

2 Policy review

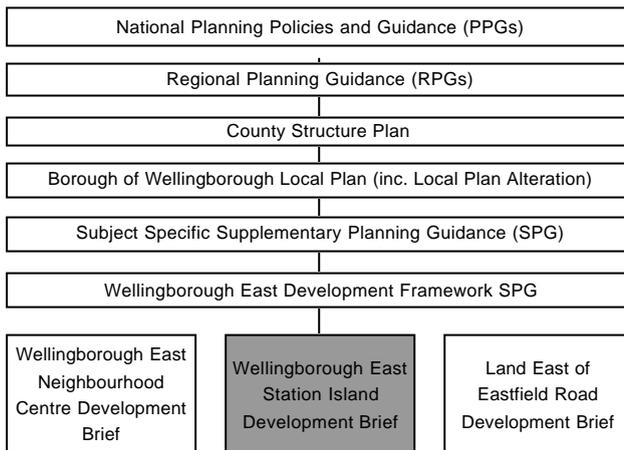
2.1 Overview

2.1.1

Proposals contained in the Development Brief have been framed in relation to the wider planning policy context operating at national, regional and local levels.

2.1.2

There are seven tiers of planning guidance that combine to provide the planning policy framework for development of land east of Station Island, namely:



2.1.3

The 'Station Island Development Brief' forms one of three Development Briefs, each focused on different parts of the Wellingborough East development area.

2.1.4

Appendix A provides a resume of relevant planning policies at national, regional and county levels. More detailed policies contained in the Borough of Wellingborough Local Plan (including Local Plan Alteration). Planning applications will be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise. The Development Plan currently consists of the strategic policies contained in the County Structure Plan together with more detailed policies and proposals of the Local Plan. The relevant Development Plan policies are as follows:

- County Structure Plan: GS3, GS5, GS6, H6, H7, SDA1, IC1, IC2, IC3, RT1, RT2, T2, T3, T6, T8, T10, AR3, AR6, AR8 and RG1 and W3.
- Waste Local Plan (Revised Deposit): Policies 1,5 and 7.
- Borough of Wellingborough Local Plan: G1, G2, G9, G10, G14, G15, G21, G22, G25, H5, H6, H8, E3, L4, L6, L7, L8, L18, T4, T5, T6, T7, T9 , U14, U17, UH3, UH4, UH5 and UE1.

2.1.5

Supplementary Planning Guidance, which illustrates particular aspects of planning control, does not form part of the Development Plan but is used to assist in the consideration of proposals for development. Guidance relevant to Station Island, including the Wellingborough East Development Framework, is referred to overleaf.

2.2 Wellingborough Local Plan

2.2.1

The Borough of Wellingborough Local Plan (including Local Plan Alteration) was adopted in March 2004. Policies relevant to Station Island are listed in paragraph 2.1.4 above. Figure 2.1 provides an extract from the Local Plan Alteration Proposals Map relating to Station Island.

2.2.2

Policy U14 of the adopted Local Plan establishes Wellingborough East as the site of the proposed sustainable mixed use urban extension, and establishes that:

2.2.3

Land is allocated at Wellingborough East, as defined on the proposals map, for mixed-use development including 2875 dwellings, 110.8 hectares of employment land, 9 hectares of leisure uses, community and social facilities, and open space.

Planning permissions will not be granted in advance of approval of supplementary planning guidance, showing the broad distribution of proposed uses for the allocated area, which the council will adopt after public consultation. Proposals for individual sites should accord with the provisions of the supplementary planning guidance, or subsequently agreed amendments, which will be based on the following key principles:

1. safe and convenient access links between all parts of the allocated area, the existing urban road system and the wider transport network, with highway improvements where necessary.
2. reduced dependency on the use of the private car and the promotion of public transport options and cycling and walking.
3. the prevention of flood risks, by avoiding unnecessary building in floodplains and employing sustainable drainage systems, and achieving a reduction in flood risks where possible.
4. the protection of the character of the countryside and wildlife habitats by retaining important trees and hedges and advance planting with indigenous species, and the conservation of public rights of way.

A regulated development programme taking up, as far as possible, previously developed land first in an outward expansion of the existing built-up area, and ensuring that the provision of infrastructure and community facilities keep pace with house-building.

2.2.4

Within this context, Policy U17 refers to land between Finedon Road and the railway, which encompasses most of the Station Island site. The adopted modification to this policy makes clear that:

Land between Finedon road and the railway, as defined on the proposals map, is allocated for mixed-use development.

Development should be compatible with a masterplan for the whole of this site which should accord with any published supplementary planning guidance for the planning of the wider area, together with any other more detailed development briefs for specific areas or uses promoted and approved by the borough council with public consultation.

