

8.1 Submission requirements

8.1.1

This Development Framework provides the basis for design development of Wellingborough East to be taken forward. It further details how policies set out in the Borough of Wellingborough Local Plan are to be implemented (see p 7).

8.1.2

The initial outline application covering the majority of the WEAST site will need to be referred to the First Secretary of State under provisions of the Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000.

8.1.3

The main outline planning application to follow will need to be accompanied by a three-dimensional Masterplan setting out in written and illustrative terms the proposals for the whole area in overall terms, with more detailed indicative detailing relating key areas. Developers will be expected to convey the third dimension of design proposals via sections, perspectives and other illustrative techniques.

Masterplan content

8.1.4

It is expected that the Masterplan would clarify:

- The vision of the development and design principles (in written and 3D graphical terms);
- An explanation of the developments relationship with its context – in terms of existing urban form, surrounding countryside and neighbouring settlements;

- The movement framework – showing both access proposals and the proposed network of streets – explaining pedestrian, cyclist, public transport and car/HGV movement and specifying off-site works that are necessary.
- The broad quantum and distribution of uses and how these are to be mixed.
- The urban structure – showing the arrangement of streets and blocks, and indicating development densities, scale, form and massing in three-dimensional terms;
- Details of neighbourhood centre(s) – the design concept in terms of their location, size, mix of uses and density. The introduction of community facilities, their location and phasing – including shops, community centres, primary health care, schools, nurseries and waste management. This would include the identification of any necessary reserve area(s) and an indication of when they might be required, with triggers linked to monitoring;
- Details of the landscape structure and open space network – including play space, amenity provision, advance planting and appropriate species.
- Drainage and flood protection strategy agreed by the Council with the Environment Agency – including the SUDS network.
- Implementation strategy – including phasing programme of development and infrastructure, community involvement strategy and timescales for provision of community facilities (including schools)

8.1.5

It is expected that plans and supporting text are enriched by concept diagrams and sketches.

8.1.6

A more detailed checklist is provided in the best-practice document "Urban Design Guidance", available from the Urban Design Group (2002).

8.1.7

Planning applications for smaller sites within the development area will be expected to be accompanied by sufficient information to show that the proposals are in accordance with the Local Plan Policies and all relevant Supplementary Planning Guidance. Planning obligation negotiations will be based upon the scale of the development proposed. However reasonable contributions to the facilities and infrastructure required for WEAST as a whole will be expected.

Topics for inclusion in planning obligations

8.1.8

The following is a list of topics for inclusion in the Section 106 planning obligations agreement that will be sought by the Council:

- Site remediation / flood alleviation
- Necessary off-site highway improvements / traffic management (to be identified in TA)
- Necessary transport infrastructure - river / rail crossings, roads, cycleways, pedestrian routes (on and off site and linked to existing network)
- Public transport contributions (possible provision of new service in short term) (to be identified in TA)
- Education provision (in accordance with the Development Framework)
- Primary Health Care
- Open space provision (in accordance with Development Framework)
- Environmental protection and enhancement
- Strategic landscaping - including linear park
- Ise Valley Park
- Design guidance
- Protection and management of archaeological and other historic sites and features
- Reservation to accommodate discounted housing allowance in Local Plan
- Level / timing of affordable housing
- Sustainability and energy strategy - recycling etc.
- Community and leisure facilities, including sports pitches (with facilities for police provision)
- Local shopping facilities / services - development of District / Local Centres
- Transportation funding
- Contributions to improvements to station (as interchange facility)
- Phasing
- Management / maintenance (including establishment of Development Trust or similar body)
- Development of key employment sectors - subsidised managed office space
- Training
- Public art
- Community development
- Public service delivery
- Burial grounds
- Community safety inc CCTV
- Multi-faith religious facilities
- Town centre contributions
- Traveller unit provision - if existing site is rendered inoperable due to development