

1. Welcome

THANK YOU FOR VISITING THIS PUBLIC EXHIBITION

Thank you for taking the time to visit our public exhibition and view our proposals for a new community on land to the south of Grange Park, Northampton. The development will comprise up to 900 new dwellings, including market and affordable homes, 15.53ha of open space and a traditional local centre that includes a primary school, a town park, a community centre and provision for local retail.

Representatives from the Manor Oak Homes project team are here to listen to your views and answer your questions. We value local knowledge and welcome your input. The comments received will be carefully considered so please help us shape the proposal by leaving your feedback on the comment sheets.

Alternatively you can e-mail comments to info@arplanning.co.uk. Comments should be made by 17th March 2023.

BACKGROUND AND CONTEXT

Manor Oak Homes is proposing the delivery of a new sustainable community of 900 homes plus shops, a school, and extensive open space that will contribute towards meeting the housing needs of Northampton.

This consultation has been organised to provide local residents with an update on the progress of the proposals and an understanding of how the new development will secure a new walkable and well-integrated extension to Northampton. It also explains the legacy which the landowners, Courteenhall Estates, wish to leave upon its delivery, one of a quality development that its future residents are proud to call home.

We expect to submit an outline planning application in April 2023. Between now and then we are keen to receive your comments on the draft proposals.

ABOUT THE SITE

The site is located to the south and east of Grange Park, a modern and self-contained community in its own right, which represents the southernmost extent of the Northampton urban area. It wraps around the existing Foxfield Country Park with the existing road network defining its eastern and southern boundaries.

The site is made up of three distinct parcels which combined extend to approximately 43.6ha. The majority of the site comprises gently undulating cultivated farmland interspersed by tree breaks and areas of rough grassland.

In policy terms the eastern boundaries of the site are contiguous with the Northampton Related Development Area (NRDA) which represents the principal focus for growth in the West Northamptonshire area. The site is not subject of any restrictive environmental designations and is free of any physical development constraints.

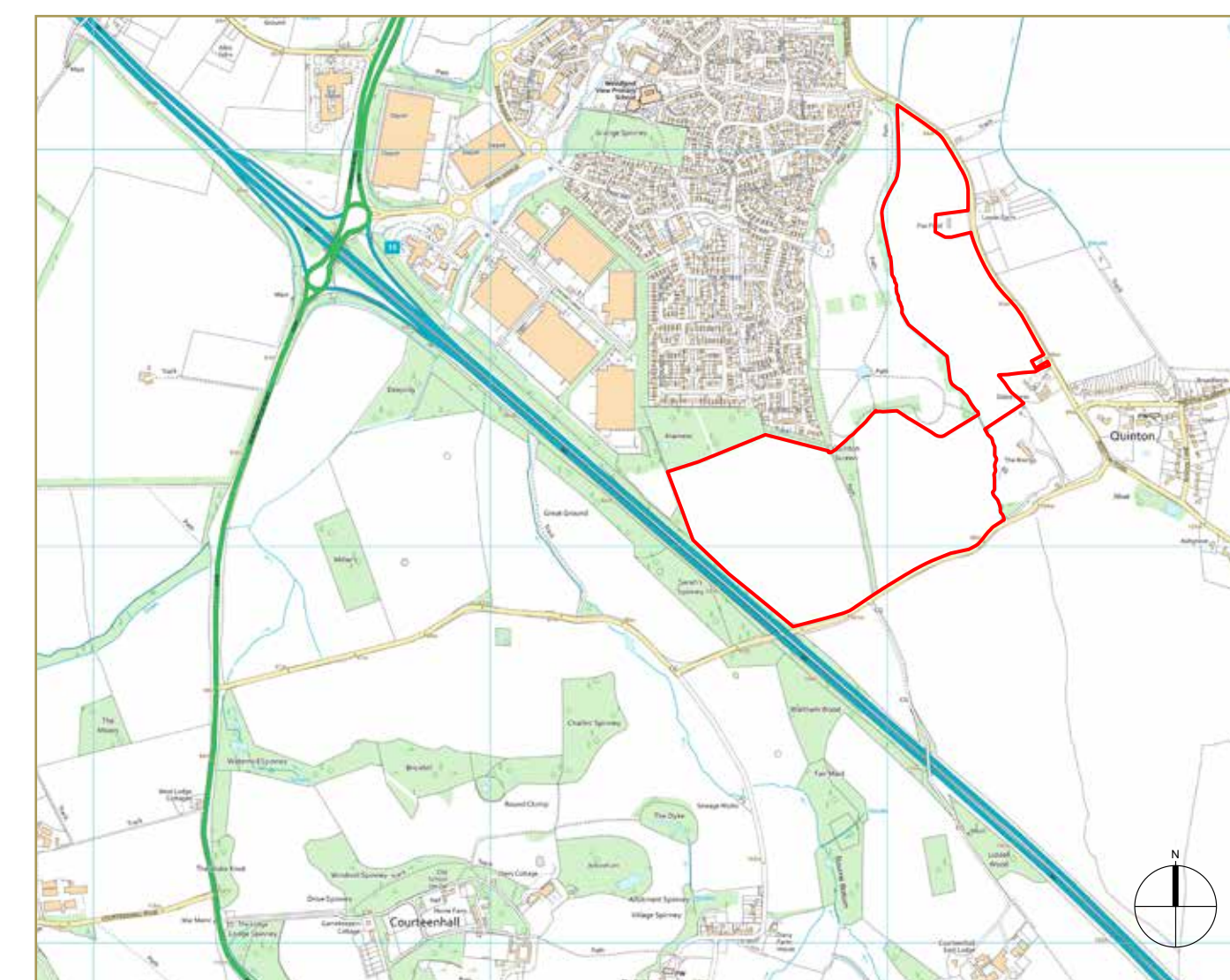
THE TEAM

Members of the team are on hand to answer any questions you may have about our proposals. The team in full comprises:

- Planning: Armstrong Rigg Planning
- Masterplanning / Urban Design / Architecture: rg+p
- Landscape: Aspect Landscape
- Transport, Highways, and Drainage: MAC Consulting
- Ecology: Nicholsons
- Trees: Origin
- Archaeology: MOLA
- Heritage: Asset Heritage
- Noise: Professional Consult
- Air Quality: Redmore Environmental
- Environmental Impact: Barton Willmore, now Stantec



AERIAL PHOTOGRAPH OF THE SITE IN CONTEXT (NTS)



SITE LOCATION PLAN (NTS)

All of the exhibition boards are available to view online via the Manor Oak Homes website - please use the QR code below:



2. Planning Background

PLANNING BACKGROUND

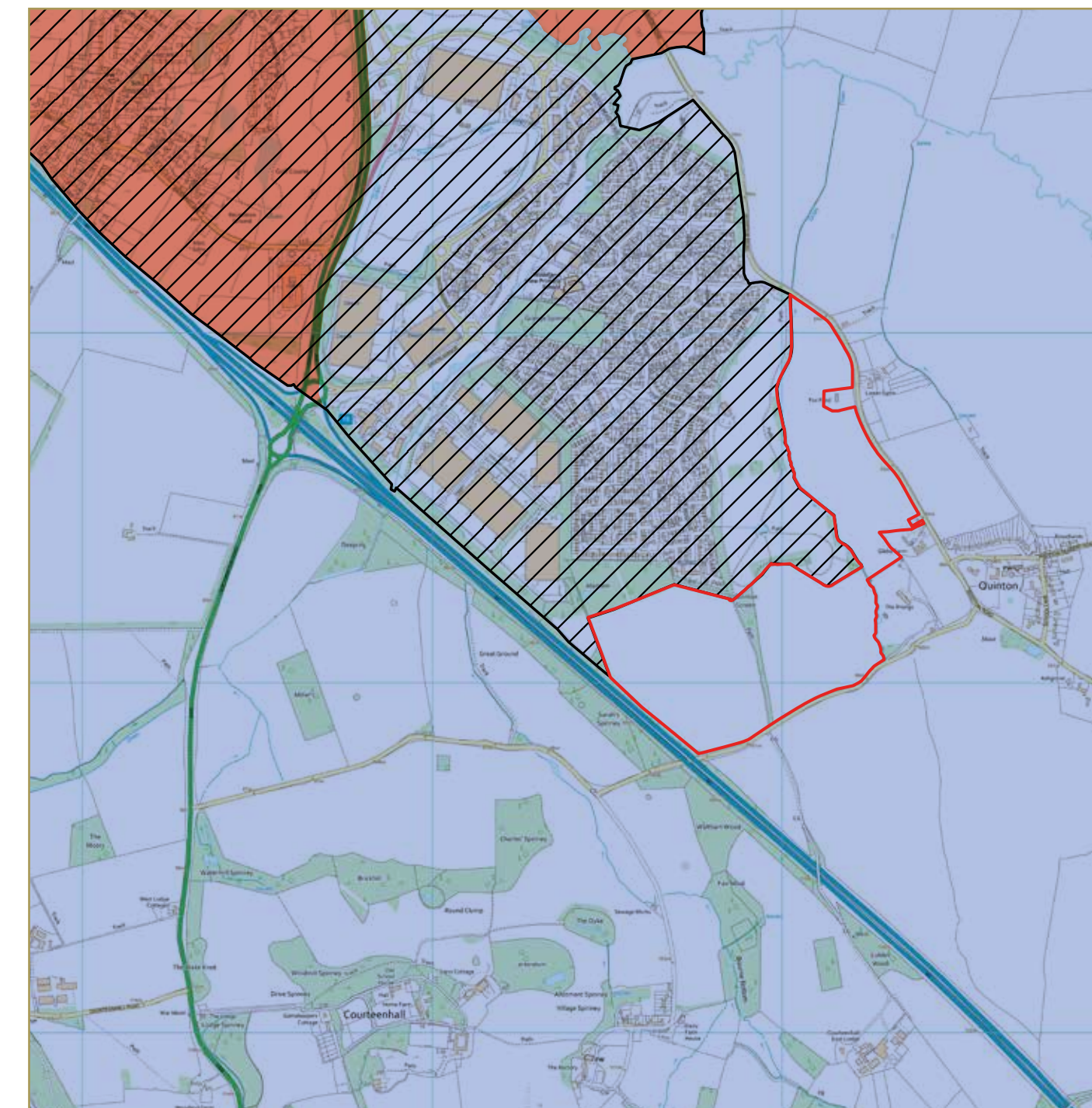
The proposals displayed at this exhibition seek to help meet the substantial need for housing in Northampton. Currently it is only possible to identify 3.8 years' worth of supply whereas there is a necessity to find sites to provide for the needs of the next 5 years.

The proposals should also seek to overcome the reasons for refusal of the previous appeal in respect of a 330 dwelling scheme on the south-western parcel of the site in 2020, which raised concerns around the access offered to future residents to key shops and services.