Proposals should include the following key elements:

1. a local centre
2. educational, medical, social and community facilities
3. a linear park in the ise floodplain, and other ancillary open space
4. development of the area of the railway station to facilitate easy access to and transfer between forms of public transport
5. an efficient and safe footpath and cycle network linking the site to the town and the countryside
6. offices, business and research employment uses mixed throughout the development or in clusters
7. an area of approximately 15 hectares, to accommodate the discount allowance of the plan, reserved for possible future housing development
8. an area of approximately 10 hectares reserved for future employment development to accommodate unimplemented planning consents

In granting permission the council may impose conditions or seek agreement to ensure that development proceeds in an ordered way.

2.2.5

The concept of a much improved "multi-modal interchange" is advocated, and it is noted that the Development Brief "should allow sufficient space for future expansion needs of the interchange and ensure it becomes a focal point within the development. It will be an appropriate location for a mixture of uses including offices and leisure." It furthers "new built leisure facilities serving the Borough as a whole and which can not be readily accommodated within the town centre would be

appropriately located within this section of Wellingborough East... [which] will be conveniently accessible by non car modes of transport for all residents of the Borough."

2.3 Wellingborough East Development Framework

2.3.1

Within the context of Policy U14 and following a series of consultation initiatives, the Borough Council adopted the Wellingborough East Development Framework as Supplementary Planning Guidance in November 2003.

2.3.2

The Wellingborough East Development Framework establishes a series of important masterplanning principles, each of which affect the Station Island area. It puts forward a series of strategic proposals relating to the overall:

- Movement strategy;
- Bus route network;
- Network of community facilities;
- Provision of neighbourhood play facilities;
- Landscape framework; and
- Legibility of the proposed urban structure.

2.3.3

This Development Brief takes this overall strategic urban structure and the urban design principles defined in the WEAST Development Framework and applies them in a more detailed way to the Station Island Development Area.

2.4 Other local planning guidance

2.4.1

A series of other reports have been formally adopted as Supplementary Planning Guidance and require close consideration. These are:

- "Building Better Places: How to contribute to sustainable development" (adopted April 2003), which provides detailed advice to applicants for planning permission on how to achieve sustainable development.
- "Trees on Development Sites" (adopted April 1999)
- "Parking Supplementary Planning Guidance" (adopted as county-wide standards by the County Council and by the Borough Council in September 2003. This supersedes the previous document entitled "Parking standards, April 1999")

- "Planning Out Crime in Northamptonshire" (adopted February 2004);
- "Guidance on the Use of Planning Obligations" (adopted November 2003).

