

5 Development process

5.1 Applying high standards of sustainable development

5.1.1

The Borough Council of Wellingborough will work to ensure the highest possible standards of sustainable development. This is something the Borough Council places great importance on, as outlined in the report "Building Better Places: How to contribute to sustainable development" (WBC, April 2003). This document has been formally adopted as Supplementary Planning Guidance, and as such developers are required to have paid regard to the advice it offers prior to any planning submission.

5.1.2

To ensure that Land East of Eastfield Road is developed as an exemplar of sustainable development, the Borough Council strongly urges developers to achieve the following Building Research Establishment Environmental Assessment Method (known as BREEAM) standards to the level of "very good" or "excellent" in the following categories:

Building type	Rating scheme	Standard
Residential	EcoHomes (2002)	Very good +
Offices	BREEAM for Offices (2002)	Very good +
Industrial	BREEAM 5/93	Very good +

5.1.3

To ensure these standards are met, this will involve developers undertaking an assessment and ensuring validation by certificate. For residential development the BREEAM terminology is "EcoHomes." The BRE EcoHomes Rating Prediction Checklist is provided in Appendix B, which sets out the range of issues to be addressed and can be used to give an approximate indication of a standard.

5.1.4

The BREEAM scheme has the flexibility to accommodate a variety of constraints. Optimising the intrinsic sustainability attributes of Land East of Eastfield Road in accordance with the planning principles contained in this Development Brief provide a good starting point for achieving EcoHomes points. Developers are strongly urged to demonstrate how building specifications are to be employed that ensure the minimum "very good" sustainability standards are achieved.

5.1.5

Initially developers should contact the Building Research Establishment (BRE):

BREEAM Centre
BRE
Garston
WATFORD
WD2 7JR

t 01923 664462
e ecohomes@bre.co.uk
w www.bre.co.uk/ecohomes

5.1.6

The required certificates are most easily and cost effectively achieved for any building if advice is sought at the earliest design stage from a registered assessor.

5.1.7

Where buildings contain a mix of uses, which is encouraged throughout the development, the BREEAM schemes can be shaped to assess these.

5.1.8

A BREEAM Certificate will be requested at the design stage, to accompany the detailed planning application.

5.1.9

Should outline planning permission be sought in advance, submissions should include a schedule defining the sustainable features that will be employed to achieve the ratings, including targets and specifications where appropriate. This should be prepared with the assessor.

5.2 Comprehensive development

5.2.1

Development of land east of Eastfield Road is of strategic significance to the Borough Council as part of the wider Wellingborough East plans. A piecemeal approach to development would therefore be unacceptable as it would be unlikely to result in a satisfactory form of development with all of the required sustainability features relating to transport, landscape and sustainable drainage, for instance.

5.2.2

It is essential that the site should be developed in a comprehensive fashion, with an approach to urban design and phased implementation that fully captures the development potential.

5.2.3

The Council will therefore take a proactive role in helping to facilitate partnerships between different landholding interests and where necessary as a last resort is prepared to use its CPO powers to move the project forward.

5.3 Phasing

5.3.1

The main factors influencing the phasing of development are anticipated to be:

- **Land consolidation** – as described in 5.2, a satisfactory means of consolidating landholdings will need to be reached.
- **Land preparation** – investigations will need to be carried out to identify the extent of potential land contamination and an appropriate remediation strategy implemented.
- **Relocation of certain existing businesses and allotment holders** – certain landowners within the site have confirmed their intention to relocate some of the existing businesses to facilitate redevelopment proposals. In addition, the Council will be working with existing allotment holders to help manage the process of relocation into the new allotment area where necessary.
- **Access and site servicing** – It is considered highly desirable that the main circulation network is in place as early as possible, with junctions onto Eastfield Road and the Finedon Road/Rixon Road roundabout providing the main points of ingress/egress. The Council will also wish to see construction traffic access onto Finedon Road to the north-east from the outset in order to minimise disruption to existing residents.
- **SUDS** – The SUDS network will need to be devised and implemented in a comprehensive way.
- **Structural planting** – This should be phased so that public open spaces including the nature conservation areas are open and accessible in conjunction with the development programme.
- **Children's play area** – a LEAP should be provided at the same time as the development of those parts of the site in which it is located.
- **Affordable housing** – affordable housing provision shall be phased proportionately with adjacent market housing in accordance with the requirements of the forthcoming 'Affordable Housing Supplementary Planning Guidance' document. The developer will need to submit a plan to be approved by the Borough Council which subdivides the phase into a series of plots or tranches, indicates the order in which the plots are to be brought forward for development and details the number of affordable dwellings to be built in each tranche of that particular phase.

