run-off from the development.

Monitoring

A separate application for the provision of flood mitigation for Stanton Cross was consented in December 2006 and a planning agreement is being finalised in respect of this which will provide on going

Wellingborough Council has worked closely with the Environment Agency and has taken their advice at every stage of the development proposals for Stanton Cross.

maintenance and monitoring for this area to the south of the development on the River Nene floodplain.

Special Care

This area is a designated Site of Special Scientific Interest (SSSI) and potential European Special Protection Area (SPA) for winter migrating birds and therefore special care is required in managing this area. The Council is working closely with the Northamptonshire Wildlife Trust to ensure that suitable safeguards are met.

Contact

If you would like further information on any of these projects, please visit our website at: www.wellingborough.gov.uk

Or Contact:
The Growth Area Development Team

Tel: 01933 231985

Fax: 01933 231980

Email: growthanddevelopment@wellingborough.gov.uk

