

01Appendix A

Wellingborough Town Centre Area Action Plan

Introduction

The Town Centre Area Action Plan Development Plan Document (the Plan) sets the direction for the future development of the town centre to 2021. It includes specific proposals for key areas of change as well as more general planning policies. It is used to direct investment across the town centre, including the determination of planning applications for development. The Plan forms part of the Local Development Framework for the Borough of Wellingborough and was adopted by the Council on 21st July 2009. It can be viewed on the website at:

http://www.wellingborough.gov.uk/info/200132/local_development_framework/1163/town_centre_area_action_plan_development_plan_document

The Plan includes a set of objectives to be delivered through the implementation of policies in the Plan and a framework which has been developed, enabling progress towards the delivery of the objectives to be monitored. A 'sustainability appraisal' has also been prepared in order to determine the likely significant social, economic and environmental impacts of implementing the Plan. European Directive 2001/42/EC (the SEA Directive) also requires monitoring to be undertaken in order to identify any significant environmental effects. The Sustainability Appraisal includes objectives which, where practicable, are linked to targets, the achievement of which are measured using indicators. The Sustainability Appraisal can be viewed at:

http://www.wellingborough.gov.uk/downloads/file/3672/tcaap_sustainability_appraisalstrategic_environmental_assessment_adoption_statement

The Borough Council of Wellingborough is currently reviewing the objectives in the Plan as part of its work on the Plan for the Borough of Wellingborough, which will replace the Plan once adopted.

This section of the Annual Monitoring Report outlines performance against the output indicators in the monitoring framework of the Plan and against the significant effect indicators in the Sustainability Appraisal.

Objective 1 - To redevelop the Market Square so that its status is reinforced as the heart of the town			
Indicator	Policy	Target	Progress
Number of market stalls	WTC5	No overall loss in the average number of stalls	The occupation of the Market has fallen over the last few years and therefore the Council has been considering ways to improve it. In order to do this there has been a restructuring of the market layout

			to create an events space for town events. Various events are currently planned for the market, and have taken place over the past year.
Comprehensive redevelopment of Market Square and Tresham Institute sites	PS1	Completion in accordance with the Development Programme	Approval of planning application (WP/2013/0605) submitted by Tresham to redevelop their facility on current site decided on 19.02.2014. A non-material amendment application was submitted in September 2016 to limit the extent of the work to Phase 1 only. This application was permitted in October 2016. There has been a subsequent CND application on the site that is awaiting decision (WP/16/00623/CND).
Objective 2 - To seek a major increase in retail provision, bringing enhanced quality and choice, whilst keeping the centre compact			
Indicator	Policy	Target	Progress
Net additional retail floorspace for comparison goods	WTC2	Development of 15,500m ² net additional retail floorspace for comparison goods by 2021.	No additional floorspace created. There was a net -803m ² loss in A1 commitments within the town centre. A substantial amount of this was change of use to other A uses.
Percentage of the street level frontage of the primary shopping area in non shop (A1) use.	WTC3	A maximum of 20%	Of the total shop frontage, 33% is in non-A1 use. This is an increase of 10.5% since the last monitoring year. (47 out of 141 units)
Percentage of the street level frontage of the secondary shopping area in non shop (A1) use.	WTC4	No further loss of shop (A1) uses	51% of frontages within the Secondary Shopping area are in non-A1 use. (22 out of 43 units)
Length of break in the shopping (A1) frontage arising from the grant of planning permission.	WTC4	No new development to create or add to breaks of 20m or more in the shopping (A1) frontage	No further breaks which add to, or result in, breaks of 20m or more have been created.
Identified provision completed and outstanding	PS1-8 and PS10	Completion of sites in accordance with the timetable in the Development Programme.	Site A (PS8) is currently being developed in line with the development framework timetable for residential and most of the site has been completed as part of the Mitchell Court development (WP/2014/0030). The Planning application WP/2014/0029 (30 care

