

Appendix A

Resume of planning policies at National, Regional and County level

National planning policies and guidance

At the national level, planning policy is set out in Planning Policy Guidance Notes (PPG's), most particularly:

- PPG1 advocates sustainable development that is concentrated where there is good public transport accessibility, is mixed-use and has good urban design.
- PPG3 on Housing advises that the most sustainable way to meet housing need is to accommodate housing on previously developed land in urban areas. It also stresses the need for high densities and reduced parking standards to make the most efficient use of land and prevent sprawl.
- PPG6 on Town Centres and Retail Development advocates the "sequential approach" to determining locations for retail, employment, leisure and other key town centre uses - with first preference to town centre sites, followed by edge of centre locations.
- PPG12 advocates that Development Briefs are adopted as "supplementary planning guidance".
- PPG13 on Transport promotes more sustainable travel patterns by encouraging public transport and sets out how transport infrastructure should be fully integrated with urban form and land use arrangements.
- PPG17 on Open Space, Sport and Recreation sets out how local networks of high quality and well-managed/maintained open spaces, sports and recreational facilities can help support an urban renaissance.
- PPG25 Development and Flood Risk sets out how in planning development measures should be taken to reduce the risk of flooding and associated damage.

A range of additional guidance backs this up with more detailed advice, notably:

- "By Design: Urban design in the planning system" (DETR and CABE, 2000), a companion guide to PPG1.
- "By Design: Better places to live" (DETR and CABE, 2001), a companion guide to PPG3 which advises on best practice in housing design.
- "Places, Streets and Movement" (DETR, 1998), a companion guide to Design Bulletin 32 which details how highway design should be integrated into designs for residential and mixed use areas.

Two other documents are extremely relevant:

- the "Urban Design Compendium" (English Partnerships and the Housing Corporation, 2000), which provides detailed best practice advice on urban design.
- "Urban Design Guidance" (Urban Design Group, 2002), which details how Development Briefs should be prepared.

Regional planning guidance

"Regional Planning Guidance Note 8 for the East Midlands" (RPG8 - published by the Government Office for the East Midlands in April 2003 and subject to an Examination in Public in November 2003) establishes the need for the East Midlands to accommodate significant levels of future growth.

The RPG Alteration for Growth Areas, published in July 2003, also confirms WEAST's regional significance and is set for public examination in February 2004.

The "Sustainable Communities Plan" issued by the ODPM in February 2003 looks to provide for major development in four new growth areas in the 'Greater South-East.' One of these is Milton Keynes-South Midlands - within which Corby / Kettering / Wellingborough is identified as a key growth node. The intention of the Sustainable Communities Plan is to bring together the best of design and planning to ensure that the built environment in new and expanded communities is of a high standard and the surrounding countryside is protected and enhanced. Wellingborough East is referred to as a good practice case study of partnership working in action.

County Council Policies and Guidance

The 2001 Northamptonshire County Structure Plan (Policy SDA1) identifies land east of Wellingborough as a Strategic Development Area (SDA). It emphasises the importance of high quality design and sustainable development and the need to plan layout and form to reduce the dependency on the private car.

Transport

The main transportation policy document for the area is the 2001 Northamptonshire Local Transport Plan, which reaffirms the County's commitment to promoting sustainable travel patterns. The other key County transport documents are:

- 'Northamptonshire Bus Strategy' (2003);
- 'Supplementary Planning Guidance: Parking'; and
- 'Design Guide for Residential Roads' (2000).

Landscape

The County Council has also prepared the following relevant documents, which should be used in the preparation of landscape / open strategies for WEAST developments:

- 'Landscape Character Assessment' (currently in draft form);
- 'Biodiversity Action Plan'; and
- 'Draft Playing Fields Strategy' (2002).

Crime prevention

The draft SPG document 'Planning Out Crime in Northamptonshire' (March, 2003) is also an important reference point.

