

# **BOROUGH OF WELLINGBOROUGH TOWN CENTRE AREA ACTION PLAN DPD**

INSPECTOR: Eric Searle DipTP FRTPI FBEng MCMI

## **THE INSPECTOR'S LIST OF MAIN MATTERS AND KEY QUESTIONS – NOVEMBER 2008**

**PLEASE READ THE ATTACHED NOTES BEFORE COMMENCING YOUR STATEMENT**

All statements including those from the Council in response to this list should be sent to the following address, to arrive by not later than 12 noon on Wednesday 17<sup>th</sup> December 2008:-

Programme Officer (BCW/TCAAP)  
c/o North Northamptonshire Joint Planning Unit  
1 Exchange Court, Cottingham Road  
Corby NN17 1TY  
(e-mail) [programmeofficer@nnjpu.org.uk](mailto:programmeofficer@nnjpu.org.uk)

In fairness to all prospective participants, a failure to submit statements by the stated deadline may be taken as an indication that the person or organisation concerned no longer wishes to appear before the Inspector, and their original representations will be used to determine their concerns about the submitted DPD.

## FURTHER WRITTEN STATEMENTS – GUIDANCE NOTE

**Note: The Inspector has indicated that the following are his preliminary questions. Some may well overlap into more than one hearing session. Once he has received the final statements in December, he will refine his questions to cover those matters which still require further examination and relate them to particular hearing sessions.**

- 1 The Inspector has prepared a List of the Main Matters and Key Questions he wishes to deal with in his report. These have been derived from his reading of the representations and the Council's own assessment as set out in their Regulation 31 and 33 Statements. Not all respondents or representations are covered by the list of matters to be examined further. This is because the Inspector may deem a representation to relate to a minor issue which does not affect his consideration of the soundness of the DPD or is not directly related to the question he has raised. He is not inviting further comment in such cases although this does not affect the right to be heard. Those respondents currently listed to appear at one or more hearing sessions are shown in **bold type**.
- 2 An important difference between the DPD Examination process and the old local plan inquiry procedure is that there is no general opportunity for respondents simply to supplement their representations. Nor is the Council invited to submit evidence to provide further justification for the contents of the DPD and the Inspector will assume this is all part of the submitted evidence base. However, any respondent listed as having made a representation on a matter identified by the Inspector is being invited to submit a statement addressing the key questions posed in relation to that matter. This material should not amount to substantive new evidence which goes beyond the scope of the original representation.
- 3 The Inspector will expect the Council to respond to his list of matters and key questions on the same basis as all other participants in the process. He asks that any changes to the DPD that the Council may favour in response to the representations should be given separate publicity and further representations invited. The following advice should be applied to all statements.
  - 4 hard copies of any statement should be submitted – with at least 2 of those copies being loose leaf. In addition a single electronic copy *in MS Word (NOT Pdf) format* should be sent to the Programme Officer as an e-mail attachment and by the same deadline
  - Each copy should be clearly marked in the top right hand corner with the relevant matter number and respondent reference\* number (\*see *Final List schedule*)
  - Statements should be limited to not more than 3,000 words on any one of the main matters - not the individual questions. If more detailed material needs to be submitted it should be in the form of appendices (*see below*) but any such material should NOT duplicate the content of documents already included in the Examination Library. A separate statement should be submitted for each matter addressed.
  - Statement papers should be A4 size with any plans folded so as not to exceed that size and include paragraph and page numbers
  - Any measurements should be shown in metric units
  - Appendices should have a contents page and pages should be numbered consecutively. Where these and/or maps and other diagrams contain coloured material additional hard copies will be required and the requisite number should be checked in advance with the Programme Officer.