			<p>facility flats) has been granted and is under construction and nearly completed. This is a variation from the development programme as it results in more flats instead of houses.</p> <p>Site C (PS3) has previously had planning permission refused. An application for residential has been submitted on (WP/14/00175/FUL) and is currently pending consideration. This is behind schedule of the development programme</p> <p>Site E1 (PS1) has had approval of planning application (WP/2013/0605) to redevelop the Tresham facility on the current site. This is a change to the development programme. There has been an updated application (WP/16/00623/CND).</p> <p>Site G has had approval of the following residential development under reference WP/2013/0549 (3 dwelling houses) but works have not yet commenced. WP/14/00589/COU has been granted and completed for the conversion of a warehouse to a gymnasium (D2) within the site. WP/15/0092/FUL has been granted and completed for the erection of a terrace of five 2-storey houses. WP/15/00609/FUL for 17 residential units has been approved subject to the completion of a Section 106 planning agreement.</p> <p>Site K (PS4) received planning permission in Dec 2013 for the internal refurbishment of Oxford House to form 44 self-contained residential apartments which are now complete.</p> <p>The remaining 6 sites (B, D, E2, F, H, I, J) still have yet to be bought forward.</p>
<p>Objective 3 - To promote mixed-use development that will help drive a broadly-based, dynamic local economy and vibrant community that combines retail, leisure, cultural and commercial facilities and attractions</p>			
Indicator	Policy	Target	Progress
The number of applications that do not adhere to the criteria in Policy WTC6	WTC6	Refuse all applications which fail to meet the criteria in Policy WTC6 (shop fronts).	No applications were refused in relation to Policy WT6, 2016-2017.

Identified provision completed and outstanding	WTC7	Completion of the Cultural Quarter, the Ideas Store/Discovery Centre and hotel in accordance with the timetable in the Development Programme	Development is not programmed for the cultural quarter or Market Square. These proposed uses are being considered as part of the Plan for the Borough of Wellingborough
Number of restaurants within the Leisure Quarter	WTC7	Increase the number of restaurants (A3 uses) within the Leisure Quarter.	There are 8 properties in A3 use within the Leisure Quarter; this is a decrease of two units in A3 use since 2015-2016. This is higher than the six units recorded when the TCAAP was adopted in 2009.
Percentage of street level frontage of each Commercial Fringe Area within use classes A and D	WTC8	At least 75% of the overall street level frontage of each individual Commercial Fringe Area to be within use classes "A" and "D"	The total length of commercial fringe frontage is 1212m. The total length of commercial fringe frontage in A & D use is 953.31m. This means that A & D uses account for 78.6% of the commercial fringe area. There has been a slight reduction in the % of A and D use in the commercial fringe from last year. Results however remain above the target level.
Percentage of the overall street level frontage of the Town Centre Mixed Use Areas in each use class outside the proposed development site areas.	WTC9	Within the Mixed Use Areas as a whole, no overall loss in the street level frontage occupied by non-residential uses outside of the proposed development site areas.	The total length of Mixed Use frontage outside of the proposal sites is 4496.92m. The total length of non-residential frontage within this area is 1887.5m which equates to 42%. This is an increase from last year which was 1559.45m equalling 34%.
Amount of vacant upper floorspace above shops and other commercial premises within Market St, Silver St, Sheep St, Cambridge St, High St, Oxford St (to junction with Sharman Rd) and Midland Rd (to junction with Victoria Rd).	WTC10	Reduce the amount of vacant upper floorspace above shops and other commercial premises	Upper floorspace data is not available. Further work required to establish this and base line data.
Amount of additional B1 office floorspace.	WTC11	Provision of 2500 sq m of additional B1 floorspace.	An additional 120m ² of B1 floorspace has been created within the Town Centre, with a further 46m ² committed.