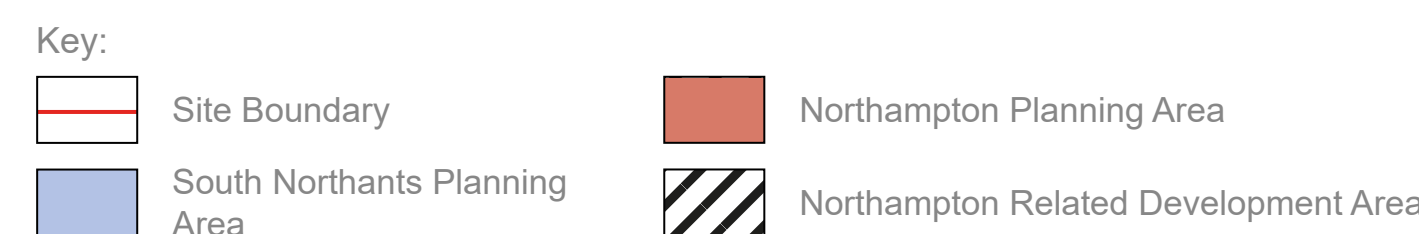
The Northampton Related Development Area (NRDA) will accommodate most of the housing growth required within West Northamptonshire. The NRDA partially falls within the South Northamptonshire planning area, including Grange Park itself, with large areas of the NRDA then bordering onto the former district. A map showing the relationship of the NRDA with the site is shown opposite on Plan 1.

In light of the focus of growth on Northampton the proposal is supported by Policy S4 of the adopted Joint Core Strategy (shown adjacent in full) which confirms that additional development to meet the needs of the town will be supported if it meets the vision, objectives and policies of the plan.

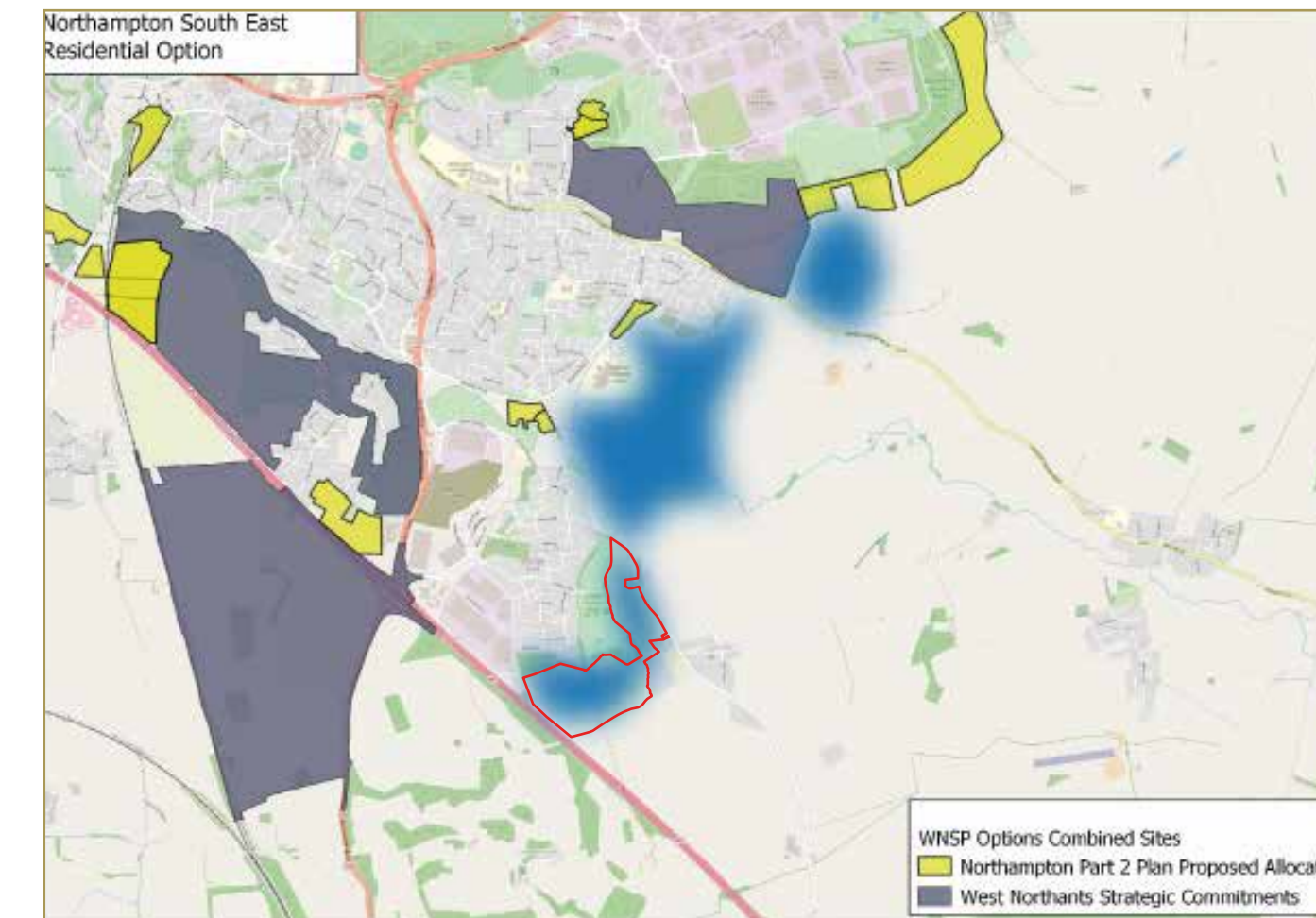
The site has also been identified as part of one of five strategic growth options at Northampton in the emerging West Northamptonshire Strategic Plan which will replace the Joint Core Strategy in time. The emerging plan identifies it as a site which is unconstrained, well-linked to the wider urban area, and can be delivered swiftly. An extract of the Strategic Plan showing the wider area identified for development is shown opposite on Plan 2.



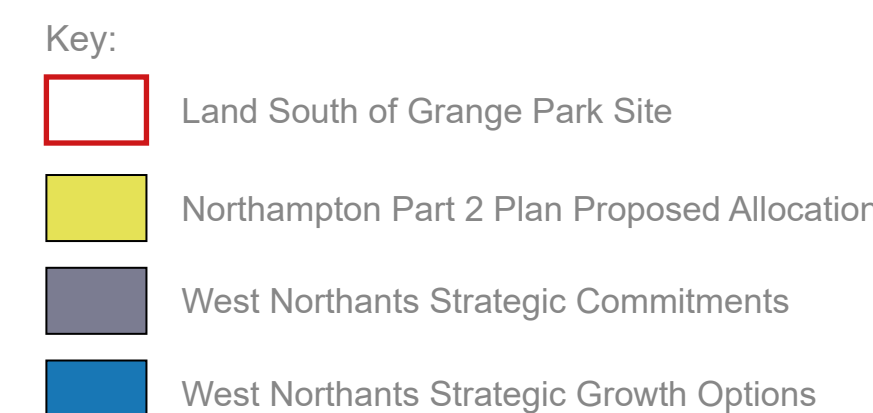
PLAN 1. SPATIAL PLANNING POLICY MAP (NTS)



We have been holding regular and positive discussions with both development management and planning policy officers at West Northamptonshire since the dismissal of the previous appeal. The focus has principally been on identifying ways in which a revised scheme can be prepared which comprises a 'walkable' community, an approach which would overcome the inspector's concerns. A 900-unit scheme achieves this through its ability to provide the services needed for day-to-day living on site. This view is supported by the identification of the site as an option for growth in the draft Strategy Plan.



PLAN 2. WNSP SOC EXTRACT: SPATIAL OPTION 1E - NORTHAMPTON SOUTH-EAST - RESIDENTIAL (NTS)



POLICY S4 - NORTHAMPTON RELATED DEVELOPMENT AREA

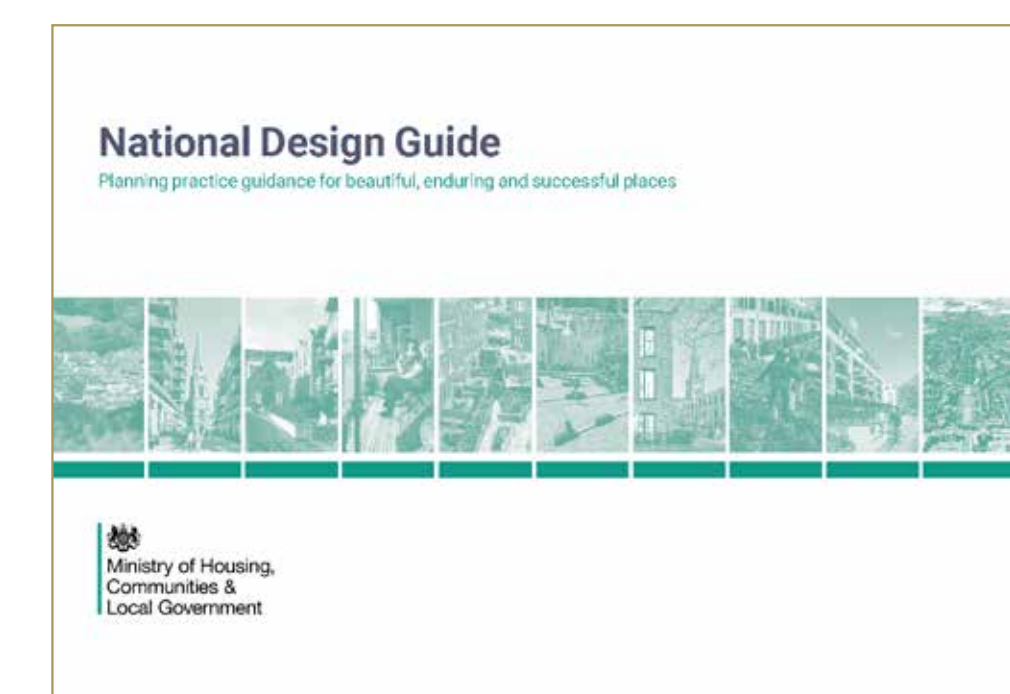
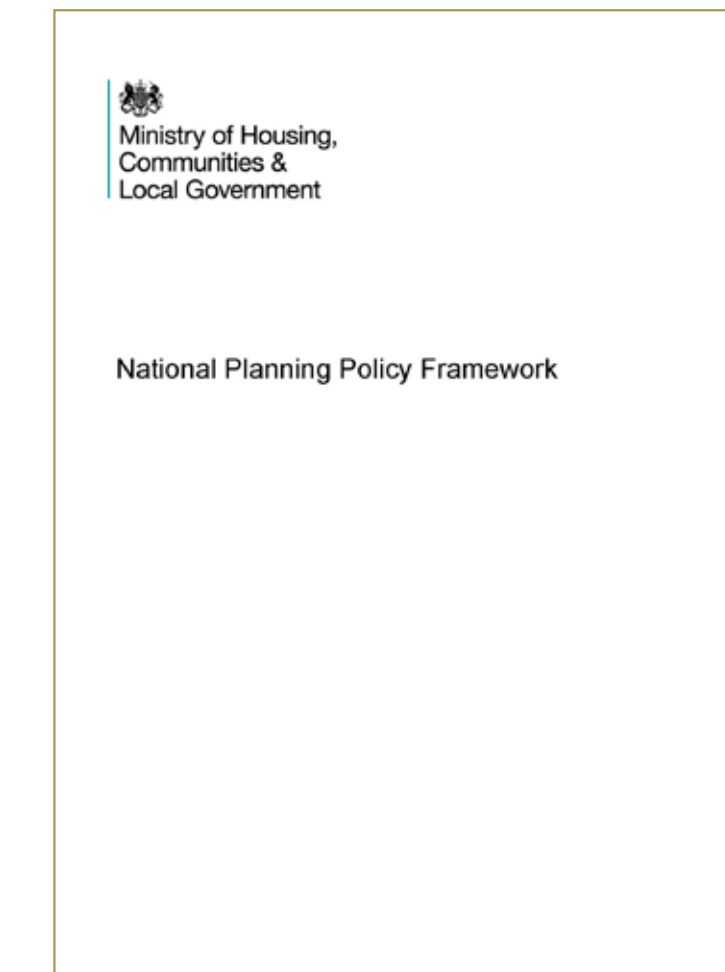
PROVISION WILL BE MADE FOR ABOUT 28,470 NET ADDITIONAL DWELLINGS WITHIN THE NORTHAMPTON RELATED DEVELOPMENT AREA IN THE PERIOD 2011 TO 2029