- **Strategic rail freight designation** – Given the current status of the railway sidings it is considered unlikely that this part of the site will come forward for development in the short term.

5.4 Design and development process

Planning application requirements

5.4.1

Outline and detailed planning applications must accord with

- each of the relevant policies contained in 'The Borough of Wellingborough Local Plan (including Local Plan Alteration), adopted March 2004 and relevant Supplementary Planning Guidance.
- with the overall strategic intention and development principles contained in the 'Wellingborough East Development Framework' document; and
- the detailed requirements of the Land East of Eastfield Road Development Brief, adopted as a Supplementary Planning Document.

5.4.2

Advice on information required in support of an Outline Planning Application is provided in the Wellingborough East Development Framework SPG. Detailed applications for planning permission will need to be accompanied by:

a) Drawings

5.4.3

In making an application for planning permission, it is vital to present a clear and accurate picture of what exists and what is proposed. Drawings must be to scale, with sufficient detail to show the proposals in context. This should include:

- A location plan
 - preferably to 1:1250 (no smaller than 1:2500)
 - Outline the application property
 - Show in relation to surrounding area
 - Vehicular access
- Details of existing site layout
 - typically 1:200
 - the whole property, including all buildings, open space and parking
 - tree surveys
- Details of proposed layout
 - typically 1:200

- the siting of all new buildings and landscape in context
- Floor plans
 - scale 1:50 or 1:100
 - including the relationship to adjacent buildings
- Elevations
 - scale 1:50 or 1:100
 - show every elevation
 - include details of materials and external appearance
 - show elevations in the context of adjacent buildings, where appropriate

5.4.4

Photographs, perspectives and models will be strongly encouraged to help communicate the proposals in three dimensions.

b) Design statement

5.4.5

As set out in PPS1, applicants should provide a written statement setting out

- the design principles and design concept adopted in relation to the site and its wider context;
- in outline how these are reflected in the development's layout, density, scale, visual appearance and landscape;
- the purpose of the proposed development and how the site relates to its wider area – providing a full site and area appraisal where necessary
- an explanation of how the development will meet the local authority's urban design objectives

Include an executive summary where this would be useful for public consultation

c) Additional information

5.4.6

Planning applications will need to be accompanied by:

- **A Masterplan**, setting out the three dimensional vision and development strategy;
- **An Environmental Statement**, incorporating an Environmental Impact Assessment (to be determined in accordance with the Town & Country Planning (Environmental Impact Assessment for England & Wales) Regulations 1999). This would include, for example, a noise assessment;

- **A Transport Assessment**, which will need to include a Travel Plan that demonstrates what measures are to be specified to shift from car-borne journeys to more sustainable modes;
- **A detailed Strategy for the Sustainable Urban Drainage Systems (SUDs)** proposed. A good practice code for SUDs is available from the Construction Industry Research and Information Association at www.ciria.org/suds;
- **A Landscape and Visual Impact Assessment**. For guidance, refer to Guidelines for Landscape and Visual Impact Assessment (published by the Landscape Institute and the Institute of Environmental Management and Assessment, 2002).

The extent to which the above will be required will be determined by the scale of the proposed development envisaged. Early pre-application discussions with the planning authority will provide further clarity.

