

### How to give your views

Consultation at this stage seeks your views on whether: legal requirements have been met; we have complied with the duty to cooperate; and that the plan has been positively prepared, is justified, effective and consistent with national policy.

Have your say by using one of the following methods;

By visiting our online consultation portal which you can access via: <http://wellingborough-consult.limehouse.co.uk/portal/wellingboroughplan/publicationplan>



Send us an email to:  
[policyandregeneration@wellingborough.gov.uk](mailto:policyandregeneration@wellingborough.gov.uk)



Or write to us at: Policy and Regeneration, Borough Council of Wellingborough, Swanspool House, Doddington Road, Wellingborough, NN8 1BP



Comments should be made on the representation forms available on the website or from our reception to ensure that we have all the relevant information that we need to take account of your views. We need to receive them by **5pm on Friday 3 November 2017.**



If you would like more information please visit our website  
[www.wellingborough.gov.uk](http://www.wellingborough.gov.uk)



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for regular updates on the plan  
#PBW

## The Plan for the Borough of Wellingborough Publication Plan Consultation 20 September to 3 November 2017



### Introduction

We are preparing a new local plan for the future of Wellingborough to 2031. This consultation is on the plan that we intend to submit for examination by an independent Planning Inspector.

We previously consulted with you in March 2015 on the issues and options that the borough will face and again in April 2016 where we came up with draft policies to address these issues. This plan follows on from these consultations and responds to comments from stakeholders and members of the public, alongside studies undertaken to inform and test the plan.

We continue to plan for a compact yet diverse town centre that is at the heart of the community, we will be providing enough homes to meet identified needs and we will protect the existing employment areas and open space in the borough.

This plan is important to the success of Wellingborough. Overleaf is a summary of each section of the publication plan.

### What is a local plan?

A local plan is a set of documents that guides the future development of an area, including how much development there should be and where it should go. It helps guide decisions on planning applications.

Wellingborough's local plan will be made up of two parts. Part 1 is the North Northamptonshire Joint Core Strategy (JCS) adopted in July 2016 and part 2 will be the Plan for the Borough of Wellingborough (PBW).



### Spatial Strategy

Our spatial strategy involves two aspects; a settlement hierarchy and village boundaries. The settlement hierarchy identifies Restraint Villages where development will be severely restricted. For other villages we have identified village boundaries to help determine where development should be allowed.

### Green Infrastructure Framework

Our policies will ensure that the existing open spaces are protected and that new open space, sports and recreation facilities are provided within the borough.



We also want to improve the links between the open spaces in the borough for the benefit of both people and wildlife. We have identified new local GI corridors in the town.

### Delivering Economic Prosperity

We want to provide a range of job opportunities for local people. The five existing, successful employment industrial estates will be protected and further employment in these areas will be supported.

### Delivering Housing

We want to provide enough homes to meet identified needs. The sustainable urban extensions known as Wellingborough East (Stanton Cross) and Wellingborough North, which both have planning permission offer the most significant opportunity to meet these needs.

A number of other residential sites are allocated across the town to provide choice and flexibility and a site is allocated in Finedon. The three other larger villages (Earls Barton, Irchester and Wollaston) have completed or are undertaking Neighbourhood Plans which allocate sites for housing.

### Delivering Retail

A new retail development is being developed at Rushden Lakes just outside of the borough. Because of this we are not planning for a large amount of retail development in the town centre. Instead we are focusing on the best ways to protect the retail offer that we do have.



We have identified a retail hierarchy which ensures the town centre is the first choice of location for retail in the borough. We have identified further policies to make sure any retail development elsewhere in the borough doesn't have a negative effect on our important town centre or local centres.



### Wellingborough Town Centre

Wellingborough town centre will offer consumers value for money and will support local independent shops, along with a leisure, cultural and heritage offer. The town centre will be reinvigorated through the mixed use development of three specific sites, responding positively to opportunity sites that arise over the lifetime of the plan, a refreshed market, and a quality public realm. We are planning for a compact town centre that is compatible with Rushden Lakes Shopping Centre.

### Site Specific Policies

We have identified a range of policies to drive the right kind of development for specific sites in the borough at the right time.

The sites we have identified are really important to the success of the plan, and each site makes a significant contribution to either housing, employment or the vibrancy of the town centre - or all three!

Wellingborough North and Wellingborough East are discussed in more detail in this section of the plan to ensure they are the focus of sustainable development in the borough.



Artists Impressions of Wellingborough East