NORTHAMPTON'S NEEDS, BOTH HOUSING AND EMPLOYMENT, WILL BE MET PRIMARILY WITHIN NORTHAMPTON'S EXISTING URBAN AREA AND AT THE SUSTAINABLE URBAN EXTENSIONS WITHIN THE NORTHAMPTON RELATED DEVELOPMENT AREA BOUNDARY. ADDITIONAL DEVELOPMENT TO MEET NORTHAMPTON'S NEEDS WILL BE SUPPORTED ONLY IF IT MEETS THE VISION, OBJECTIVES AND POLICIES OF THIS PLAN.

THE NORTHAMPTON RELATED DEVELOPMENT AREA BOUNDARY WILL BE REVIEWED AS PART OF ANY REVIEW OF THE HOUSING REQUIREMENT FOR WEST NORTHAMPTONSHIRE OR ANY OF ITS CONSTITUENT ADMINISTRATIVE AREAS.

THE NORTHAMPTON RELATED DEVELOPMENT AREA BOUNDARY IS SHOWN ON THE POLICIES MAP (FIGURE 5).

WNJCS EXTRACT: PLANNING POLICY S4



***** GUIDANCE (NTS)

3. Opportunities and Constraints

INTRODUCTION

Manor Oak Homes have commissioned their consultant team to undertake extensive site investigation works across a range of disciplines.

The conclusion of these studies is that there are very few physical constraints to development related to the site itself. Most constraints are off site or associated with the proximity of the western edge of the site to the M1.

Other key issues to address include the relationship with existing dwellings on the eastern side of the site and accommodating access and drainage, all of which can be successfully dealt with.

OPPORTUNITIES AND CONSTRAINTS

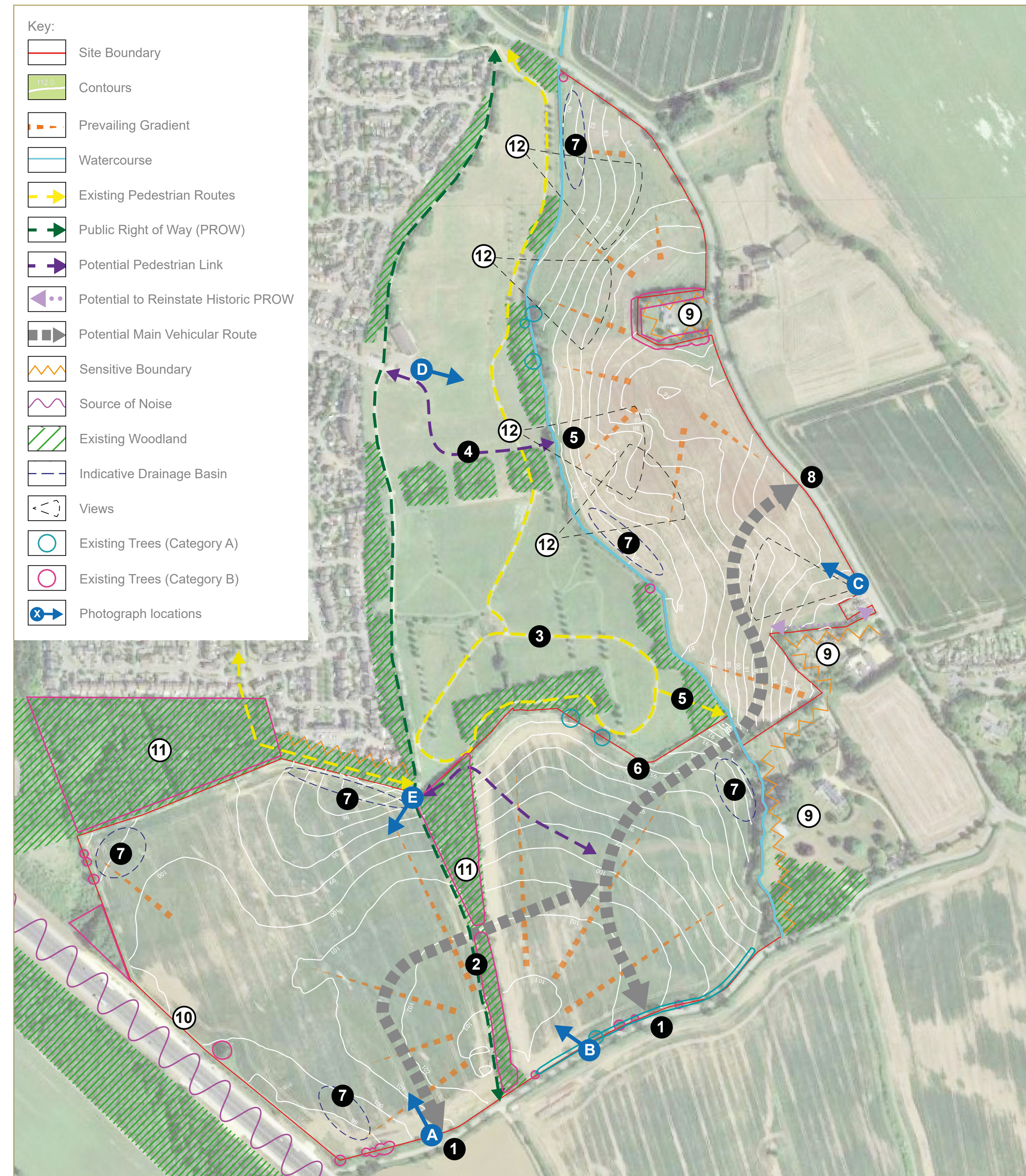
The site's principal opportunities and constraints are set out below and identified on the adjacent plan.

Opportunities:

- 1 2 access points from Quinton Road.
- 2 Retain and enhance public right of way within the site.
- 3 Existing footpaths within Foxfield Country Park.
- 4 Potential route across Foxfield Country Park
- 5 Potential to create new connections to Foxfield Country Park
- 6 Potential to create new focal point for the community in the centre of the site - to include school, park and local centre
- 7 Take advantage of natural topography for the location of attenuation basins that will be required as part of a sustainable urban drainage system.
- 8 Single point of access off Wootton Road

Constraints:

- 9 Sensitive edges to existing properties on the eastern side of the site
- 10 Offset development from the M1 boundary as part of a strategy to deal with noise and air quality.
- 11 Offset development from woodland and good quality trees in order to minimise effects on ecology and arboriculture.
- 12 Consider views towards the site from within Foxfield Country Park



SITE ANALYSIS (NTS)



Viewpoint A: Looking north west from Quinton Road (south) towards Alamein Wood



Viewpoint B: Looking north west from Quinton Road (south) towards Quinton Screen



Viewpoint C: Looking north west from Wootton Road towards Grange Park across agricultural land and Foxfield Country Park



Viewpoint D: Looking East across Foxfield Country Park towards the site



Viewpoint E: Looking south west from the corner of Foxfield Country Park over the site towards the M1

4. Illustrative Masterplan

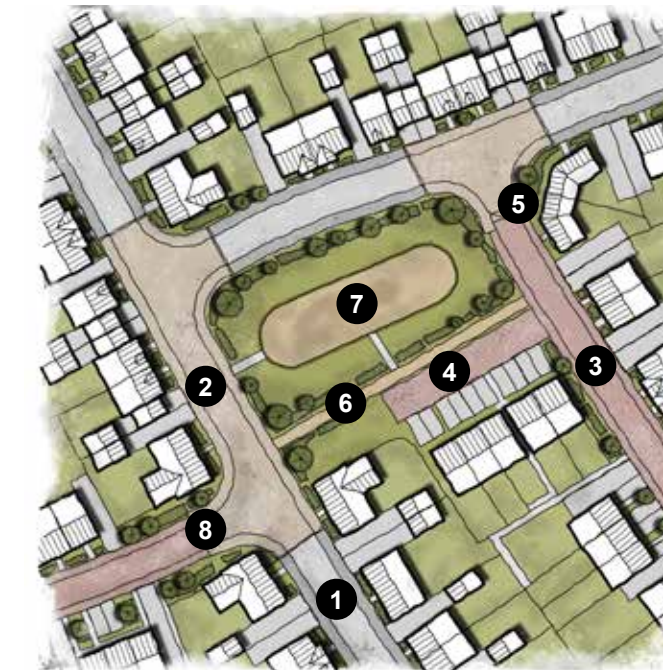


ILLUSTRATIVE MASTERPLAN (NTS)



