



Borough Council of  
**Wellingborough**

# Wellingborough Town Centre Area Action Plan

Public Examination

Post Submission Minor Changes

Advertised 8<sup>th</sup>  
December 2008



## Introduction

1. The Town Centre Area Action Plan is considered to be sound as submitted. A number of Post-Submission changes are, however, set out in this document. These minor changes would improve the AAP and are therefore to be recommended by the Borough Council to the Inspector. The changes are being consulted on from 8<sup>th</sup> December 2008 until 19<sup>th</sup> January 2008. All representations will be passed on to the Inspector appointed to examine the 'soundness' of the AAP.
2. Schedule A includes minor points of clarification and factual and grammatical corrections whilst schedule B sets out a number of minor changes arising from representations to which the local planning authority is not opposed. Annex A1 and Annex A2 of schedule B include a list of changes to policy wording and an implementation schedule which are recommended in response to representations made by the Government Office for the East Midlands.

## Schedule A

### Minor Changes Recommended by the Local Planning Authority

A1	Paragraph 1.2.8	In line 3 insert "states" after "further".
A2	Paragraph 1.2.13	In the first line "Policy 13" should read "Policy 12">
A3	Paragraph 1.5.9	In line 1 insert a full stop after "Submission Plan".
A4	Paragraph 1.6.1	In final bullet point "Leaflets" should read "leaflets".
A5	Paragraph 2.2.4	Insert "28.7 to approximately 93,560" after "further" in line 2.
A6	Policy WTC 3	The final sentence should be formatted as a bullet point.
A7	Policy WTC 12	In line 2 of criterion iv Insert "are" after "proposals" .
A8	Paragraph 5.6.7	In the first line "Appendix A" should read "Appendix C".
A9	Paragraph 5.6.8	In the first line "Policy 16" should read "Policy 15".
A10	Paragraph 5.7.2	In the first line "Policies 14 and 15" should read "Policies 13 and 14". In the second line "Policy 14" should read "Policy 13". In the third line "Policy 15" should read "Policy 14".
A11	Paragraph 5.7.4	In the first line "Policy 15" should read "Policy 14".
A12	Policy WTC 17	Add "vi. Tithe Barn Green (OS6)". <i>See also A14 below.</i>
A13	Paragraph 5.9.1	In the first line "Policy 14" should read "Policy 13".
A14	Figure 5.9	The unreferenced open space (between OS2 and OS3 should be referenced OS6 and shown in the key as OS6 Tithe Barn Green.
A15	Policy WTC 20	In line 2 of criterion vii "loadings" should read "loading".
A16	Paragraph 5.10.13	The first line of the paragraph should read " Parking provision at reduced ratios of spaces relative to commercial floorspace or dwelling, the implementation of travel plans..."
A17	Policy WTC 22	In criterion i. the reference to Figure 5.16 should be to Figure 5.18
A18	Paragraph 5.11.3	In line 1 "Policy 7" should read "Policy 6".
A19	Paragraph 6.4.3	In line 4 "street" should read "streets".
A20	Paragraph 6.6.7	In line 2 "a mechanics" should read "a car service garage".
A21	Appendix A	Delete A1 Shops and its definition" from the top of pages 99,100, 101,102, 103, 104 and 105.