Identified provision completed or outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2 above.
Objective 4 - To conserve and enhance the centre's heritage, respecting historic buildings, links & views			
Indicator	Policy	Target	Progress
The number of applications that adhere to the criteria in Policy WTC12	WTC12	Refuse all applications which do not accord with Policy WTC12, where relevant, regarding the protection and enhancement of the architectural and historic fabric of the town centre.	WP/16/00188/FUL was refused on the basis of Policy WTC12. WP/16/00351/FUL was refused on the basis of Policy WTC12.
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2 above.
Objective 5 - To enhance town centre living with new housing opportunities and improved community and recreational facilities within a stimulating, healthy, clean and safe environment			
Indicator	Policy	Target	Progress
Net additional homes provided.	WTC13	Provide for approximately 850 new homes by 2021.	49 net additional dwellings were provided 2016/17. This is a decrease from the previous year where there was a net increase of 118 dwellings within the town centre.
Percentage and number of open market homes on sites of 15 or more dwellings designed to 'wheelchair accessible' standards.	WTC13	5% of open market homes on sites of 15 or more dwellings to be designed to 'wheelchair accessible' standards.	This policy was replaced by Policy 30 of the JCS in July 2016.
Percentage and number of open market homes on sites of 50 or more dwellings restricted by covenant to a discount of 30% below the equivalent full market value	WTC13	15% of open market homes on sites of 50 or more dwellings to be low cost and restricted by covenant to a discount of 30% below the equivalent full market value.	No sites of 50 or more dwellings were completed within the Town Centre during 2016-17. This policy was replaced by Policy 30 of the JCS in July 2016.

Percentage and number of affordable homes on sites of 15 or more dwellings	WTC13	All sites of 15 or more homes to include 30% affordable housing, with a mix of 25% social rented and 5% intermediate housing.	<p>WP/2014/0030 is a development of 49 affordable apartments for social rent and intermediate purposes. This has been completed. 100% of these were affordable housing products.</p> <p>WP/2014/0029 is a development of 30 older persons apartments. They are all proposed to be social rented.</p> <p>This policy was replaced by Policy 30 of the JCS in July 2016.</p>
Identified provision completed and outstanding	WTC14	Completion of the Cultural Quarter, the Ideas Store and public lavatories in accordance with the timetable in the Development Programme	<p>Development not currently programmed on the Cultural Quarter or Market Square. (see objective 2)</p> <p>These proposed uses will be considered as part of the Plan for the Borough of Wellingborough.</p>
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2
Objective 6 - To encourage the best in architecture, urban design and public spaces with energy and resource efficient development that minimises carbon dioxide emissions			
Indicator	Policy	Target	Progress
Public Realm Strategy adopted	WTC15	Prepare a Public Realm Strategy by the end of 2009	A Public Realm Strategy was adopted by the Council in July 2009
Identified provision completed and outstanding	WTC15	Implement the rolling programme in accordance with the timetable set out in the Public Realm Strategy.	<p>Part of the Public realm work has been progressed as set out in the timetable.</p> <p>Public realm improvements of £9,082,912 are included in the Plan for the Borough of Wellingborough: Infrastructure Delivery Plan Publication draft (September 2017).</p>
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective two
Objective 7 - To develop skills and educational attainment, particularly through improvements to tertiary education			
Indicator	Policy	Target	Progress
Completion of the Tresham Campus	WTC16 PS3	Completion of the Campus in accordance with the timetable set out in the Development	Bedford College have recently purchased Tresham college and have a desire to retain a college facility in the town, the