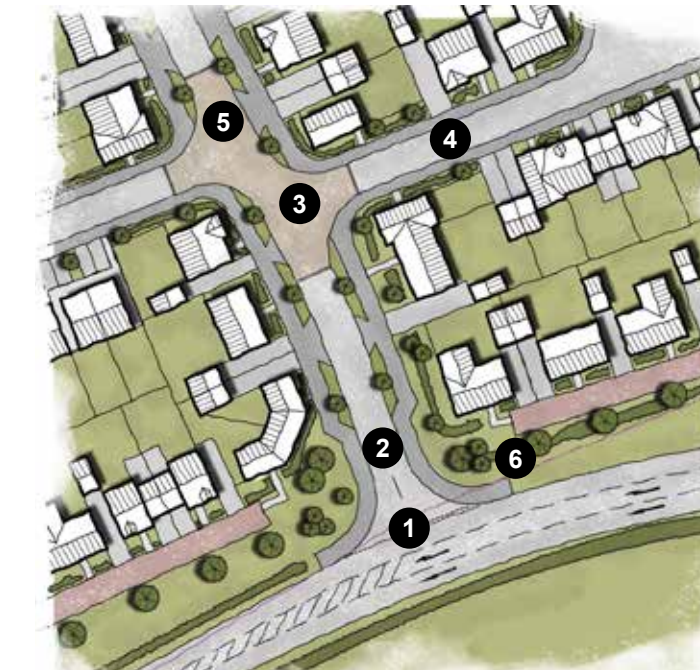
FEATURE SPACE: A

- 1 Secondary street
- 2 Change in surface along secondary street
- 3 'Lanes' street
- 4 Private drive
- 5 Children's play area defined and overlooked by dwellings
- 6 Hedgerow and tree planting around play area
- 7 Group of dwellings arranged to terminate vista
- 8 Terraced dwellings with parking to front



FEATURE SPACE: B

- 1 Secondary street
- 2 Variation in surface along secondary street at key junctions
- 3 'Lanes' street
- 4 Private drive
- 5 Transition to shared surface 'lanes'
- 6 Pedestrian/cycle link
- 7 Children's play area defined and overlooked by dwellings
- 8 Character dwellings form feature entrance at junction



FEATURE SPACE: C

- 1 New junction at site entrance off Quinton Road
- 2 Primary Street with verge and cycleways
- 3 Change in surface along primary street
- 4 Secondary street
- 5 Verges with street trees
- 6 New hedgerow along site frontage



FEATURE SPACE: D

- 1 Primary Street with verge and cycleways
- 2 Surface change at junction
- 3 'Lanes' street
- 4 Landscaped verges along primary street
- 5 Garden allotments
- 6 Parking to allotments
- 7 Pair of dwellings arranged to address both streets on the corner



RURAL EDGE CHARACTER EXAMPLE



LANES CHARACTER EXAMPLE



PRIMARY STREET CHARACTER EXAMPLE 1



PRIMARY STREET CHARACTER EXAMPLE 2

5. Leaving a Legacy

BACKGROUND

A key aspect of the proposals which help set them apart from a standard development scheme is the strong desire of the landowner, Courteenhall Estate, to leave a lasting legacy in the shape of a community that its future residents can be proud of.

A strong focus of the Estate's management is on both the environmental and social sustainability of the local community – both at the existing Courteenhall village and then throughout any new development on its land.

Recent examples of this approach relate to the strong focus on renewable energy across the Estate and the creation of large swathes of ornamental and nature-rich parkland.

Some of the legacy elements of the proposed development will be present in the form, mix, and design of the scheme. Others will relate to the future management of its environment in all senses of the word – the day-to-day experience it provides to those both living within and adjacent to the new community, the way it helps reduce carbon emissions, and the way in which it allows biodiversity to flourish.

Through working with the Estate we have been able to identify a list of ways in which a lasting legacy can be secured as part of this development. These include:

SUSTAINABLE DESIGN AND BUILD

The Estate has a history of delivering sustainable projects, whether by way of upgrade of its buildings or inclusion of renewable energy projects. Through a combination of wind, solar and renewable heat schemes, there is already enough energy generated on land and properties within the Estate's ownership to power a scheme of this scale. However, this development will include a focus on the generation of renewable energy, both at a community and household level.



COMMUNITY CENTRE / VILLAGE HALL

DESIGN QUALITY

The Estate prides itself on the high standard of design present and seeks to carry this approach through to the new community.

Building upon the traditional approach adopted by the Estate we will be taking inspiration from the Prince's Trust approach to legacy and seeking to ensure that the design and layout of the proposal helps convey a sense of heritage and community. This approach will be specifically present in the design of the new village centre. A high standard of design elsewhere can then be assured by agreed design codes.

NATURE CONSERVATION

As an extension of the Estate's existing countryside stewardship work the proposal will offer enhanced habitat opportunities on the site along with Biodiversity Net Gain in excess of 10%. There is an opportunity for enhancements which will fit in with the ongoing work on the wider estate.



MIXED-USE DEVELOPMENT COMPRISING RETAIL/RESIDENTIAL/COMMERCIAL USES

PUBLIC ART

The scheme could include public art installations which would be sponsored by the estate and designed by local people and school students. Key themes might relate to the area's heritage and the natural environment of the nearby Nene Valley.

SPORTS PROVISION

As part of the legacy, the Estate is keen to ensure delivery of some additional sports facilities for the benefit of the local community. We are proposing a hard surfaced multi-use games area and facilities such as table tennis could be provided within the community centre, but feedback is welcome on any other facilities that may be considered useful.

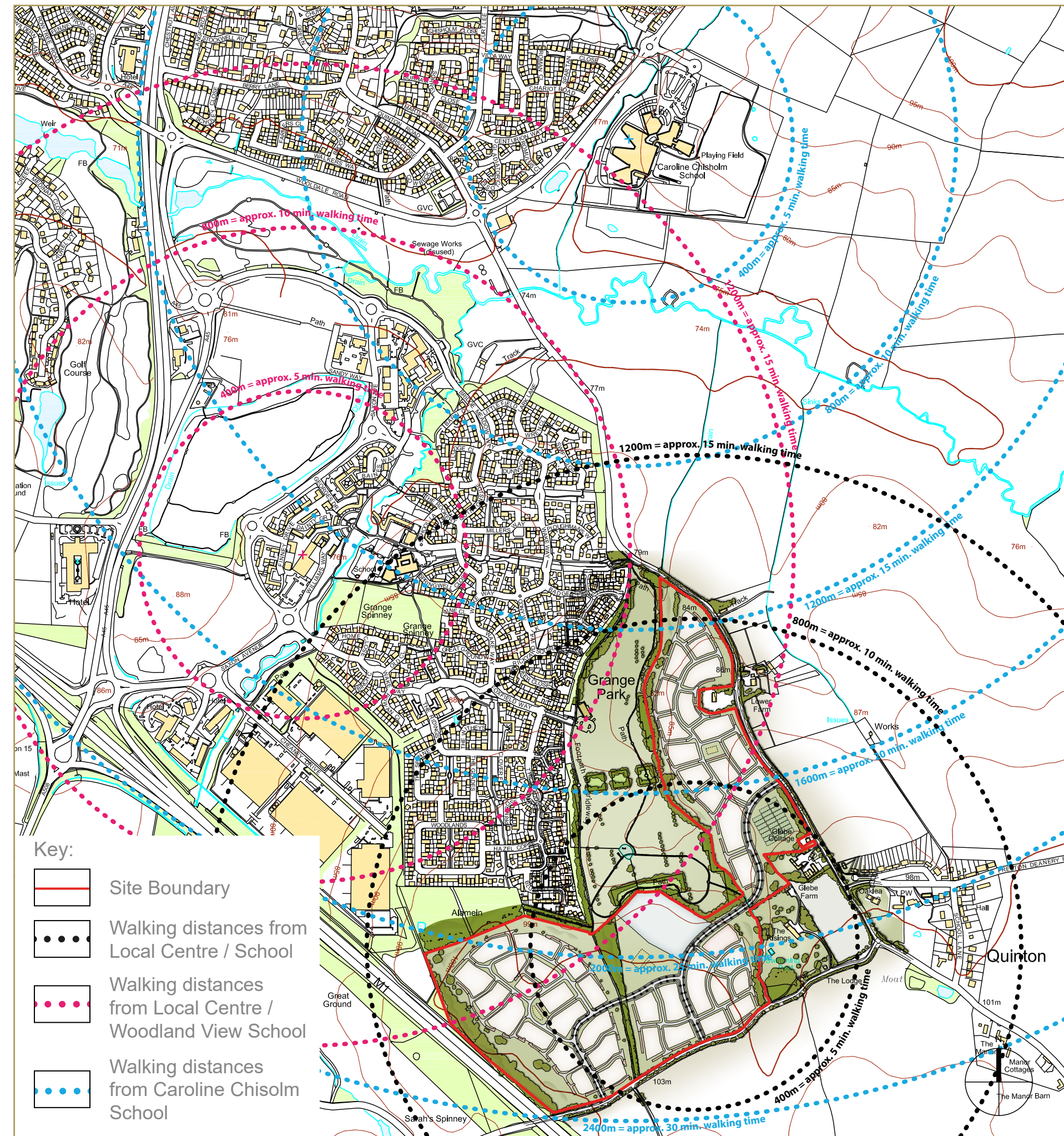


LOCAL CENTRE AND SCHOOL (NTS)

TRADITIONAL VILLAGE CENTRE

The community will have a traditional village core which will be a place to meet and spend time. The Estate will seek to retain control over delivery of the facilities, and will work with Manor Oak and house builders who will ultimately develop the site to establish an appropriate resident led management company to whom this control can ultimately pass. This approach would help deliver job opportunities to local people but moreover would ensure that the mix and quality of uses and facilities in the Village centre can evolve to meet the longer term needs of the new community.