**Schedule B**  
**Minor Changes Arising from Representations to which the Local Planning Authority is not opposed**

REFERENCE NUMBER	LOCATION OF PROPOSED CHANGE IN AAP	PROPOSED CHANGE	REASON FOR CHANGE
B1	Policies WTC 3,4,7,8,9,10, 15, 17,19,20,21,22 and 24, Policies PS 1,2,3,4,5,6,7,8, 9 and 10. Section 7.	<i>Minor changes to the wording of policies removing specific references to the Borough Council and the grant of planning consent. The addition of an implementation schedule in Section 7 of the Plan. The text changes are detailed in ANNEX 1 to this schedule and the Implementation Schedule in ANNEX 2</i>	LPA agrees with Government Office that minor changes to the wording of policies and the inclusion of an implementation schedule will clarify that responsibility for their implementation does not rest solely with the Borough Council and goes beyond implementation by land use planning alone.
B2	<i>Habitats Regulation Assessment - Executive Summary and Conclusions</i>	<i>Amendment to wording to read "It is considered that the plan will not result in any likely significant effect upon the conservation objectives...."</i>	<i>LPA agreed with Natural England that minor rephrasing would be consistent with wording used in PPS 9. This amendment has , however, already been made to the submitted version of the HRA.</i>
B3	Paragraph 2.2.12	Add as a final sentence: " This is embodied in criterion e of Policy 13 of the CSS."	To clarify that the modal shift target is embodied in policy
B4	Section 3	Insert an additional paragraph (numbered 3.1 and therefore renumbering existing paragraphs 3.1 -3.7 as 3.2 - 3.8) at the start of the section to read: "The stimulus for the regeneration of the town centre is the proposed growth of the town (11,590 dwellings between 2001 and 2021) focussed on Sustainable Urban Extensions to the East and North West of the town. This growth will require significant increases in retail and other town centre facilities complementary to local facilities elsewhere in the town if Wellingborough is to retain its position in the sub regional shopping hierarchy. The centre must be adapted to allow the new as well as existing development to be well-linked to these expanded facilities and provide for a greater proportion of increased trips into the centre to be undertaken by public transport, walking and cycling."	To clarify the impact upon the town centre of the growth - particularly within the Sustainable Urban Extensions - by supplementing existing references in paragraphs 1.3.2 and 2.2.2 .
B5	Paragraph 3.2 ( <i>which will be renumbered 3.3 if B4 above is accepted</i> ).	In the fourth sentence replace "...the railway station and Stanton Cross.." by "...the railway station and the Sustainable Urban Extensions to the east and the north of the town..."	To recognise explicitly that the Sustainable Urban Extension east of Stanton Cross will be developed during the plan period (as suggested by Star Planning / Bovis Homes) and likewise the Sustainable Urban Extension to the north of the town
B6	Chapter 4 – objective 6	Insert "resource efficient development" before "energy" in line 2 of the objective and insert "resource and" between "promote" and "energy" in line 3 of the background text to the objective.	LPA agrees with Environment Agency that this would be a useful addition to the objective to reflect the considerations already apparent in paragraphs 5.7.2 (sustainable design principles) and paragraph 5.11.4 (water supply, drainage and sewerage infrastructure)

