



Update on the planning application for

Glenvale Park's next phase



The proposals at a glance



Up to 1,000 high-quality homes to continue the delivery of much-needed sustainable housing on the edge of Wellingborough, underpinned by the key values of sustainability and community.



Affordable housing and a wide range of sizes and tenures to meet everyone's needs, from first time buyers to families needing more space.



Over half of Phase 2 will be new public open space. This will include parkland, play areas, allotments and recreation space.



The protection of existing woodland and planting of a new wildflower meadow, trees and species-rich grassland.



Integration with existing facilities in Phase 1, giving residents access to Glenvale Park's community hub and primary school alongside the delivery of new sports pitches and a pavilion.



New employment space which will support the delivery of an anticipated 2,000 new jobs.

We are getting in touch to let you know that following the pre-application consultation last year, the master developer and applicant, Glenvale Park LLP, has now submitted an outline application for Phase 2 to North Northamptonshire Council for their consideration. The plans for Phase 2 seek to deliver up to 1,000 high-quality new homes across a range of sizes and tenures,

alongside new employment opportunities, green space, sports pitches and pavilion for the benefit of new and existing residents.

Glenvale Park LLP continues to work proactively with the council and other statutory partners throughout the planning process to ensure that the final proposals respond to feedback received.

Progress to date

- Approx. 600 new homes constructed/occupied
- Approx. 100 new affordable homes being delivered in excess of the consented requirement
- New 2 form entry primary school opening in September 2024.
- New nursery school now open
- A new local centre under construction
- 4 new youth football pitches and a new cricket field ready for use
- Circa 30 acres of open space

Next steps

An application has now been submitted to North Northamptonshire Council for their consideration.

You are able to view the planning application documents on the Council's website using the reference NW/24/00138/OUT. It is hoped that a decision on the application will be made by Summer 2024.

We remain committed to engaging with the local community as the application progresses and continue to welcome any thoughts you have on our proposals.

Delivering social value at Glenvale Park

We are committed to ensuring that Glenvale Park delivers social value to the local community.



- **£2.03** of social value generated for the local community for every £1 spent during construction
- **£1.4bn** economic impact forecasted for the development
- **£1.1bn** asset value of community amenities once delivered and fully occupied
- **£32.7m** spent to help fund local schools, highways, sport and healthcare
- **Over 200 acres** of parkland
- **10,000** trees planted and saved across the development
- **3,000** new homes including **675** affordable homes
- **25,000 sqm.** business park
- **2** new primary schools.
- **Up to 2,000** new jobs anticipated in the business park
- **898** jobs created through construction



Responding to feedback

Connectivity



Connections between Phase 2 and the existing facilities at Phase 1 will be delivered for the benefit of pedestrians, cyclists and vehicles. New cycle routes will link to Hardwick Road and the existing bridge under the A509 to join existing routes into Wellingborough town centre. A new walking route will also connect with Phase 1, alongside further new footpaths at the northern part of Phase 2 which will link with existing rights of way and provide access to the new open space and countryside.

A proposed new bus service serving Glenvale Park Phase 1 is currently under review with the NNC Public Transport Team and Stagecoach. New roads will link to Glenvale Park's existing road network to facilitate a future extension to this bus service to serve Phase 2. It is also planned to extend the e-scooter scheme to Phase 2 to further encourage sustainable travel.

A new signalised junction to access Phase 2 will be delivered on the A509 Niort Way. A series of highway improvements have been proposed in conjunction with the NNC Highways Team to mitigate the impact of the development and enhance the existing road network.

Community facilities



In response to feedback received from the community and during the planning process, we have worked to ensure that Phase 2 is supported by sufficient community facilities. The new primary school at Phase 1 is due to open in September 2024 and Phase 2 will also be served by the new shops and nursery at Glenvale Park.

In response to comments received about secondary school provision, we have reviewed local education capacity and will work proactively with the Council to look at contributions to support future education provision.

Brand new sports pitches and a pavilion will be delivered at the community parkland proposed at Phase 2, for the benefit of new and existing residents. The extensive new areas of green space will also include children's play areas and community areas such as allotments.

Sustainability and biodiversity



We have worked to continue the sustainability and biodiversity delivered at Phase 1 within the new planning application. The existing Blackberry Fox Covert woodland will be retained and extended to form a new green corridor that also includes a tributary of the Harrowden Brook, which will be enhanced to create new wetland habitats.

New trees and hedgerows will be planted to create wildlife habitats and provide screening, alongside the wildflower meadows and species-rich grassland which will be delivered at the new open space to further support nature and wildlife. The new community orchard and allotments planned at Phase 2 will help to further support sustainable living and promote local food production. The existing ridge and furrow next to Wellingborough Grange Farm will be protected to help safeguard this historic wildlife habitat.

Public consultation

In February 2023 we reached out to the community to update them about the proposals for Phase 2 and to hear their thoughts and feedback.

As part of the consultation, we:

- Issued a newsletter to more than 1,000 local residents which explained more about the plans and invited people to have their say.
- Met with a range of local councillors, stakeholders and community groups.
- Held a public drop-in event on 28th February 2023 at Redwell Leisure Centre for people to find out more and speak to the project team.
- Had more than 400 people visit the dedicated project website.

Illustrative masterplan, Phase 2

- KEY:
1. Niort Way
 2. Wellingborough Grange Farm
 3. Blackberry Fox Covert
 4. Cycle Route
 5. Potential Location of Play Area
 6. Proposed Location for Sports Pitches
 7. Proposed Location for Community Orchards / Allotments
 8. Indicative Attenuation Basin
 9. Employment Area
 10. Proposed Green Link Corridor
 11. Harrowden Brook Corridor



If you have any questions, please feel free to get in touch via the following methods:

Visit our website at www.glenvalepark-phase2.co.uk

Email us at info@glenvalepark-phase2.co.uk

Phone us on **0800 148 8911**

Write to our freepost address:

FREEPOST MEETING PLACE CONSULTATION

Get in touch