6. Delivering a Walkable Community



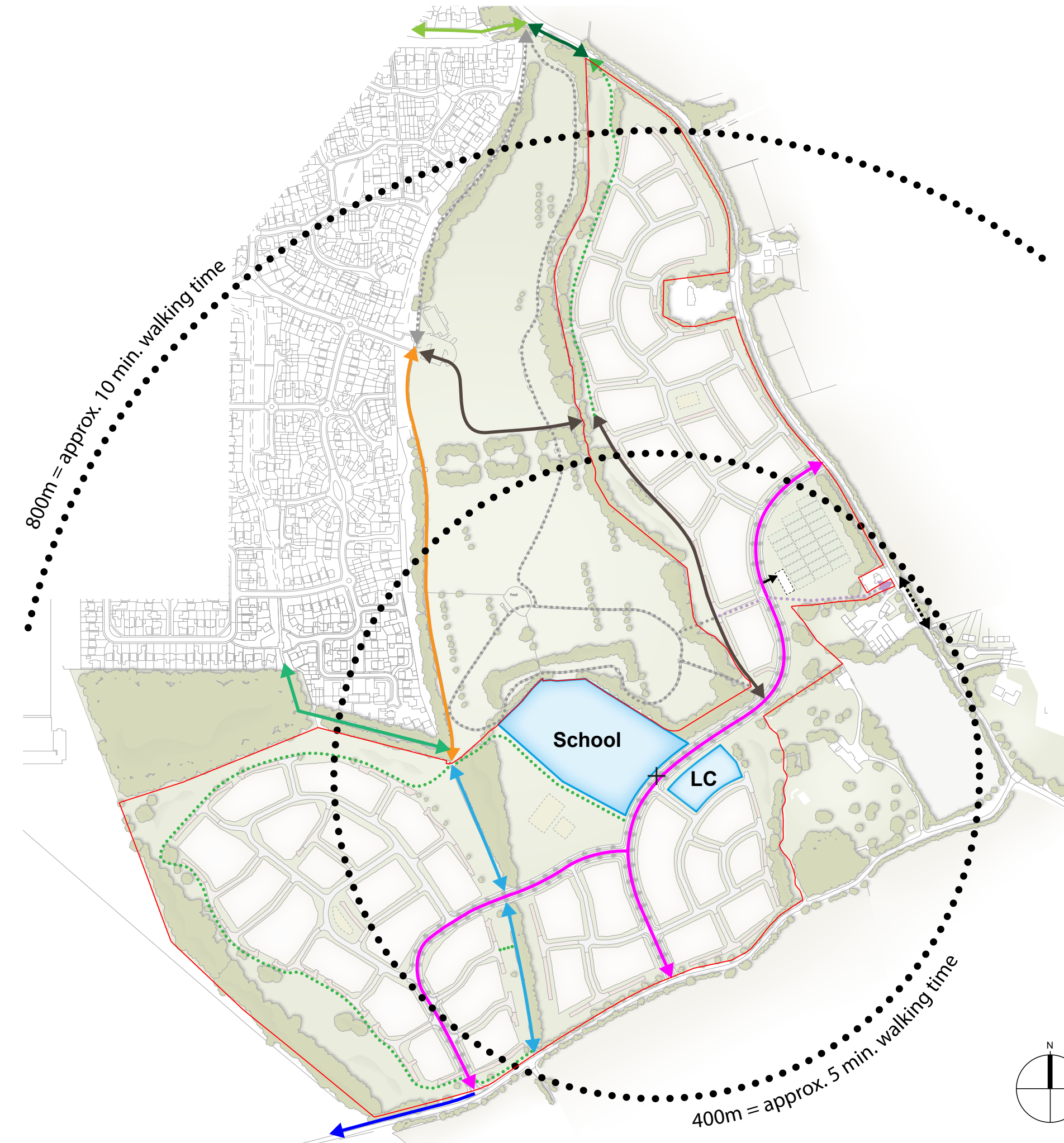
ACCESS TO LOCAL FACILITIES (NTS)

WALKABLE COMMUNITY

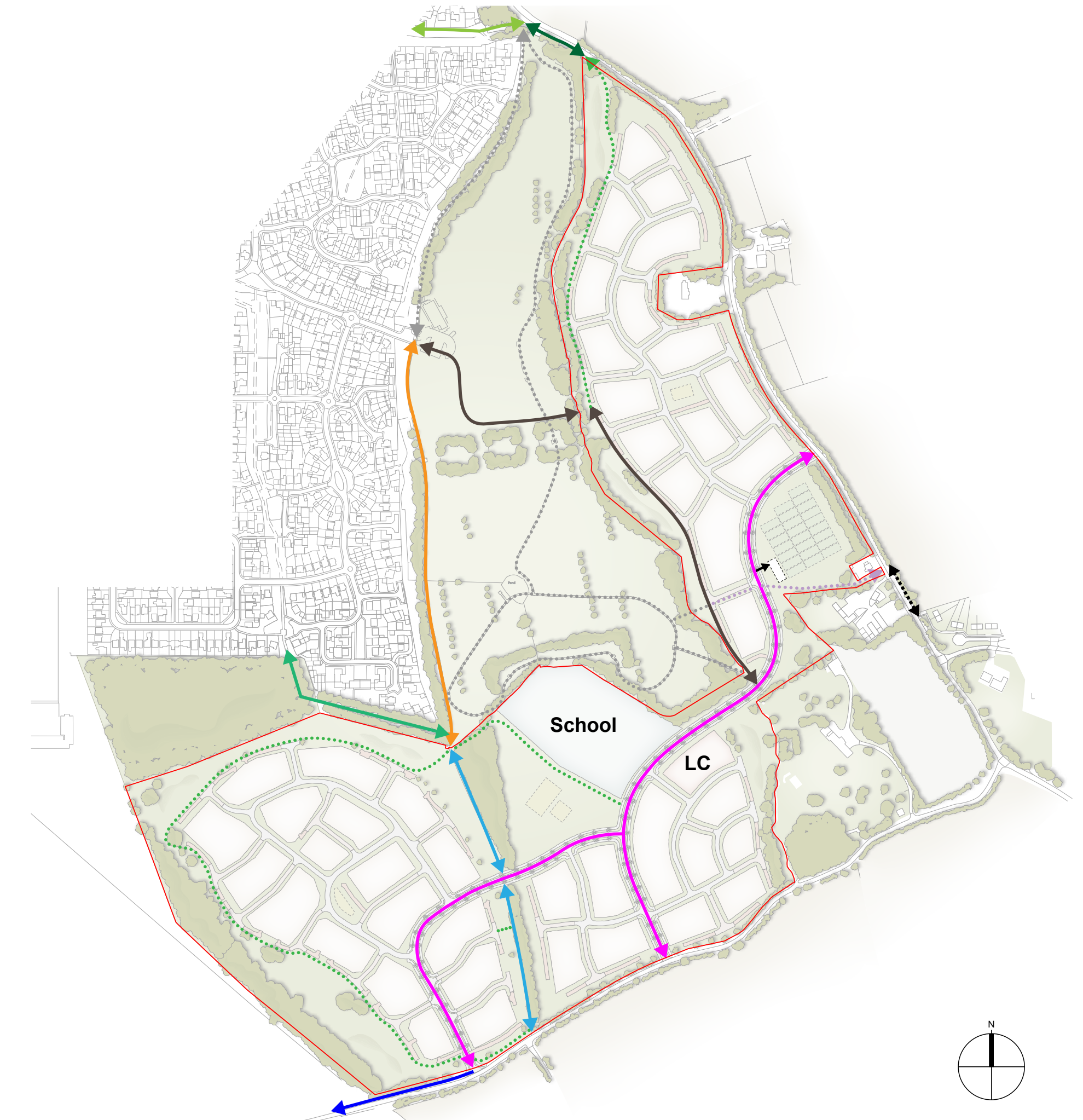
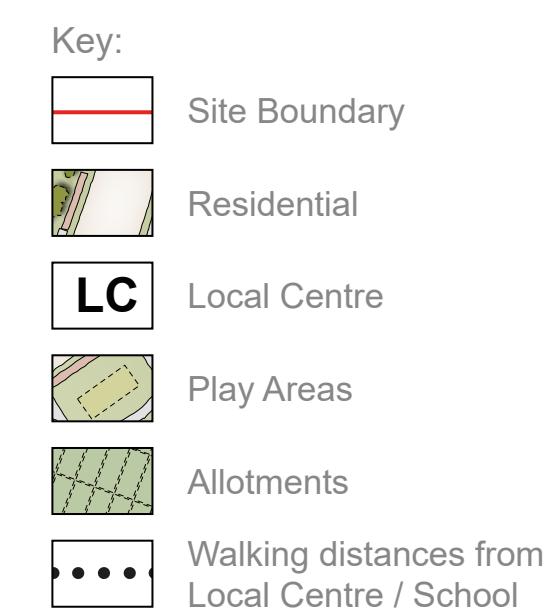
One of the main aspects of the proposal is its ability to create a 'walkable' community which offers a high level of accessibility to a full range of core shops, services, and facilities to future residents. The term 'walkable' is defined by the National Design Guide as the need to walk no further than 800m (approximately a 10-minute walk) to any core amenity – that is a transport hub, open spaces, local services such as schools, shops, healthcare, or community facilities.

The 800m National Design Guide standard was identified by the previous appeal inspector as the objective for any development if it were to provide a truly sustainable extension to Northampton and one which would be in line with the vision and objections of the Joint Core Strategy.

All of the core uses described by the National Design Guide would be present at the village centre which as demonstrated by the plans on this page would be within 800m walking (or cycling) distance of 95% of the new dwellings.



WALKING DISTANCES (NTS)



PEDESTRIAN & CYCLE ROUTES (NTS)



7. Landscape



TOWN PARK, LOCAL CENTRE AND SCHOOL (NTS)



VIEWPOINT A: TOWN PARK AERIAL VIEW



TOWN PARK PRECEDENTS

LOCAL CENTRE PRECEDENTS



WETLAND PRECEDENTS



ALLOTMENT PRECEDENTS



RURAL EDGE PRECEDENTS



PLAY AREA PRECEDENTS



8. Ecology and Arboriculture

INTRODUCTION

A Preliminary Ecological Appraisal of the site has been undertaken. Following the results of this survey further protected species work was undertaken. This involved surveying for breeding and wintering birds, badger field signs and nocturnal bat activity. A Biodiversity Impact Assessment has also been undertaken for the Site.

A summary of the survey work undertaken is provided below.

PHASE 1 HABITAT SURVEY

The majority of the site comprised of arable fields. Other habitats present on the site included hedgerows, woodland, poor semi-improved grassland, scrub, ditches and tall ruderal.

The majority of the hedgerows and woodland habitat will be retained and buffered as part of the development.

BREEDING BIRDS

Across all surveys 24 species were recorded. The majority of birds recorded during the surveys were common species, recorded in association with hedgerows, scattered trees and scrub at the boundaries of the site.

As part of the surveys a small number of skylark were recorded within the arable land. Skylark nesting plots will be created to provide compensatory habitat.

WINTERING BIRDS

43 species were recorded in total across all of the surveys. The majority of birds recorded were concentrated within the mature hedgerows, woodland, scattered trees and scrub habitats within the Site.

Occasional overwintering migratory species such as fieldfare and redwing were recorded within the arable habitat although both species were absent for over half of the survey visits.

No golden plover were recorded as part of the surveys on the Site.

BADGERS

There are no badger setts within the Site boundary. Evidence of foraging by badgers was recorded in the west of the site along the boundary hedgerows and woodland edge.

BATS

Across the surveys, a total of six bat species were recorded within the Site. Bat activity was low with foraging and commuting focused along the hedgerows, woodland edges and the neighbouring country park. These boundary features are to be retained as part of the development. Lighting during the construction phase and as part of the development will be designed to minimise the impact on the boundary features and woodland edges of the site.