5.4.7

In addition, the Borough Council will strongly encourage applications to be accompanied by

- A provisional Secured by Design Certificate
- A completed BREEAM Certificate

5.5 Management

5.5.1

The Council will work with landowners and allotment holders to establish a clear management strategy for the allotments, the sites preserved for their nature conservation value and other public open space. Financial arrangements will be agreed as part of Section 106 negotiations.

5.5.2

The Council require that applications are accompanied by a Landscape Management Plan.

5.6 Further studies

5.6.1

The Borough Council is currently funding ground condition investigations to help take regeneration of the area forward. The results of findings will be shared with landowners and help in devising an appropriate remediation strategy will be offered.

5.6.2

The Borough Council is also currently in the process of preparing 'Guidance on the Use of Planning Obligations' which will be adopted as Supplementary Planning

Guidance and be used to inform site development proposal, and a 'Wellingborough East Employment Brief.

5.7 Outline of planning obligations

5.7.1

As outlined in the document published by the Borough Council 'Guidance on the Use of Planning Obligations' (Consultation Draft, 6th June 2003), in order for planning permission to be granted developments of this scale and importance will require developer contributions to be made under the provisions of Section 106 of the Town and Country Planning Act 1990 (or where they relate to necessary highway works, under Section 278 of the Highways Act 1980). These obligations will usually be linked to the Outline Planning Application and guidance is provided within the WEAST Development Framework SPG on the overall topics for inclusion.

Discussions will need to be held with Wellingborough Council to determine what planning obligations will be sought both for the Eastfield Road area and its immediate environment, as well as towards facilities located with the greater WEAST areas to the East.

5.7.2

Developers will be required to enter into a legal agreement with the Local Planning Authority. It is anticipated that such an agreement would cover the following matters:

- 1 **Off-site transport improvements**, including contributions towards enhancement of the railway station
- 2 **Housing**, namely the provision of affordable housing and contributions towards training and construction skills
- 3 **Education**, relating to school transport, the new primary school and nursery
- 4 **Leisure**, including contributions towards the proposed nearby Ise Valley Park and visitor centre
- 5 **Community facilities**.
- 6 **Archaeology**.
- 7 **Employment** and skills development.
- 8 **Flooding** mitigation measures as necessary.
- 9 **Natural Environment** conservation
- 10 **Energy conservation and resource efficiency**.
- 11 **Management and maintenance**
- 12 **Public art**

13 Waste management

14 General matters, namely upholding the following principles:

- for phasing of development to take place in accordance with the Wellingborough East Development Framework SPG, this Development Brief and where applicable the Wellingborough East Employment Brief.
- Agreement that the Development Brief and Employment Brief are to be subject to review after five years
- All financial contributions are to be index linked from the date of signing of the Agreement
- Developers are to meet the reasonable legal costs of the Borough and County Councils
- Developers are to monitor occupations and notify the Borough and County Councils at agreed trigger points in relation to development phasing and provision of community facilities

Appendix A

Resume of planning policies at National, Regional and County level

National guidance

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

- PPS 1 Creating Sustainable Communities sets out the Government's vision for planning and the key policies and principles that should underpin that system. The key policy aims include the need for local authorities to integrate the aims of sustainable development through economic development, social inclusion, environmental protection and prudent use of resources.
- 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. Draft PPS 3 has recently been issued for consultation and is set to replace PPG3 once finalised.
- PPS 9 Biodiversity and Geological Conservation seeks to promote sustainable development, conserve, enhance, and restore the diversity of England's wildlife and ecology, contribute to urban renaissance and contribute to rural life. Broadly planning policies should take a strategic approach to conservation and enhancement of biodiversity and geology and should seek to maintain, enhance, or add to the biodiversity of geological conservation interest.
- PPS 12 Local Development Framework provides guidance on how local authorities should prepare new Local Development Frameworks – which will comprise a series of Development Plan Documents (DPDs). DPDs include a core strategy of spatial and strategic objectives, site-specific allocations identifying suitable, available and accessible locations, area action plans identifying areas of significant change or conservation. The Proposals Map is to highlight areas of protection, and identify sites for development.
- 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.