**BOROUGH OF WELLINGBOROUGH TOWN CENTRE AREA ACTION PLAN DPD  
List of Matters and Key Questions for Examination**

<b>MATTER</b>	<b>SUBJECT &amp; QUESTION</b>	<b>RESPONDENTS/PARTICIPANTS</b>
<b>(P) = Participant at a Hearing session</b>		
<b>A</b>	<p><b>The Plan's Vision and Objectives</b>            (1) There are proposals for development east of Stanton Cross envisaged in the Core Spatial Strategy during the plan period. For soundness and clarity should Section 3 of the AAP refer to growth in the Sustainable Urban Extensions and comment on expected impacts on the town centre?</p> <p>(2) For ease of monitoring should the housing target in the Core Spatial Strategy be included in Objective 3 in Section 4 of the AAP?</p>	<p><b>Borough Council of Wellingborough (P)</b>  <b>Wellingborough Civic Society (P) 00123</b>  <b>Star Planning for Bovis Homes (P) 00766</b></p>
<b>B</b>	<p><b>Heritage and Community Facilities</b>            (1) It appeared from my visit to Wellingborough that there are other buildings and areas of historic character within the town centre. Should or can they be further identified at this time or are they to be assessed through the characterisation study as part of the conservation area appraisal envisaged in Policy WTC12 (iv)? What about historic buildings outside of the conservation area? Do they have sufficient protection under Policy WTC12?</p> <p>(2) What will be the status of the characterisation study proposed under Policy WTC12?</p>	<p><b>Borough Council of Wellingborough (P)</b>  <b>Wellingborough Civic Society (00123) (P)</b>  <b>Wellingborough United Reform Church (P) 00413</b>            English Heritage 00425            Natural England 00806</p>
<b>C</b>	<p><b>Retail and Commercial Development (including the Evidence Base, Out-of-Town Development and the provision of new Commercial Facilities)</b>            (1) Having regard to the adopted Core Spatial Strategy figures in Policy 12 which provide for an increase in comparison shopping floor space of 15,500m<sup>2</sup> (between 15,500m<sup>2</sup> and 20,000m<sup>2</sup> in Policy WTC2), is there an identified further under provision of retail floor space in the AAP?</p> <p>(2) If comparison shopping floor space needs to be increased is there a</p>	<p><b>Borough Council of Wellingborough (P)</b>            Government Office for the East Midlands 00127            Mrs A Toms 00517            East Midlands Regional Assembly 00533  <b>Martin Robeson Planning for Tesco Stores Ltd (P) 00709</b>            Earls Barton Parish Council 00714  <b>Star Planning for Bovis Homes (P) 00766</b>  <b>GVA Grimley for ING Real Estates (P) 00805</b>            Mr M Pendered 00997            Highways Agency 01002</p>

*Continued on  
next page*

<p><b>C</b> <i>(continued)</i></p>	<p>practical alternative to the Swansgate Centre in the shorter term? With the mixed ownerships is the Tresham Institute site less likely to come forward than an extended Swansgate?</p> <p>(3) Even if the Swansgate Centre did not expand southwards, as the multi storey car park site is an integral part of the town centre should it not be included within the primary shopping area boundary in the AAP in the interests of soundness and flexibility?</p> <p>(4) If the primary shopping area were to include the multi storey car park to which the Swansgate Centre is already linked, what are the implications for car parking provision for the enlarged town centre? Car parking is proposed at Site E1. Would this compensate for possible loss elsewhere?</p> <p>(5) Is there conflict between the provision of an expanded town centre and the need to support sustainable urban extensions by providing employment and retail floor space during the period of the Core Spatial Strategy?</p> <p>(6) Having regard to the sites which are expected to be redeveloped within the town centre during the plan period what are the commercial uses which cannot be accommodated within the town centre boundary or, alternatively, within sustainable urban extensions?</p> <p>(7) Is there sufficient flexibility to ensure delivery of the proposals in the AAP? Are there resources, say, for the northern interceptor to be provided at the appropriate time, and to meet other highway and infrastructure costs? Are the sources of funding robust? Would the Town Centre Advisory Group monitor the implications of delay?</p>	<p>Environment Agency 01060 Northamptonshire Police 01070</p>
<p><b>D</b></p> <p><i>Continued on next page</i></p>	<p><b>Transport and Related Issues (Transport Strategy etc)</b></p> <p>(1) For soundness does paragraph 2.2.8 of the AAP need expanding to reflect the future transport links between the town centre and the area to be developed east of Stanton Cross? Is this adequately covered by paragraph 5.10.8 which mentions the quality bus loop serving the urban extension?</p> <p>(2) Have the changes to traffic circulation referred to in Policy WTC18 taken into account the impact of the Sustainable Urban Extension east</p>	<p><b>Borough Council of Wellingborough (P)</b> <b>Wellingborough United Reform Church (P) 00413</b> Albany House Medical Centre 00470 East Midlands Regional Assembly 00533 <b>Star Planning for Bovis Homes (P) 00766</b> <b>GVA Grimley for ING Real Estates (P) 00805</b> Highways Agency 01002 Mr M Stonton 01112</p>