ECOLOGICAL PHASE 1 HABITAT SURVEY (NTS)

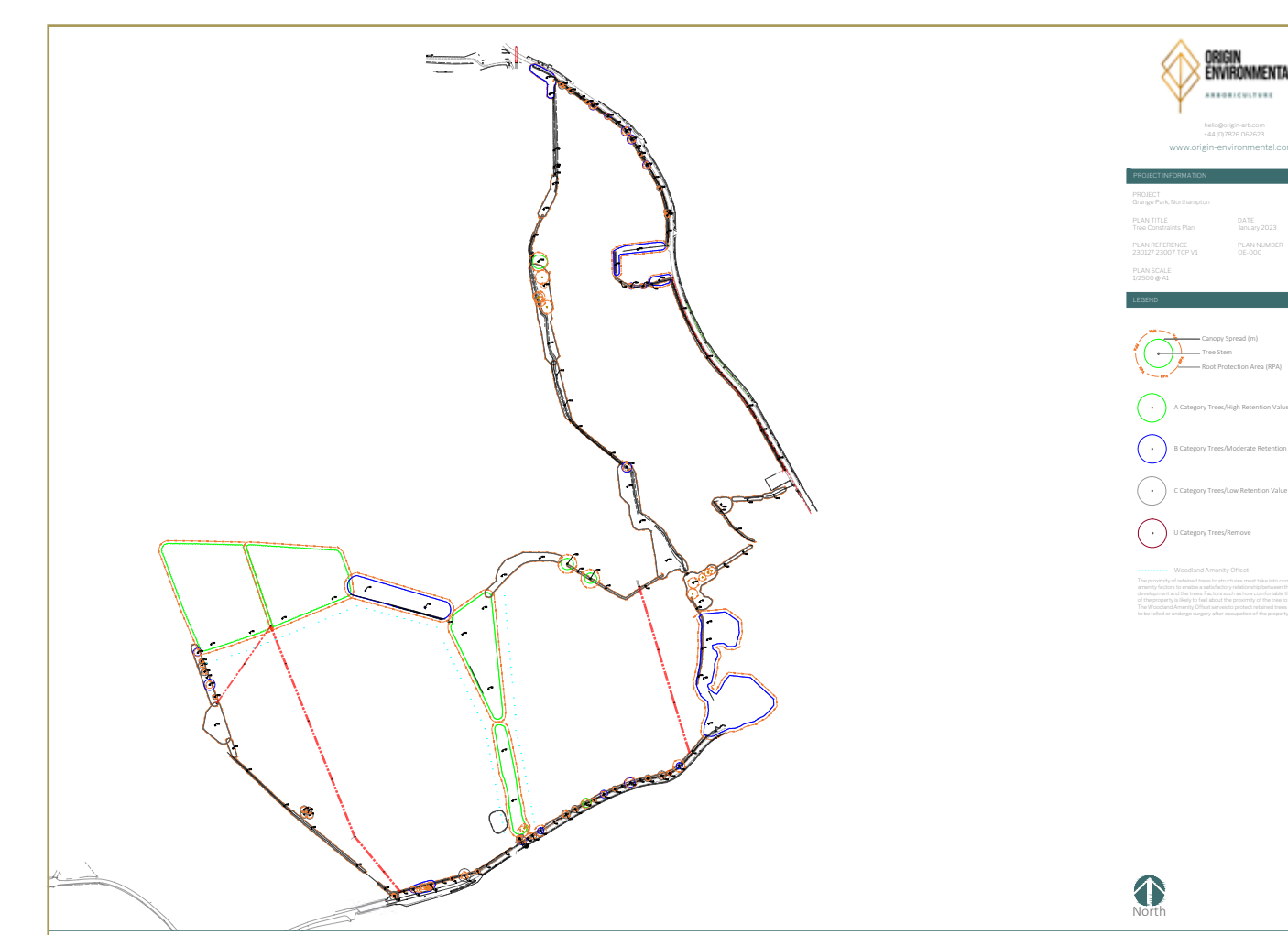
BOUNDARY WOODLAND

The Site was bound by an area of woodland in the west of the site. A 10m buffer is to be designed into the scheme to protect this woodland from being impacted by the proposed development.

BIODIVERSITY IMPACT ASSESSMENT

A Biodiversity Impact Assessment was undertaken using the DEFRA Metric 3.1 to compare the baseline habitats with the habitats to be created as part of the proposed development.

The Biodiversity Impact Assessment showed that the proposed development will result in at least 10% net gain in both area habitats and linear habitats through the creation of new species rich grassland, hedgerows, woodland and scrub habitats within the open space of the development.



TREE CONSTRAINTS PLAN OVERVIEW (NTS)

ARBORICULTURE

A 'BS5837:2012 Trees in relation to design, demolition and construction - Recommendations survey' has been completed. Tree retention categories A and B are considered of high and moderate quality and provide a substantial contribution to a site. Tree retention categories C and U are considered low quality with limited merit or impaired condition, which can be readily replaced, and may not be considered a constraint to future development.

A total of 55no. individual trees, 2no. woodlands, 21no. groups of trees and 11no. hedgerows have been surveyed. These include 7no. category A, 21no. category B, 60no. category C and 1no. category U retention value. As shown on the Tree Constraints Plan.

The site comprises three agricultural fields, with tree cover predominantly located along the boundaries. The two southernmost fields are framed by early-mature to mature common ash, pedunculate oak, Scots pine and blackthorn specimens of moderate to high value. To ensure the proposed development creates a healthy balance with the existing trees on site, a 15 to 20m 'amenity offset' has been provided for the woodlands and high-value groups at the site.

The north-eastern field is framed by lower-value groups and hedgerows, that predominantly comprise semi-mature self-set common ash and blackthorn specimens. This area of the site offers potential for tree planting and improvement.

The proposed development provides a significant offset from the existing trees on site, and there is likely to be no requirement for tree loss. Additionally, as part of the proposed development, there is a significant commitment to tree planting. As such the proposed development will offer an increase in both canopy cover and amenity value.

9. Highways

ACCESS ARRANGEMENT

The development would be accessed via one point off Wootton Road to the east and two points off Quinton Road to the south. All three junctions will deliver ghost island right hand turning lanes. The primary road through the development will link Wootton Road and Quinton Road with a 6.75m wide carriageway with footways / cycleways running alongside this segregated by grass verges.

HIGHWAY IMPACT

A development of this scale will generate additional trips on the highway network. We have engaged with the highway authorities to agree a scope of assessment and this has been completed using the highway authorities strategic transport model. We are currently engaging with the highway authorities on the extent of impact and highway improvements which are required but there are likely to be improvements to:

- Wooldale Road / Quinton Road
- Wooldale Road / A45 / Rowtree Road / London Road
- Wooldale Road / Berry Lane / A45
- Wooldale Road / Newport Pagnell Road
- Wootton Road / Forest Road / Stoke Goldington Road

PUBLIC TRANSPORT

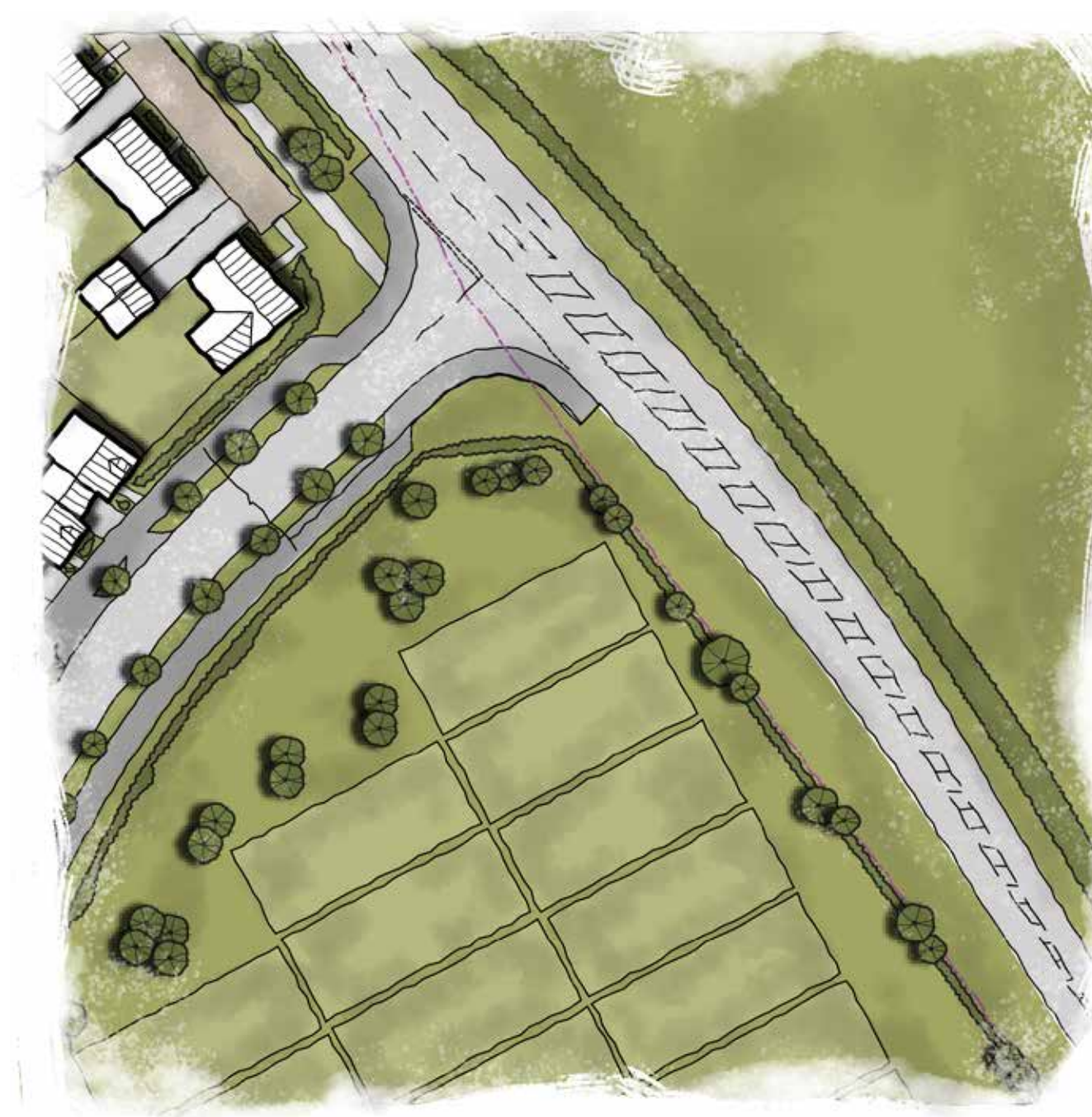
The proposed development will be served by a developer-funded bus service. To facilitate this the primary road will be provided to such that it complies with the highway authority's bus route widths with bus stops in appropriate locations.

PARKING

Car and cycle parking for the development will be provided in line with West Northamptonshire Council's Policy.