Guidance issued by other relevant bodies

Northamptonshire Partnership

'Northamptonshire Partnership Sub Regional Economic Strategy' (Northamptonshire Partnership, May 2000) identifies the following themes and objectives which should be used to shape proposals:

- Theme 1 – Learning and skills. Objective: Develop workforce skills and enhance the employment potential of the people of Northamptonshire to meet employer and individual needs
- Theme 2 – Enterprise and innovation. Objective: Stimulate the creation, development and growth of competitive business to further strengthen Northamptonshire's economy
- Theme 3 – ICT Revolution. Objective: Use the global Information and Communications Technology Revolution to create the capability for everyone in the County – individuals and businesses – to use information and knowledge to maximum benefit
- Theme 4 – Climate and investment. Objective: To promote Northamptonshire as a prime business investment location to secure additional employment opportunities
- Theme 5 – Sustainable communities. Objective: Maximise the participation of communities and disadvantaged groups in the local economy to provide for a more equitable society

Association of Chief Police Officers

Good practice 'Secured by Design Guidelines' have been prepared by the Association of Chief Police Officers and are available at www.securedbydesign.com.

Appendix B

EcoHomes rating prediction checklist

This pre-assessment prediction checklist allows a quick evaluation of the likely rating to be achieved under a formal EcoHomes assessment (see www.bre.co.uk/ecohomes for further details). The point scoring system conveys the weighting attached to each environmental design feature.

Issue	Points available	Unit specific Points	Location specific Points
Energy		Points predicted	
A	Credits are awarded to achieve CO2 emissions as follows:		
	• EITHER: Less than or equal to 60 kg/m2/yr	2	
	• OR: Less than or equal to 50 kg/m2/yr	OR 4	
	• OR: Less than or equal to 45 kg/m2/yr	OR 6	
	• OR: Less than or equal to 40 kg/m2/yr	OR 8	
	• OR: Less than or equal to 35 kg/m2/yr	OR 10	
	• OR: Less than or equal to 30 kg/m2/yr	OR 12	
	• OR: Less than or equal to 25 kg/m2/y	OR 14	
	• OR: Less than or equal to 20 kg/m2/yr	OR 16	
	• OR: Less than or equal to 10 kg/m2/yr	OR 18	
	• OR: Less than or equal to 0 kg/m2/yr	OR 20	Max 20
B	Improving the performance of the building envelope compared with the relevant building regulations:		
	If the development is built according to part L of the 1995 Building Regulations:		
	• EITHER: 10% improvement	2	
	• OR: 15% improvement	OR 4	
	• OR: 20% improvement	OR 6	
	• OR: 25% improvement	OR 8	
	• OR: 30% improvement	OR 10	
	or		
	If the development is built according to Part L of the 2002 Building Regulations:		
	• EITHER: 3% improvement	2	
	• OR: 6% improvement	OR 4	
	• OR: 9% improvement	OR 6	
	• OR: 12% improvement	OR 8	
	• OR: 315 improvement	OR 10	Max 10
C	Provision of secure drying space	2	Max 2
D	Provision of eco labelled white goods with the following energy ratings:		
	• EITHER: All fridges, freezers, fridge-freezers with an A rating	2	
	• PLUS: All washing machines, and dishwashers if supplied, with an A rating and washer dryers and dryers with a rating of C or higher	+2	
	• OR: No white goods provided but info. on Eco labels	2	Max 4
E	Provision of external lighting systems which are low energy:		
	• EITHER: All feature external lighting and out-building lighting to accommodate CFLs or fluorescent strips only	2	
	• PLUS: Security / safety lighting to accommodate CFLs or fluorescent strips only and all intruder lighting to have maximum wattage of 150 watts, and be fitted with appropriate controls	+2	Max 4
Total number of energy points achieved			Max 40

Issue	Points available	Unit specific Points	Location specific Points
Pollution			
J	Ensuring that no ozone depleting substances are used in the construction of the building, specifically:		
	• Roof (inc. loft hatch)	4	
	• Wall (inc. doors)	+4	
	• Floor (inc. foundations)	+4	
	• Hot water cylinder	+4	Max 16
K	The specification of boilers with low Nox emitting burners:		
	• EITHER: Less than or equal to 150 Nox mg/kWh	4	
	• OR: Less than or equal to 100 Nox mg/kWh	OR 8	
	• OR: Less than or equal to 70 Nox mg/kWh	OR 12	Max 12
Total number of energy points achieved		Max 28	

