

# HAMPTON GREEN

JANUARY 2017



## NEW HOMES FOR NORTHAMPTON

Martin Grant Homes and Harcourt Developments are together preparing an outline planning application to create a high quality residential development at Hampton Green, Northampton.

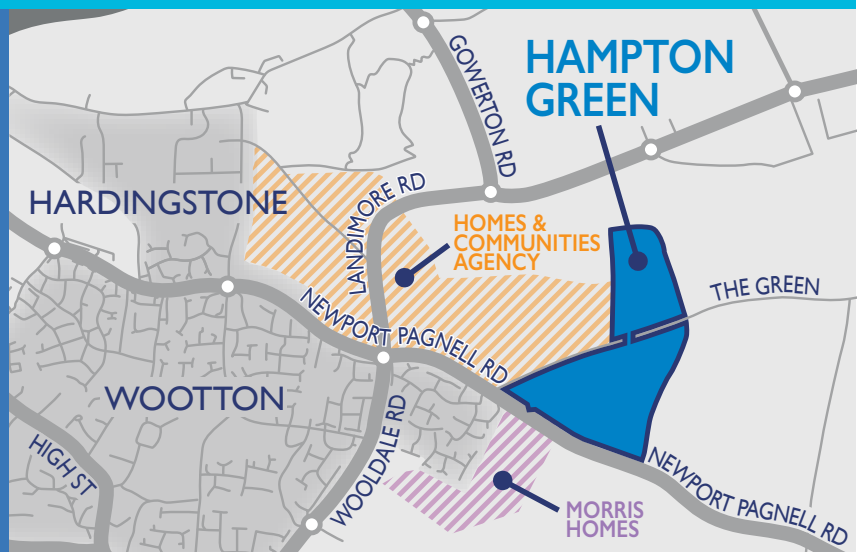
Hampton Green lies close to the established communities of Hardingstone and Wootton, and is approximately three miles south of Northampton town centre.

The site is bordered to the south west by Newport Pagnell Road and is split into two separate parcels either side of 'The Green'.

### THE SITE

In December 2013 the West Northamptonshire Joint Planning Unit (JPU), comprising representatives from Daventry District, Northampton Borough, South Northamptonshire and Northamptonshire County Councils, adopted the Joint Core Strategy which allocated the Hampton Green site for growth to meet the needs of the area by building a sustainable urban extension.

The site is approximately 24 hectares (60 acres) in total size, and could accommodate up to 525 new homes, catering for a diverse mix of residents to create a vibrant and active community.



### YOUR FEEDBACK IS IMPORTANT TO US

**We are committed to working with you to develop the best possible scheme to complement the local area.**

You are invited to take part in a public consultation which will run for five weeks from **9 January to 10 February 2017**. This is intended to give you the opportunity to find out more about our proposals for Hampton Green and tell us what you think.

We value your views and will consider all the comments we receive during this consultation as we refine the details of the scheme set out in our outline planning application.

**The deadline for responding to this consultation is 10 February 2017.**



# OUR PROPOSALS

Our vision for Hampton Green is to create a high quality, sustainable development with a strong sense of identity and character.

The scheme we're proposing would provide up to 525 new homes incorporating a mix of different housing styles, as well as open spaces and children's play areas. Careful design and landscaping will ensure the development respects its surroundings while creating strong links with the wider area.



- **The creation of up to 525 new homes**, all designed to reflect regional characteristics and architecture of the local area.
- **A mix of house types and sizes** with an emphasis on family housing, including an element of affordable homes.
- **Creation of a new access to the site** from a proposed roundabout off Newport Pagnell Road.
- **Downgrading a stretch of 'The Green'** off Newport Pagnell Road to become a pedestrian and cycle link.



## OUR MASTERPLAN

### KEY:

□ SITE LOCATION

### PROPOSED LAND USE

RESIDENTIAL UP TO 525 DWELLINGS

### ACCESS AND MOVEMENT

PROPOSED PRIMARY PEDESTRIAN/CYCLE LINKS (WHEN NOT ALONGSIDE PROPOSED STREETS)