QUINTON ROAD PRIMARY ACCESS (NTS)



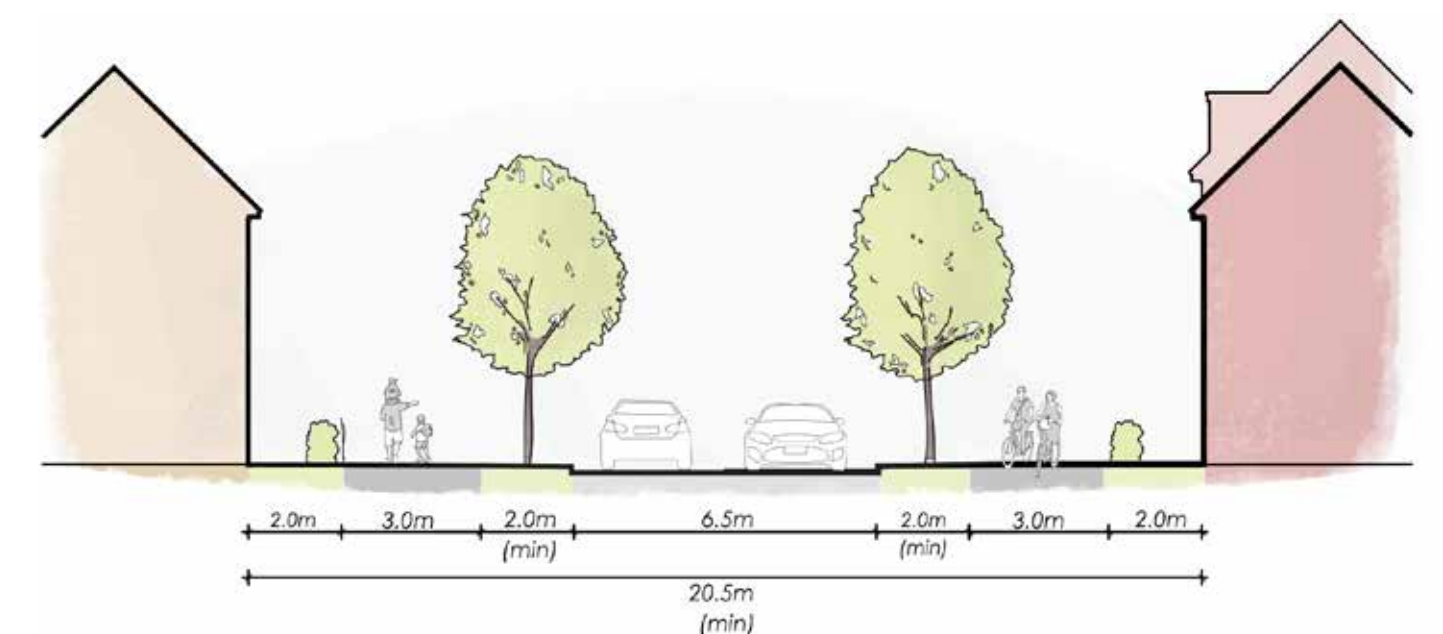
WOOTTON ROAD PRIMARY ACCESS (NTS)



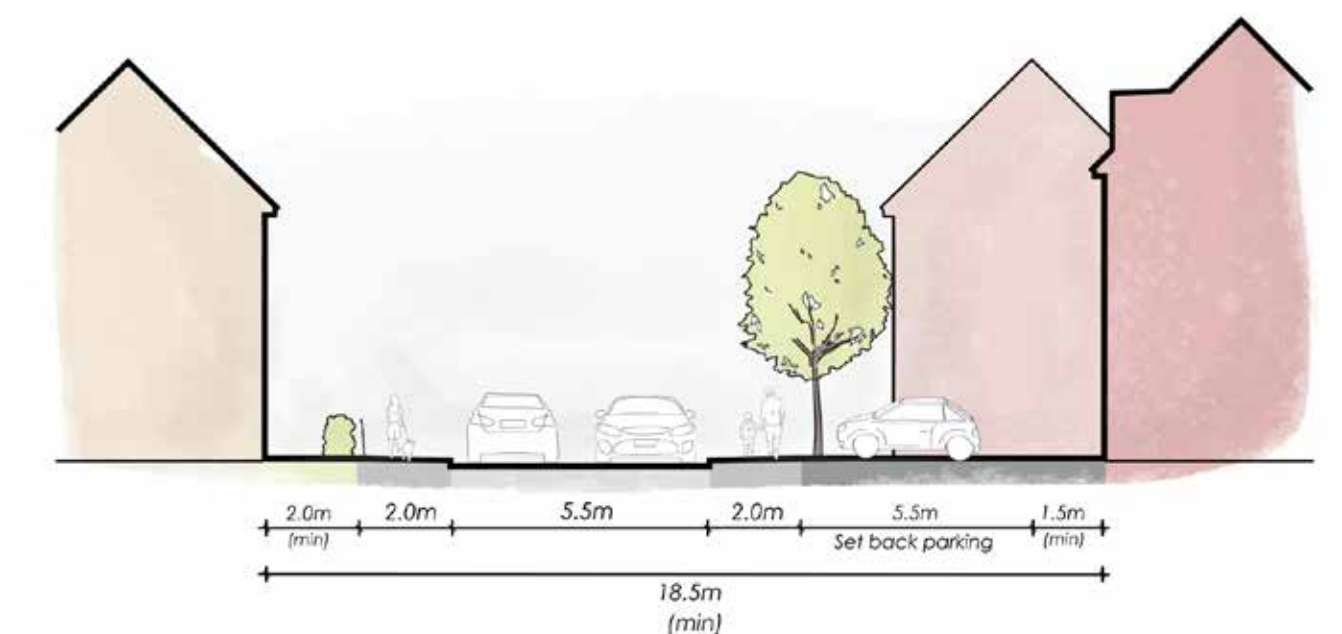
QUINTON ROAD SECONDARY ACCESS (NTS)



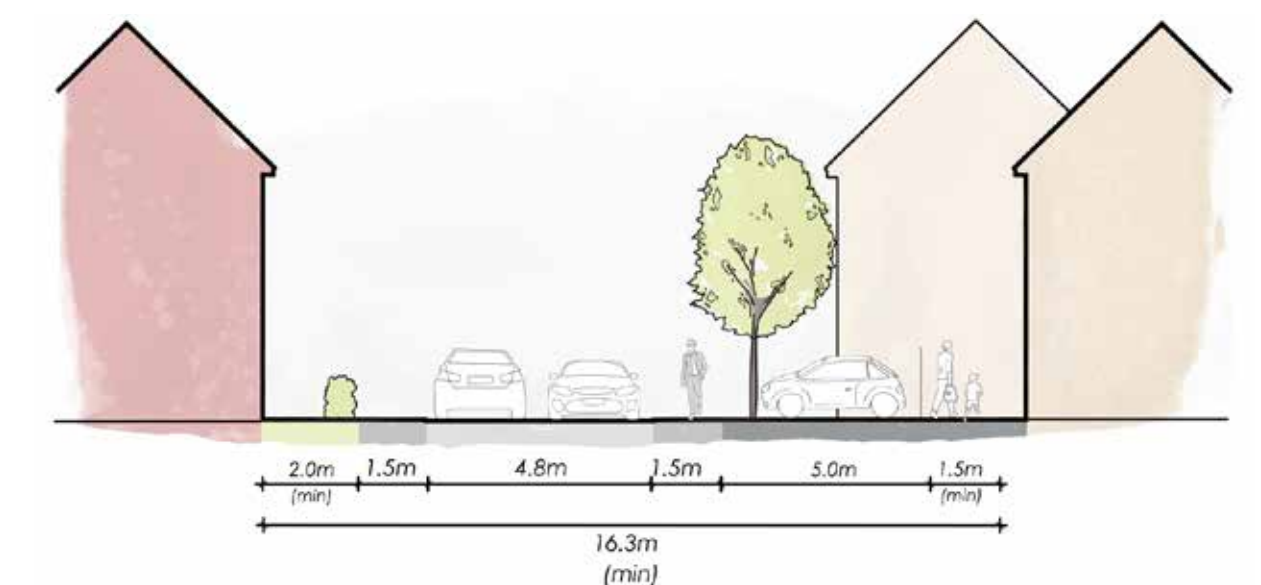
JUNCTIONS BETWEEN STREETS WITH DIFFERENT HIERARCHIES (NTS)



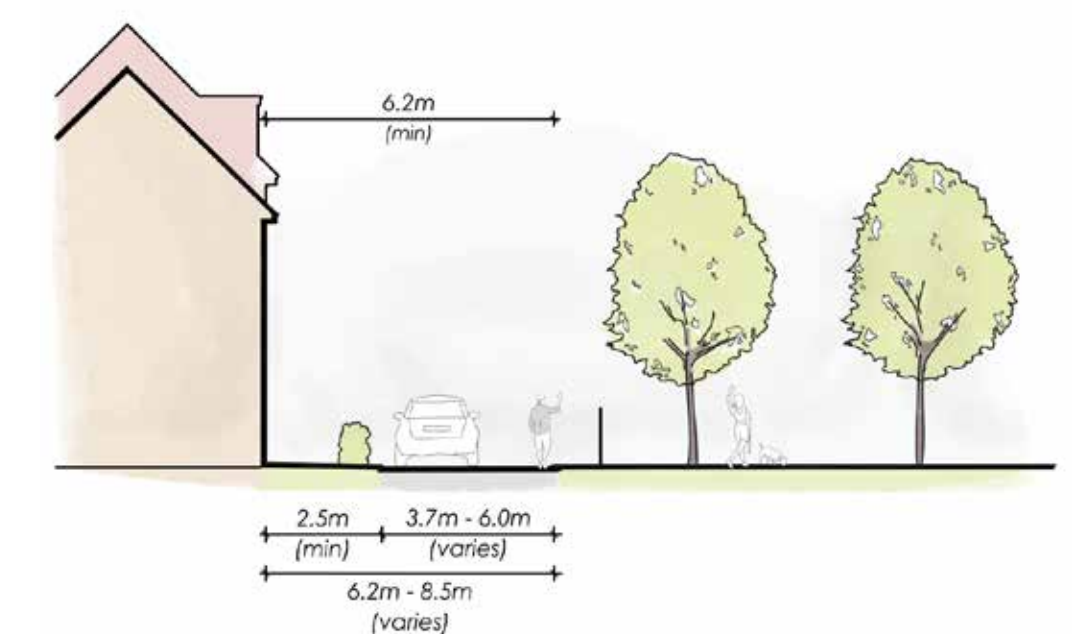
INDICATIVE SECTION: PRIMARY STREET - BUS ROUTE (NTS)



INDICATIVE SECTION: SECONDARY STREET (NTS)



INDICATIVE SECTION: LANE (NTS)



INDICATIVE SECTION: PRIVATE DRIVE (NTS)

10. Site Investigations

FLOOD RISK

The site is located within Flood Zone 1 and is located at a low risk of surface water flooding from all sources. Surface water will discharge to watercourses adjacent to the site and will be attenuated to accommodate a 1 in 200 year plus climate change event in a series of detention basins located across the site.