<p><b>D (continued)</b></p>	<p>of Stanton Cross? The Highways Agency would require a travel plan to encourage alternative means of transport to the private car. How much additional town centre traffic would be created overall by development in the town centre and the SUE and how would this relate to the capacity of the one way system?</p> <p>(3) How would the bus priority and service improvements be funded and who would be responsible for undertaking the works at the appropriate time?</p> <p>(4) Is the decision to locate the new Northern interceptor soundly based? What other practical options are there, having regard to the need to demolish buildings and the effects on the setting of existing buildings?</p> <p>(5) Having regard to its effect on the Salem Hall car park, is the proposal to provide a pedestrian link between the Market Square and Broad Green sound or should the pedestrian link be re-routed further along Salem Lane?</p>	
<p><b>E</b></p>	<p><b>Transport and Related Issues (Linkages between Retail and Leisure Development and existing facilities)</b></p> <p>(1) To reduce the need for car usage what improvements to public transport, and pedestrian and cycling access would there be to serve the redevelopment of the various sites? Also, what pedestrian and cycling links would there be between the various new elements in the town centre and the surrounding housing areas, and between the new development in the northern part of the centre and the existing uses in the southern part of the centre/</p> <p>(2) Because there will be commercial and other complementary development east of Stanton Cross should it be made clear that the high quality bus loop would also serve this new development to ensure a satisfactory and sustainable link to the town centre, as envisaged in the Core Spatial Strategy?</p> <p><i>NOTE: Some of the questions included in Matter D will also have relevance to this section</i></p>	<p><b>Borough Council of Wellingborough (P)</b>  <b>Wellingborough United Reform Church (P) 00413</b>  <b>Martin Robeson Planning for Tesco Stores Ltd (P) 00709</b>  <b>Star Planning for Bovis Homes (P) 00766</b>  <b>GVA Grimley for ING Real Estates (P) 00805</b>          Natural England 00806          Environment Agency 01060</p>

<p><b>F</b></p>	<p><b>The Sequential Approach and Housing Provision</b></p> <p>(1) As I read the last sentence of paragraph 1.2.10 it merely states that all of the sites within the AAP boundary are previously developed land. Is there a conflict in paragraph 1.2.10 as written with the encouragement given elsewhere (in the Core Spatial Strategy) to the development of Sustainable Urban Extensions? However, is it not accepted in paragraph 2.2.2 that much of the growth will be accommodated in urban extensions which are 'Greenfield' sites?</p> <p>(2) Following the recent Blyth Valley decision in the courts on the importance of a viability assessment and the revised policy ofPPS3 regarding affordable housing, how is it intended to more clearly reflect these changes? What revised wording is proposed?</p>	<p><b>Borough Council of Wellingborough (P)</b>  <b>Star Planning for Bovis Homes (P) 00766</b></p>
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