		Programme for site C.	timeline and exact plans for this are yet to be finalised.
Objective 8 - To strengthen the green open space network and Swanspool Brook in terms of their biodiversity and recreational value, whilst reducing the risk of flooding			
Indicator	Policy	Target	Progress
Amount of Environmentally Important Open Space (EIOS) developed.	WTC17	No loss of Environmentally Important Open Space.	No loss of Environmentally Important Open Space.
Identified provision completed and outstanding	PS10	Completion in accordance with the timetable in the Development Programme.	Development not yet programmed.
Objective 9 - To ensure that the town centre is a convenient, safe and accessible place that is easy to get to and get around			
Indicator	Policy	Target	Progress
Completion of the Northern Interceptor route and closure of Church St to through traffic.	WTC18	Completion of the Northern Interceptor route and closure of Church St to through traffic in accordance with the timetable set out in the Development Programme.	Development not yet programmed. This is being considered as part of the Plan for the Borough of Wellingborough.
Number of improvements completed or outstanding	WTC19	Completion of the improvements to the bus network by 2021	£2 million of Governments Growth Area Funding was used to provide public realm and highway improvements in Sheep Street and Silver Street in 2012. As part of this scheme, bus priority measures were introduced between Tithe Barn Road and Silver Street in Wellingborough. An Extension to this scheme is not yet programmed. Some existing bus services that run through the town centre are now incorporating an additional stop at Rushden Lakes shopping and leisure park which opened in July 2017.
Identified provision completed	WTC19	Completion of the bus interchange in accordance with the timetable set out in the Development Programme for site E1.	Some improvements will be made as part of the Tresham phase 1 scheme. Further development is not yet programmed.
Number of car parks completed and	WTC20	Completion of the car parks on sites C and E1 in accordance	Some car parking on site C (High Street) is proposed to be lost as part of the High

outstanding		with the timetable set out in the Development Programme.	Street/Jacksons lane application which is currently awaiting a decision, the remaining parking and areas are being considered by the council. Development of a car park on site E1 is not yet programmed.
Percentage of completed developments that provide, as a maximum, parking to a standard based on the County Council's accessibility-based tool.	WTC20	Development of sites PS1 to PS10 inclusive to provide, as a maximum, parking to a standard based on the County Council's accessibility-based tool.	The County Council parking standards have recently been altered to broadly lower the required parking needed on each site. 5 out of 31 (16%) committed or completed applications in the town centre met these updated standards. None met the previous standards.
Length of cycle routes completed or outstanding	WTC21	Completion of the proposed cycle network by 2021	Development not yet programmed.
Percentage of developments that provide secure cycle facilities in accordance with operative standards.	WTC21	All developments to provide secure cycle facilities in accordance with operative standards	4 out of 31 (13%) applications committed or completed in the town centre have provision for cycle storage.
Length of pedestrian routes and number of crossings completed or outstanding	WTC22	Completion of the proposed network of new/improved pedestrian routes and crossings by 2021.	Development not yet programmed but reviewed in applications and in conjunction with the Public Realm Strategy.
Identified provision completed	WTC22	Completion of the Pedestrianized Priority Area in accordance with the timetable set out in the Development Programme for sites E1 and E2.	Development not yet programmed (see objective 2, above).
Identified provision completed or outstanding	PS1-PS10	Completion of site in accordance with timetable in the Development Programme.	See objective 2, above.
Objective 10 - To sustain a high quality regime of town centre management and ensure that new development and other partner agencies contribute to delivery proposals, including the provision of infrastructure			
Indicator	Policy	Target	Progress

Percentage of people surveyed who consider the town centre to be safe, friendly, attractive and well maintained	WTC24	Increase in the percentage of people who consider the town centre to be safe, friendly, attractive and well maintained	Available figures relate to the Borough as a whole (see significant effects indicators relating to landscape and built environment objectives below).
Infrastructure completed and developer contributions received.	WTC25	Ensure that infrastructure and/or developer contributions made necessary by the development of any of the Proposal Sites (PS1 to PS10 are provided in accordance with the planning permission and/or legal agreement	See objective 2, above.
Identified provision completed	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.

Significant Effect Indicators

Accessibility objective - To enable all people to have similar and sufficient access to services and facilities.

Significant effects - A major positive effect is anticipated following the implementation of a series of bus priority measures; improvements to pedestrian and cycling facilities; a new public transport interchange; the concentration of new facilities and services within a compact town centre; and the intensification of residential development close to facilities.