Issue	Points available	Unit specific Points	Location specific Points
Transport			
F	Developing a site with good access to public transport:		
	• EITHER: 80% of the development within 500m of a well served public transport node	4	
	• OR: 80% of the development within 1000m of a well served public transport node	OR 2	Max 4
G	Provision of cycle storage	2	Max 2
H	Proximity to local amenities:		
	• Within 500m of a food shop and post box;	2	
	• PLUS: Within 1000m of 5 of the following: post office, bank, chemist, school, medical centre, leisure centre, community centre, public house, children's play area	+2	
	• PLUS: Safe pedestrian routes to local amenities	2	Max 6
I	• Provision of space, and services, for a home office	2	2
Total number of energy points achieved		Max 14	

Issue	Points available	Unit specific Points	Location specific Points
Materials		Points predicted	
L	Sustainably managed timber for basic building elements OR re-used timber OR timber products made from pre or post consumer waste streams: <ul style="list-style-type: none"> • EITHER: FSC certification; • OR: UKWAS, PEFC or equivalent scheme; • OR: Information of precise origin and confirmation that they are cut under government licence 	6 OR 4 OR 2	Max 6
M	Sustainably managed timber for finishing elements: OR re-used timber OR timber products made from pre or post consumer waste streams: <ul style="list-style-type: none"> • EITHER: FSC certification; • OR: UKWAS, PEFC or equivalent scheme; • OR: Information of precise origin and confirmation that they are cut under government licence 	3 OR 2 OR 1	Max 3
N	Storage of recyclable waste: <ul style="list-style-type: none"> • EITHER: Provision of internal and external storage • OR: Provision of internal storage only • OR: Provision of external storage only 	6 OR 2 OR 2	Max 6
O	The following elements obtaining A rating from the Green Guide for Housing: <ul style="list-style-type: none"> • Roof • PLUS: External walls • PLUS: internal walls • PLUS: floors • PLUS: Windows • PLUS: Hard landscaping • PLUS: Fencing 	3 +3 +3 +3 +2 +1 +1	Max 16
Total number of energy points achieved		Max 31	

Issue	Points available	Unit specific Points	Location specific Points
Water		Points predicted	
P	Water consumption per bed space as follows: <ul style="list-style-type: none"> • EITHER: Less than 50m³ per bed space per year • OR: Less than 45m³ per bed space per year • OR: Less than 40m³ per bed space per year • OR: Less than 35m³ per bed space per year • OR: Less than 30m³ per bed space per year 	4 OR 8 OR 12 OR 16 OR 20	Max 20
Total number of energy points achieved		Max 20	

Issue	Points available	Unit specific Points	Location specific Points
Land use and Ecology		Points predicted	
Q	Ecological value of land: • Buildings on a site which is of low ecological value • PLUS: Enhancing the ecological value of the site through consultation with an accredited expert • PLUS: Ensuring the protection of any existing ecological features on the site	3 +3 +3	Max 9
R	Change of ecological value of the site: • EITHER: A significant decrease in ecological value • OR: A minor decrease in ecological value • OR: No change in ecological value • OR: A minor increase in ecological value • OR: A significant increase in ecological value		
S	Making effective use of the building footprint: • EITHER: 60% achieving over 2 stories • OR: 80% achieving over 2 stories	3 OR 6	Max 6
Total number of energy points achieved		Max 27	

Issue	Points available	Unit specific Points	Location specific Points
Health and well being		Points predicted	
T	Provision of adequate daylighting, according to BS 8206:pt2 in: • the kitchen • other habitable rooms	4 +4	Max 8
U	Designed for improved sound proofing above the requirements of the Building Regulations: • EITHER: Party walls designed above Building Regs. requirements • OR: Party walls designed above Building Regs. requirements • OR: Party walls designed significantly above Building Regs. requirements • PLUS: Party walls designed well above Building Regs. Requirements or where there are no party floors • OR: Where unit is a detached house	4 OR 8 OR 12 +4 OR16	Max 16
V	Provision of private or semi private outdoor space	4	Max 4
Total number of energy points achieved		Max 28	

Total points	Max 188
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