B7	Paragraph 5.4.14	Add "cycle and pedestrian" after "high quality bus" and add "21 and 22" after "WTC 19"	LPA agrees with EMRA that for clarity reference should be made to a broader range of sustainable transport options.
B8	Policy WTC 12	Add a further criterion to the policy (numbered v. and therefore renumbering existing criteria v. and vi. as vi. and vii) as follows: "the retention and, where appropriate, re use of buildings of local townscape merit outside Wellingborough Town Centre Conservation Area which contribute either individually and/or through their group value to the special character of the town centre."	LPA agrees with English Heritage that those factors that contribute to the particular character of the town centre include locally important buildings outside the Conservation Area and that it will be helpful to specifically refer to this in the policy.
B9	Paragraph 5.6.6	Add the following sentence to the end of the paragraph: "The plan-wide target for affordable housing in Policy WTC13 reflects not only the scale of need identified in the SHMA but also a broad assessment of the commercial viability of the allocated sites in Chapter 6 of the Plan."	In order to clarify that the affordable housing target in Policy WTC 13 reflects an informed assessment of the economic viability of the key development sites.
B10	Policy WTC 14	In line 1 insert "Borough" after "Council".	LPA accepts GOEM advice on consistent terminology.
B11	Paragraph 5.7	Amend Objective 6 in accord with B6 above.	See B6 above
B12	Policy WTC 17	Add to the end of the last paragraph of the existing policy the following : "To prevent adverse impacts on the European Site , any proposals for improvements to Swanspool Brook or other areas in close proximity to the Upper Nene Valley Gravel Pits pSPA will be designed in consultation with Natural England."	Agree with Natural England that this would assist in ensuring that knowledge of the need to take account of potential impacts upon the pSPA is clearly signalled to users of the Plan. This proposed change is considered to meet the comments of Natural England also in relation to Policies WTC 7 and PS 10.
B13	Policy WTC 17	Add a further paragraph at the end of the policy as follows: "Opportunities to reduce flood risk via strategic provision and design of green spaces should be actively sought and encouraged."	This wording proposed by the Environment Agency would be a helpful expansion of the more general requirements in respect of flooding that are contained within the CSS.
B14	Policy WTC 23	In line 1 insert "Borough" after "Council".	LPA accepts GOEM advice on consistent terminology.
B15	Policy WTC25	In line 1 insert "Borough" after "Council".	LPA accepts GOEM advice on consistent terminology.
B16	Policy WTC 25	Insert "and resource efficient utilities" after "infrastructure" in the last line of the policy.	To reinforce the need for resource efficiency (both energy and water) referred to in proposed change B6 above.
B17	Paragraph 5.11.4	Add at the end of the paragraph the following : "The surface water drainage arrangements for any development site should be such that the volumes and peak flow rates of surface water leaving a developed site are no greater than the rates prior to the proposed development, unless specific off site arrangements are made and result in the same net effect."	Although this reproduces a section of Annex F to PPS 25 It is considered it will illustrate the particular importance of this matter to the AAP as advised by the Environment Agency.
B18	Paragraph 6.7.2	Following "...the town centre." in line 3 reword the paragraph to read: "Site J constitutes a former private allotment, garage buildings and landscaped space adjacent to the Brook. Much of the area is occupied	Following advice by the Environment Agency it is considered that this will usefully give further background to criterion vi of Policy PS 10.

B19	Paragraph 7.4.1	<p>by land dedicated to highways access and parking , together with associated landscaping. Swanspool Brook flows through the area in a concrete channel that is in part culverted. Proposed development in this area should seek to enhance access/easement corridors adjacent to the brook and seek measures to reduce flood risk from the watercourse. A flood risk assessment will be required to demonstrate that the development will be safe, without increasing flood risk elsewhere and, where possible, will reduce flood risk overall.</p> <p>Add at the end of the paragraph: "The group will provide a forum to consider the implications of any delay to the forecast programme of delivery and advise upon any triggers for the need to review the AAP."</p>	LPA agrees with GOEM that explicitly stating this role of the Advisory Group will assist in illustrating the potential flexibility built into the Plan.
B20	Glossary	<p>Add a definition of "Intermediate Housing" as follows: "Housing at prices and rents above those of social rent, but below market prices or rents such as various forms of shared ownership housing, key worker housing and sub market rent provision."</p> <p>Highlight "intermediate housing" in the Affordable Housing definition in the Glossary.</p>	LPA agrees with Government Office that this may assist understanding of the Plan by the general public.
B21	Glossary	<p>In the definition of Stanton Cross add the following: "The area east of Stanton Cross is designated in the <b>CSS</b> for further development during the Plan period. References to Stanton Cross should be taken to refer also to the area east of Stanton Cross."</p>	See B5 above.
B22	Appendix E	<p>Include an additional indicator under Objective 3 as follows:  Related Policies – WTC2 / WTC9.  Associated Targets – Achievement of growth to stimulate a dynamic local economy, supporting enhanced town centre retail, leisure, cultural and commercial facilities and attractions.  Indicator – net additional homes provided in the town / Borough as a whole.</p>	
B23	Appendix E	<p>Amend Objective 6 in accord with B6 above.</p>	See B6 above.