Indicator - 2005 modal split for all journeys to the town centre (%)

Town Centre	Car	Bus	Bicycle	Walk
Wellingborough	49	9	1	40
Corby	48	24	2	26
Kettering	54	14	0	31
Rushden	60	7	1	30

Source: North Northamptonshire Town Centres – Roles and Relationships Study (2005)

Commentary - The above baseline figures indicate that, compared to Corby and Kettering, the percentage of people walking to the town centre is higher whilst the percentage of people using the bus for such journeys is lower. The proposals in the Plan that are expected to have a positive impact on modal shift have yet to be implemented. The Roles and Relationship Study has not been updated since 2005.

Housing objective - to provide greater opportunities for people to meet their housing needs.

Significant effects - A major positive effective is expected as a result of the implementation of proposals that provide for over 850 new homes in the town centre, including 30% affordable housing.

Indicators – Total dwellings completed in the town centre and the percentage that are defined as affordable.

Dwellings completed 2016/17	Affordable housing
49	61%

Commentary – 30 out of these 49 completions 2016/17 were part of the Mitchell Court development on Broad Green which was completed with 48 flats of a mixture of affordable tenures. Whilst completions dropped over the last year the percentage of developments that are affordable homes has remained very similar to the 62% of the last financial year.

Community objective - to value and nurture a sense of belonging in a cohesive community whilst respecting diversity.

Significant effects - A major positive effect is anticipated through the provision of new and enhanced community facilities including proposals for a new library/ideas store and a cultural quarter.

Indicators – The percentage of people who, in the last year have used:

	2006	2008	2009
museums/galleries	27	34.1	31.7
libraries	61	60.7	55
theatres/concert halls	52	54.5	47.4

Source: Place Survey

Commentary – The community facilities that are expected to have a significant effect are yet to be constructed. The above figures therefore provide a baseline against which the impact arising from the future delivery of the community facilities can be assessed. The place survey has not been updated since 2009.

Skills objective - to assist people in gaining the skills to fulfil their potential and increase their contribution to society and the economy.

Significant effects - A major positive effect is expected to be achieved through the provision of modern premises for Tresham College.

Indicators - The percentage of the working-age population with no qualifications and qualified to NVQ4 or above.

	Wellingborough %	East Midlands %	Great Britain %
NVQ4 and above	21.8	31.3	38.2
No qualifications	7.7	7.5	8.0

Source: NOMIS Annual Population Survey, January 2016 – December 2016

Commentary – The above figures indicate that the level of qualifications attained by the working-age population is below the regional and national averages. There has been an increase in the percentage of the working age population obtaining NVQ4 or above from 20.9% in 2015 to 21.8% in 2016. There has also been a decrease in the percentage of the working age population with no qualifications from 12.8% in 2015 to 7.7% in 2016 which is a decrease of 40%. Notably, the national figures have also decreased from 8.6% to 8.0% and the East Midlands figures have decreased from 8.0% to 7.5%.

Liveability objective – to create healthy, clean and pleasant environments for people to enjoy living, working and for recreation and to protect and enhance residential amenity.

Significant effects - A major positive effect is anticipated through the provision of residential developments which will increase overall 'liveability'

Indicator - overall general satisfaction with the local area (%)

2006	2008	2009
67	70.7	70.9

Source: Place Survey

Commentary – The above figures relate to the Borough as a whole rather than solely to the town centre. In addition, the residential developments that are expected to have a significant effect have yet to be constructed. The above figures therefore provide a baseline against which the impact arising from the future delivery of the community facilities can be assessed. The place survey has not been updated since 2009.

Landscape objective - to maintain and enhance the quality, character and local distinctiveness of the landscape, including its contribution to the character and setting of settlements.

Built environment objective – to maintain and enhance the quality and distinctiveness of the built environment.

Significant effects – A major positive effect is expected as a result of the implementation of public realm improvements; the creation of new or significantly improved public open spaces; the replacement of unsympathetic buildings; and the construction of attractive buildings.