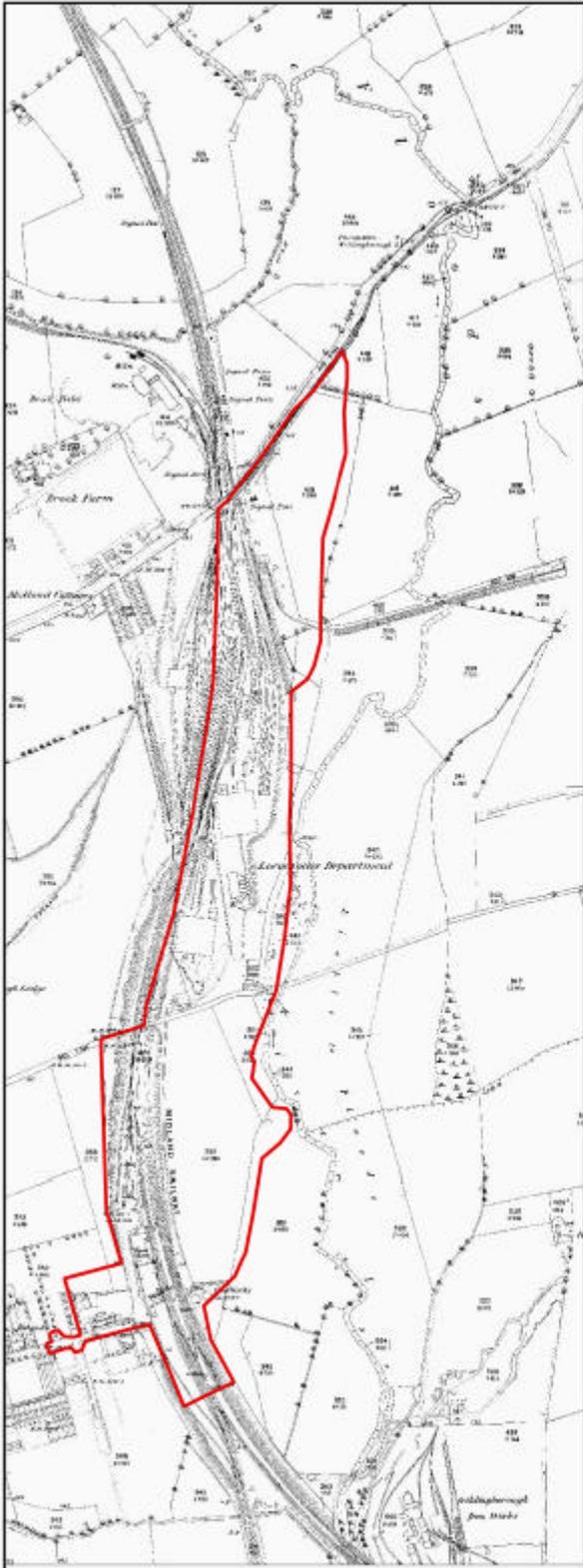
2.4.2

Supplementary Planning Guidance on affordable housing will be adopted shortly (July 2004). A document that sets an Outline Specification for affordable housing has also been prepared. These documents are intended to give further guidance and clarity to developers and those Registered Social Landlords involved in the delivery and management of affordable housing. The Affordable Housing SPG provides the principal point of reference for the affordable housing to be provided in the Station Island area. An Employment Scoping study is also being prepared to provide further guidance on employment provision.

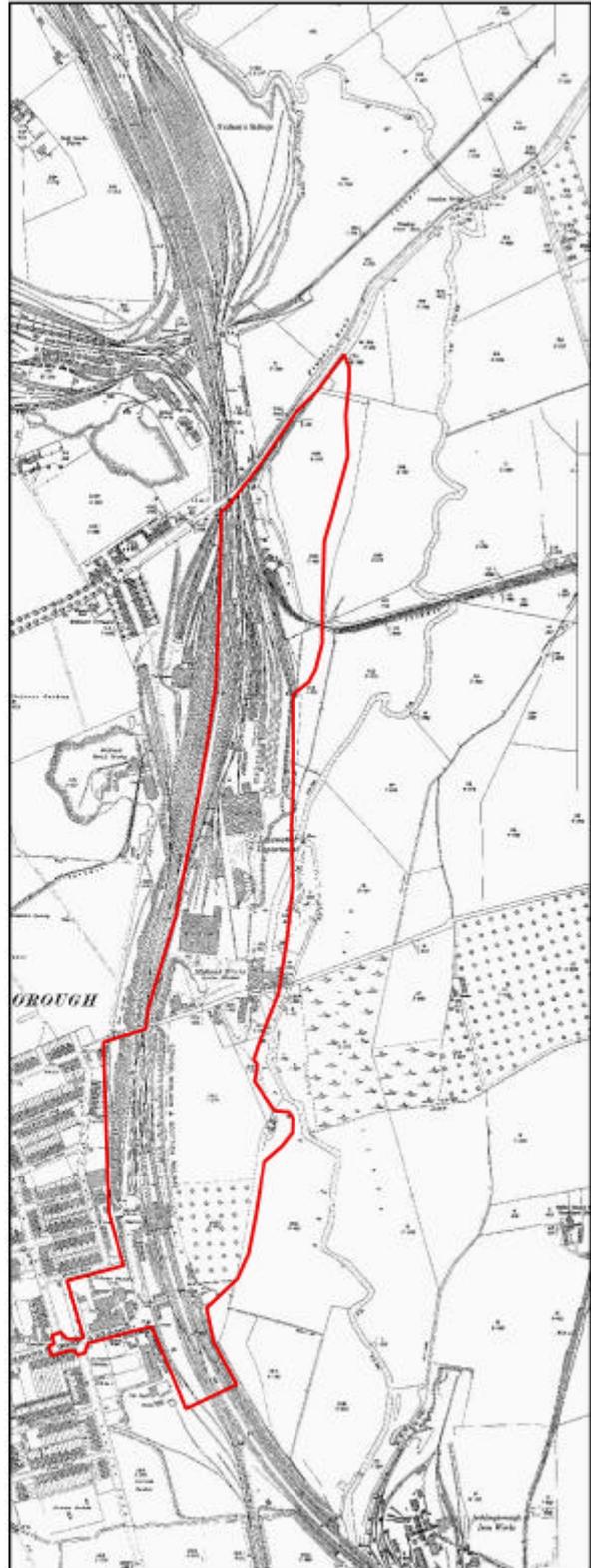
2.4.3

The following existing Council documents provide additional points of reference to ensure that development is sensitively geared to addressing local needs:

- Wellingborough's 'Community Plan', which is supported by the Borough's Local Strategic Partnership. This identifies four key priorities, namely:
 - making our community a safer place in which to live and work
 - making our community prosper
 - making our community healthier
 - making our community a better place to live
- The Borough's Housing Needs Survey (2001).



1886



1926



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Figure 3.1 Historic evolution