**Annex 1 to Schedule B (Minor Changes arising from Representations to which the Local Planning Authority is not opposed.)**

**List of changes to policy wording in response to representations made by GOEM (see change B1, above)**

**WTC 1** – no change

**WTC 2** – no change

**WTC 3** – reword the third and fourth paragraphs to read:

*The Primary Shopping Area, as defined on the Proposals Map, will include A3 uses (restaurants and cafes) and A4 uses (such as bars) providing the overall A1 shopping character of the area is not compromised. To ensure, this the grant of planning permission for A3 or A4 uses will be subject to their combined total not exceeding 20% of the overall street level frontage.*

**WTC 4** – reword as follows:

*Within the Secondary Shopping Area, as defined on the Proposals Map, A1 shops should remain the dominant use. Proposals for other uses should not result in an overall loss of A1 retail development nor an excessive break in the shopping frontage. Planning consent will not be granted for proposals that do not meet these criteria.*

**WTC 5** – no change

**WTC 6** – no change

**WTC7** – amend as follows:

*Development proposals which enhance and diversify the range of arts, culture, entertainment, leisure and recreational facilities are to be encouraged as an essential element of the vision for the town centre. The scale, character, location and impact of proposals on existing facilities should be assessed in relation to:*

*i. the creation of... no change...new restaurants;*

*ii. the creation of... no change...PS10)*

*iii. redevelopment and ...no change... on Site E2*

*iv. the provision of a high quality... no change... Policy PS3; and*

*v. the need to work in partnership...no change...B, C, D and E2.*

**WTC 8** – reword as follows:

*Within the Commercial Fringe Areas, as defined on the Proposals Map, uses could include retail (A uses), non-residential institutions (D1) and assembly and leisure uses.*

*Other uses should be*

- i. compatible with those uses referred to above; and*
- ii. not result in the loss of a mix of those uses predominating at the ground floor / street level in any one of the Commercial Fringe Areas.*

**WTC 9** – reword first two lines as follows:

*Within the Mixed Use Areas, as defined on the Proposals Map, the provision of mixed use development should not result in:*

criteria i, ii, iii and iv no change.

**WTC10** - amend as follows:

*Vacant or under used floorspace above ground floor level in Primary and Secondary Shopping Areas should be developed for residential, offices or other appropriate service or community use which will maintain or enhance the character and vitality of the centre and broaden the range of services provided within it.*

**WTC 11** – no change.

**WTC 12** – no change.

**WTC 13** – no change.

**WTC 14** – refer to Change B10

**WTC 15** – amend as follows:

*Provision should be made for a high quality, well connected public realm to improve the appearance, attractiveness and accessibility of the town centre.*

*Proposals must... no change... safely and easily.*

*Through the preparation of design guidance, transport improvement schemes, development of Proposals Sites and other permitted schemes and by partnership working between stakeholders provision will be made to:*

criteria i, ii, iii, iv, v and vi no change.

**WTC 16** – no change.

**WTC 17** – reword the first three lines of the policy as follows:

*Development must not result in the loss of the following areas designated on the Proposal Map as “Environmentally Important Open Space”:*

Remainder of policy – no change.

**WTC 18** – no change.

**WTC 19** - reword the first two lines of the policy as follows:

*The following improvements to the bus network will be sought:*

criteria i, ii, and iii no change

**WTC 20** - reword as follows:

*Car parking provision should be improved to include the following:*

criteria i, ii, iii, iv and v – no change.

**WTC 21** – reword as follows:

*The Cycle network should be improved to include the following:*

criteria i, ii and iii – no change.

**WTC 22**

*The walking environment should be improved by continuing the programme of pedestrian priority schemes and improvements to pedestrian routes that:*

criteria i, ii, iii and iv – no change.