Indicator - the percentage of people surveyed who consider the town centre to be safe, friendly, attractive and well maintained

% people who feel very safe or fairly safe*

	2008	2009
After dark (%)	35.0	41.4
During the day (%)	76.0	78.3

% people very or fairly satisfied with parks and open spaces*

2008	2009
64.3	71.2

Source: Place Survey * figures relate to the Borough as a whole

Commentary - The above figures relate to the Borough as a whole rather than solely to the town centre. In addition, the improvements that are expected to deliver a major positive effect have yet to be implemented. The place survey has not been updated since 2009

Cultural heritage objective – to protect and enhance sites, features and areas of historical, archaeological, geological and cultural value and their settings.

Significant effects - A major positive effect is anticipated through the redevelopment of the Market Square; the conservation and enhancement of buildings of heritage value; and public realm improvements.

Indicator - % of listed buildings at risk.

There are no listed buildings within the town centre on the national at risk register

Commentary - In May 2010 Wellingborough was successful in a Heritage Lottery Fund bid for the town centre. As part of this process, a local 'buildings at risk' register has being compiled. This identified 22 buildings at local risk within the Conservation Area.

Indicator - people who believe the setting of All Hallows Church and the Market Square has been enhanced.

Commentary – Preparation and implementation of a scheme for the enhancement of the Market Square has yet to take place.

Climate change objective – to reduce the emission of greenhouse gases and protect people from the effects of climate change.

Air quality objective – to reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere.

Significant effects - Intensified development is expected to increase traffic levels, resulting in a major negative effect on climate change. The creation of a large multi-storey car park on Site E1 may also counterbalance the proposed improvements with additional car movements to the north of the site. Increased traffic levels are also likely to increase pollution and have a major negative effect on air quality.

Indicator - levels of particulate matter (PM₁₀)

Commentary - PM₁₀ monitoring results for 2005 showed that monitored sites were well within annual mean air quality objective of 40µg/m³ and were below the maximum permitted number of 35 exceedences of the 24 hour mean objective. Subsequent Updating and Screening Assessment reports concluded that the air quality objective is likely to be met and monitoring of particulate matter has therefore been discontinued.

Indicator – levels of nitrogen dioxide

Annual mean concentration of nitrogen dioxide (µg/m³)

Location	2008	2009	2010	2011	2013	2014
Sheep St	30.50	33	28.10	31.00	35.00	33.7
Alma St	24.8	23.82	27.13	24.70	24.40	24.8
Market St	21.50	23.83	22.08	23.40	23.90	22.7
Swanspool House	16.10	18.36	19.18	17.00	17.20	18.2

Source: 2015 Updating and Screening Assessment for Borough Council of Wellingborough (In fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management January 2016)

Commentary - The monitoring results indicate that all sites were within the annual mean air quality objective. There does not appear to be any general trend in the results presented. The

	2014 figures are the latest published findings.
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Soil and land objective – to ensure the efficient use of land and maintain the resource of productive soil.			
Significant effects - optimising brownfield site development opportunities and high density development is expected to have a major positive impact on the efficient use of land.			
Indicators – The percentage of new dwellings completed at: less than 30 dwellings per hectare; between 30 and 50 dwellings per hectare and above 50 dwellings per hectare.			
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	Above 50 dwellings per hectare
%	0	12.5%	87.5%
Indicator – the percentage of development on brownfield land			
Commentary – 49 out of 49 net completions within the town centre were on brownfield land 2016-2017.			

Energy use objective – to minimise energy consumption, increase energy efficiency and maintain the stock of non renewable energy sources.			
Significant effects - Implementation of the Town Centre Area Action Plan is likely to have a major positive effect on energy use through the provision of opportunities to enable development of more energy efficient buildings/layouts.			
Indicator - % of commercial developments meeting at least BREEAM ‘very good’ standard and the % of residential units delivered to the standards included in Policy 14 of the Core Spatial Strategy.			
Commentary - This indicator was not monitored during 2017/18.			

Waste objective – to reduce the consumption of finite materials and increase reuse and recycling.			
Significant effects - The increased quantum of development is expected to generate additional waste, resulting in a major negative effect.			
Indicators - % household waste recycled and the % of construction and demolition waste going to landfill			
Commentary – Information specific to the town centre and the % of construction and demolition waste going to landfill is unavailable. During the year 15/16, 40.0% of household waste generated in the Borough was recycled.			