HERITAGE

A built heritage assessment was undertaken by Asset Heritage Consulting. This considered the listed buildings at Quinton (including the Church of St John the Baptist and the Old Rectory) in terms of their relationship to the site, and concluded that both have well-defined settings off Preston Deanery Road which have no intervisibility with the site. The site does not contribute to their settings and its development as proposed would therefore have no impact on their significance. No effect on the two conservation areas at Collingtree and Courteenhall was identified – both areas are distant from the site and separated from it by intervening development.

NOISE

Noise surveys have been completed by Professional Consult to determine the existing levels of noise across the Site due to road traffic sound associated with the M1 Motorway, Wootton Road and the B-Road to the south.

Noise modelling software has been used to predict noise levels in the external amenity areas and also noise levels incident upon the proposed facades of the dwellings due to road traffic for any proposed dwelling and the proposed school.

An initial noise risk assessment has been undertaken for the proposed development site to provide an indication of the likely risk effects from noise and has determined that the majority of the Site is subject to negligible to medium risk with an area of higher risk

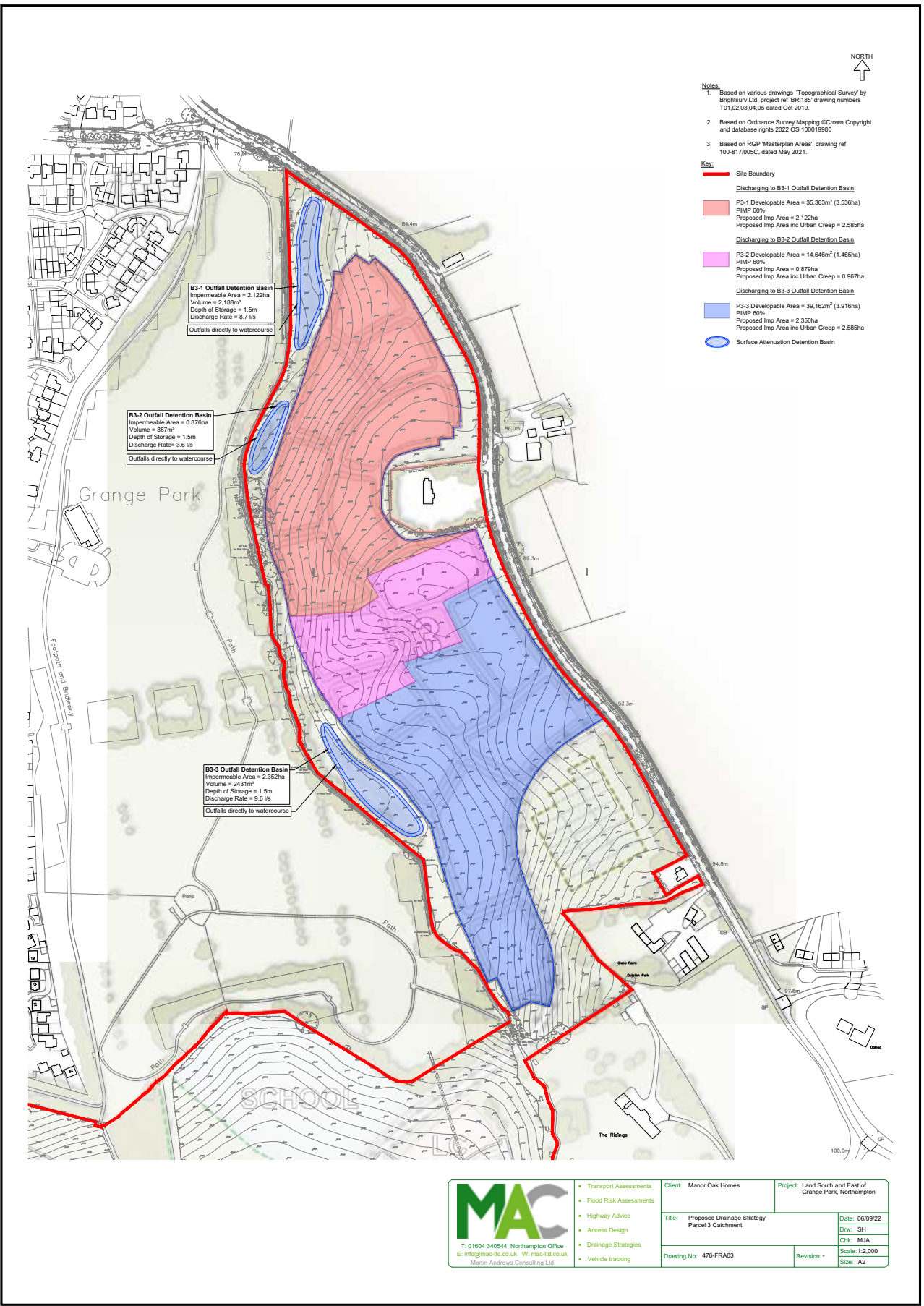
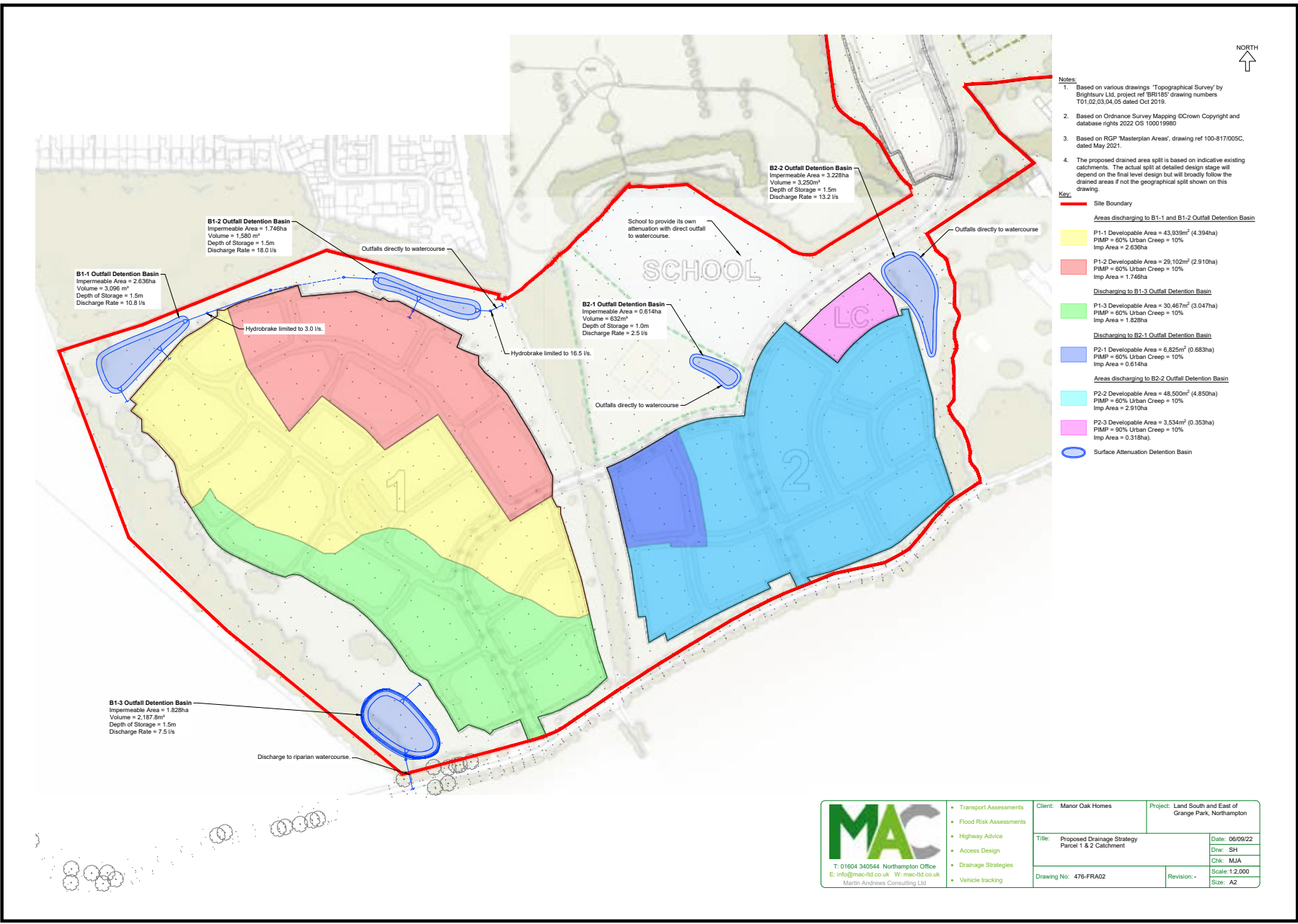
directly adjacent to the M1. The Noise Assessment has determined that noise mitigation measures may be required as set out below:

- Good acoustic design across the site, particularly for areas along the south western (M1) boundaries.
- Gardens should be orientated such that they are protected by the building envelope from the roads.
- Alternative ventilation for habitable rooms with line of sight to the roads will be required when open windows are relied upon for background ventilation and where habitable rooms cannot be orientated away from the sources.
- Upgraded glazing may be required for bedrooms and living rooms facing the M1.
- Plant noise emission limits have been set for any proposed plant associated with the school.

AIR QUALITY

An Air Quality Assessment was undertaken by Redmore Environmental in order to predict impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the Site during operation, as well as the potential future exposure of residents to existing air quality issues.

The assessment results indicated that air quality effects as a result of the operation of the Development were not significant and should not be considered a constraint to planning consent to the scheme.



11. Feedback

WHAT HAPPENS NEXT?

We value your feedback. Thank you for taking the time to look at our proposals. If you have any questions, please ask a member of our team.

Your views on the proposed development are important to us and we will consider them as we finalise our proposals for the submission of the planning application.

APPLICATION TIMELINE

It is anticipated that the timeline for the application process will be as follows:

- Consultation period close: 17th March 2023
- Application submission: Mid-April 2023
- Likely determination date: Autumn/Winter 2023/24
- Section 106 Agreement: Summer 2024
- Reserved matters: Autumn 2024 to Autumn 2025
- Start on site: Autumn 2025

THANK YOU FOR TAKING THE TIME TO ATTEND THIS EXHIBITION.
DO LET US KNOW WHAT YOU THINK BY PROVIDING YOUR COMMENTS:

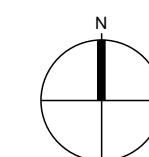
By completing the feedback form today

By email to:
info@arplanning.co.uk

On our project website:

See QR code adjacent

We would appreciate receipt of your comments by no later than 17th March 2023.



ILLUSTRATIVE MASTERPLAN (NTS)