

DRAFT DEVELOPMENT BRIEF

Consultation

CONSULTATION: Asking your views on the proposed redevelopment of this town centre site

The site, shown overleaf, is in excess of 6 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, only 3 minutes walk from the Market Square. It includes the Jackson's Lane car park.

The site is already identified in the Wellingborough Local Plan, and also identified in the Council's Town Centre Draft Master Plan for redevelopment.

Large parts of this Brownfield site include formal and informal car parking, low intensity employment uses, derelict areas, all surrounded by a skin of office and retail uses and, to the West back gardens.

The site is important due to its location, on the edge of the town centre. The final Development Brief 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.

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 of a new urban quarter for the town centre – distinctive, vibrant, desirable and safe.

The proposals will protect and enhance the best of the old, whilst creating new streets and squares, a significant number of new homes and jobs supporting a high quality sustainable urban living. Fitting in with the surroundings, connecting better to the town centre, making good use of the slopes, bringing a green wedge of open spaces into the heart of the town – this development will be the start of the process of, and setting the standard for, the overall future town centre regeneration, helping to raise the town centre's aspirations and potential in relation to the growth in Wellingborough and North Northamptonshire.

The purpose of this development brief is to provide a clear development policy framework for the site called here the "High Street site". It is intended that following consultation, the draft development brief will be adopted by the Council as a Supplementary Planning Document (SPD), sometime in the Spring of 2006.