Employment objective – to maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs.

Significant effects - Implementation of the proposals is expected to have a major positive effect through the creation of employment opportunities, skilled and unskilled.

Indicator - % of the working-age population that is in employment

	2001		2005		April 2016 – March 2017			
	Count	%	Count	%	Count	%	East Midlands (%)	Great Britain (%)
Economically Active	36,857	70.8	37,400	83.7	38,100	79.1	78.1	78.0
All unemployed	1,676	4.7	1,500	3.9	2,000	5.4	4.2	4.7

Source: NOMIS Annual Population Survey, April 2016 – March 2017

Commentary - The above figures relate to the Borough as a whole as data specific to the town centre is not available. As noted elsewhere, none of the allocated sites in the Plan have been developed to date and it is therefore premature to assess the impact of the implementation of the Plan on the creation of employment. In addition, please note the figures provided do cross over into the next financial monitoring year.

Wealth creation objective – to retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors.

Significant effects - opportunities for a variety of new businesses are expected to have a major positive effect.

Indicators - the total number of VAT registered businesses in the area at the end of the year and the percentage change in the number of VAT registered businesses.

	Enterprise Births	Enterprise Deaths	Active Enterprises
2005	330	300	2,890
2007	395	285	3,005
2009	295	370	3,080
2015	425	290	3,370

Source: These figures are no longer collected by BERR. 2015 figures from Business Demography (2015)

Commentary – The above figures relate to the Borough as a whole as data specific to the town centre is not available. The figures indicate that the total number of active enterprises has risen since 2009, with Enterprise births increasing and Enterprise deaths decreasing. As noted elsewhere, none of the allocated sites in the Plan have been developed to date and it is therefore premature to assess the impact of the implementation of the Plan on the creation of new businesses.

Town Centres objective – to protect and enhance the vitality and viability of town centres and market towns.

Significant effects - It is anticipated that the implementation of the Town Centre Area Action Plan will have a major positive effect on the vitality and viability of the centre through the inclusion of significant retail and other development complemented by residential and leisure facilities and comprehensive accessibility improvements.

Indicator – Experian retail ranking

	2001	2008
Wellingborough	351	282

Commentary - The above data indicates an improvement in the Experian retail ranking of Wellingborough. The Management Horizons Europe Index, however, indicates a decline in position from 350th in 2003/4 to 399th in 2008. This data has not been brought since 2008. The data below instead shows rankings from the Venuescore’s UK Shopping Venue Rankings, which ranks Wellingborough as a major district centre.

	Rank (2005)	Rank (2010)	Rank (2014/15)
Wellingborough	394	432	394
Harper Dennis Hobbs’ Vitality report			Rank (2016/17)
			629 out of 1000

Indicator - % of vacant units within the town centre

2009	2010	2012	2013	2014	2015	2016/17
14	11	8	9.5	9.2	17.1	15.9

Commentary – The TCAAP Use Class Monitoring layer in ArcGIS indicates out of 232 A1 retail units in the town centre, 37 are vacant equating to 15.9%. Notably, there has been an increase in the number of A1 units from 222 to 232 and vacancies have reduced from 38 to 37.

CONCLUSION

The Town Centre Area Action Plan was adopted in 2009 and this identified an implementation plan in which development should have been 50% complete. The allocated sites in the Plan have yet to come forward for development due to significant changes in the market and, consequently, monitoring of the implementation and impact of the Plan continues to remain limited.

The provision of Growth Area Funding towards town centre improvements, including the redevelopment of the High Street car park area; redevelopment of Tresham College; Heritage Lottery Funding; and other initiatives being pursued by the Council and its partners, will, however, help to regenerate the town centre and stimulate development over the coming years.

This monitoring report for the town centre provides an opportunity to gather information which will act as a baseline against which to monitor future changes. This data will inform the council’s new local plan the ‘Plan for the Borough of Wellingborough’ which will replace the TCAAP when adopted.