- PPG 24 Planning and Noise notes that noise can have a significant effect on the environment and on the quality of life enjoyed by individuals and communities. As such it seeks to achieve separation of noise-generating activities from the most sensitive receptors, particularly residential areas.
- 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 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

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):

<i>Issue</i>	<i>Points available</i>	<i>Unit specific Points</i>	<i>Location specific Points</i>
Energy		<i>Points predicted</i>	
A	Credits are awarded to achieve CO2 emissions as follows: <ul style="list-style-type: none"> • EITHER: Less than or equal to 60 kg/m2/yr • OR: Less than or equal to 50 kg/m2/yr • OR: Less than or equal to 45 kg/m2/yr • OR: Less than or equal to 40 kg/m2/yr • OR: Less than or equal to 35 kg/m2/yr • OR: Less than or equal to 30 kg/m2/yr • OR: Less than or equal to 25 kg/m2/y • OR: Less than or equal to 20 kg/m2/yr • OR: Less than or equal to 10 kg/m2/yr • OR: Less than or equal to 0 kg/m2/yr 	2 OR 4 OR 6 OR 8 OR 10 OR 12 OR 14 OR 16 OR 18 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: <ul style="list-style-type: none"> • EITHER: 10% improvement • OR: 15% improvement • OR: 20% improvement • OR: 25% improvement • OR: 30% improvement or If the development is built according to Part L of the 2002 Building Regulations: <ul style="list-style-type: none"> • EITHER: 3% improvement • OR: 6% improvement • OR: 9% improvement • OR: 12% improvement • OR: 315 improvement 	2 OR 4 OR 6 OR 8 OR 10 2 OR 4 OR 6 OR 8 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: <ul style="list-style-type: none"> • EITHER: All fridges, freezers, fridge-freezers with an A rating • PLUS: All washing machines, and dishwashers if supplied, with an A rating and washer dryers and dryers with a rating of C or higher • OR: No white goods provided but info. on Eco labels 	2 +2 2	Max 4
E	Provision of external lighting systems which are low energy: <ul style="list-style-type: none"> • EITHER: All feature external lighting and out-building lighting to accommodate CFLs or fluorescent strips only • 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 +2	Max 4
<i>Total number of energy points achieved</i>			Max 40

<i>Issue</i>	<i>Points available</i>	<i>Unit specific Points</i>	<i>Location specific Points</i>
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
<i>Total number of energy points achieved</i>			Max 28

<i>Issue</i>	<i>Points available</i>	<i>Unit specific Points</i>	<i>Location specific Points</i>
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
<i>Total number of energy points achieved</i>			Max 14

<i>Issue</i>	<i>Points available</i>	<i>Unit specific Points</i>	<i>Location specific Points</i>
Materials			<i>Points predicted</i>
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
<i>Total number of energy points achieved</i>			Max 31

<i>Issue</i>	<i>Points available</i>	<i>Unit specific Points</i>	<i>Location specific Points</i>
Water			<i>Points predicted</i>
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
<i>Total number of energy points achieved</i>			Max 20

<i>Issue</i>	<i>Points</i>	<i>Unit specific</i>
<i>Location specific</i>		
<i>available Points</i>	<i>Points</i>	
Land use and Ecology		<i>Points predicted</i>
Q	Ecological value of land: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • EITHER: 60% achieving over 2 stories • OR: 80% achieving over 2 stories 	3 OR 6 Max 6

<i>Issue</i>	<i>Points</i>	<i>Unit specific</i>
<i>Location specific</i>		
<i>available Points</i>	<i>Points</i>	
Health and well being		<i>Points predicted</i>
T	Provision of adequate daylighting, according to BS 8206:pt2 in: <ul style="list-style-type: none"> • the kitchen • other habitable rooms 	4 +4 Max 8
U	Designed for improved sound proofing above the requirements of the Building Regulations: <ul style="list-style-type: none"> • 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 points	Max 188
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