**WTC 23** – refer to Change B14.

**WTC 24** - could reword first two lines of policy as follows:

*Key stakeholders will work together through the Wellingborough Town Centre Partnership to provide a clean, safe, friendly... No other change to policy.*

**WTC 25** – refer to Change B16.

**PS 1** - amend first three lines of policy as follows:

*The Proposals Sites (combining Sites E1 and E2 as identified on the Proposals Map) should be comprehensively redeveloped for mixed use development, to include:*

Remainder of policy – no change.

**PS 2** – amend the first three lines of the policy as follows:

*The site (Proposal Site I as shown on the Proposal Map) should be comprehensively redeveloped for mixed uses, to include:*

Remainder of policy – no change.

**PS 3** – amend first three lines of policy as follows:

*Proposal Site C, as identified on the Proposals Map, should be comprehensively redeveloped for mixed use development, to include:*

Remainder of policy – no change.

**PS 4** – amend first three lines of policy as follows:

*Comprehensive redevelopment of Proposal Site K, as identified on the Proposals Map, will be pursued, to include:*

Remainder of policy – no change.

**PS 5** - amend first three lines of policy as follows:

*Proposal Site F, as identified on the Proposals Map, should be comprehensively redeveloped, to include:*

Remainder of policy – no change.

**PS 6** – amend first three lines of policy as follows:

*Proposal Site G, as identified on the Proposals Map, should be comprehensively redeveloped, to include:*

Remainder of policy – no change.

**PS7** – amend first two lines of policy as follows:

*Development of Site H, as shown on the Proposals Map, will be sought to comprise ground floor shops (A1 uses) or leisure (D2) use, with the...*

Remainder of policy – no change.

**PS 8** – amend first two lines of policy as follows:

*The redevelopment of Sites A and B, as identified on the Proposals Map, should be coordinated to provide for predominantly residential mixed use*

Remainder of policy – no change.

**PS 9** – amend first two lines of policy as follows:

*Comprehensive regeneration of Site D, as shown on the Proposals Map, will be pursued*

Remainder of policy no change.

**PS 10** – amend first two lines of policy as follows:

*Development of Site J should be pursued to include*

Remainder of policy – no change.

**Text Changes to Chapter 7.**

**Paragraph 7.1.1** *“The implementation of the Plan will be phased over thirteen years (to 2021) and involve a range of partners. Appendix G provides a schedule of the key implementation partners involved in relation to each of the policies of the Plan. This chapter sets out an indicative programme for delivery, the range of funding sources, delivery partnerships and land assembly arrangements.”*

Add Appendix G

*AS SET OUT IN ANNEX 2 TO THE SCHEDULE OF CHANGES.*

**Annex 2 to Schedule B (Minor Changes arising from Representations to which the Local Planning Authority is not opposed.)**

**Insertion of Implementation Schedule in response to representations made by GOEM (see change B1, above)**

Policy	Implemented by								
	A	B	C	D	E	F	G	H	
WTC1	+								
2	+	+							
3	+	+	+	+	+	+			
4	+	+	+						
5	+		+						
6	+	+	+						
7	+	+	+	+					
8	+	+	+						
9	+	+							
10	+	+	+	+					
11	+	+							
12	+	+	+		+				
13	+	+		+					
14	+			+	+				
15	+	+			+		+	+	
16	+	+			+	+			
17	+			+	+				
18	+	+			+				
19	+	+			+		+		
20	+	+	+	+	+		+		
21	+	+			+				
22	+	+			+				
23	+				+		+		
24	+		+	+	+				
25	+	+			+			+	
PS1	+	+	+	+	+	+	+		
2	+	+	+						
3	+	+	+	+	+	+			
4	+	+	+	+					
5	+	+	+		+				
6	+	+	+		+				
7	+	+	+						
8	+	+	+	+	+				
9	+	+	+	+	+				
10	+	+	+	+	+				

A: Borough Council.

F: Tresham Institute.

B: Developers, land and property owners. G: Transport and parking providers.

C: Businesses.

H: Utility providers.

D: Community, faith and voluntary organisations (inc.Housing Associations).

E: Northamptonshire County Council.