PROPOSED CIRCULAR WALKING/DOGWALKING ROUTE

PROPOSED SITE ACCESS

PROPOSED BUS ROUTE

PROPOSED PEDESTRIAN/CYCLE LINKS TO BRACKMILL COUNTRY PARK

PROPOSED LOCATION OF BUS STOP

### LANDSCAPE / GREEN INFRASTRUCTURE

EXISTING HEDGEROW/TREES

PROPOSED OPEN SPACE/WOODLAND PLANTING

PROPOSED TREE PLANTING

PROPOSED CHILDREN'S PLAY AREA

PROPOSED ATTENUATION BASINS

PROPOSED DRAINAGE FEATURE

PROPOSED CHILDREN'S NATURAL PLAY AREA

PROPOSED KICK ABOUT AREA

'THE GREEN' LANE TO BECOME A PEDESTRIAN/CYCLE LINK

VIEWS ACROSS 'THE GREEN' LANE

PROPOSED ALLOTMENTS



- **Landscaping and traffic calming** to create attractive safe connections between existing and proposed developments and facilities.
- **Around eight hectares of public open spaces**, including children's play areas and allotments.
- **Creation of pedestrian and, where appropriate, cycle links** through to Brackmills County Park providing onward access to Brackmills employment area.



- **Financial contributions to local services** and community facilities including education and healthcare.
- **Retention of existing woodland** and the majority of existing hedgerows, plus new planting and development of a green buffer zone between the site and surrounding countryside.



- **Parking throughout** the development in line with the County Council's parking standards.
- **Improved public transport connections** to Northampton town centre including extension of bus services through the development connecting with the neighbouring Homes and Communities Agency (HCA) scheme.

# OUR APPROACH TO THE SITE

We've used effective landscape design to create a sense of place and community safety, while giving the local community greater access to high quality recreation and ecological land.

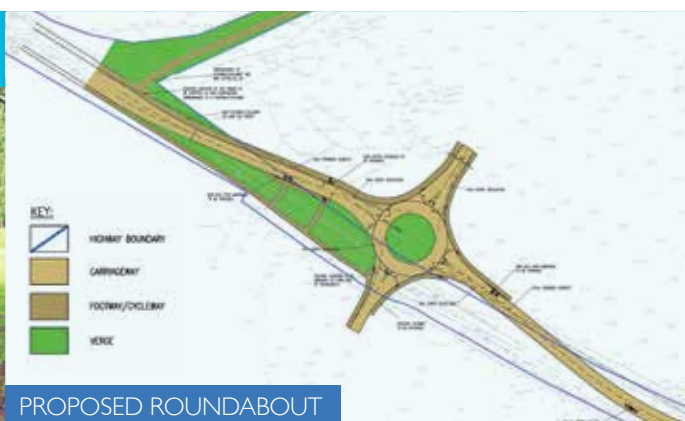
We have also considered different measures to support and enhance local ecology while reducing any impact on the environment during construction and when the development is completed.

## ENVIRONMENT AND RECREATION

- **Retaining more than 30 per cent of the site** to create a network of public open spaces.
- **Landscaped pedestrian and cycle connections** providing access to public open spaces, neighbouring developments and the existing network.
- **A centrally located children's playground** as well as informal play space across the site.
- **Woodland walks** along the northern boundary and a dog walking circuit.
- **Retention of the majority of hedgerow** and mature trees to encourage wildlife corridors across the site.
- **Open space and woodland planting** to the north, adjacent to the existing protected woodland, to promote pedestrian links with Brackmills Country Park and connections with Brackmills industrial estate.
- **New tree planting** across the site to create wooded areas and a tree-lined avenue along the primary access route.



## HIGHWAYS AND ACCESS



We've worked closely with Northamptonshire County Council to identify how we can reduce the amount of traffic generated by Hampton Green to limit impacts on surrounding roads. Particular emphasis has also been put on improving connections by bus, bike and foot to make sure the site integrates with existing and new communities. Proposals include:

- Creating a new access to the site from Newport Pagnell Road via a four-arm roundabout replacing the right turn lane provided by Morris Homes.
- Creating a new access onto 'The Green' and downgrading a stretch of The Green to become a pedestrian and cycle green link into Wootton and the HCA scheme.
- Improving the Waitrose junction by installing signals or a controlled pedestrian crossing.
- Improving public transport connections with Northampton town centre, and the extension of a bus service through the development connecting with the neighbouring HCA scheme.
- Providing a new footpath and cycleway between the proposed roundabout access and Landimore Road.
- Creating pedestrian and cycle linkages from Hampton Green to the HCA scheme and Brackmills Country Park.
- Making financial contributions towards off-site improvements at nine junctions in the wider area.

## SITE REMEDIATION

Part of the site, land between Newport Pagnell Road and The Green, is classified as historic landfill and was licensed to accept inert waste.







In consultation with Environmental Health Officers at South Northampton we have carried out extensive intrusive ground investigation works across the whole site to make sure its suitable for building homes on.

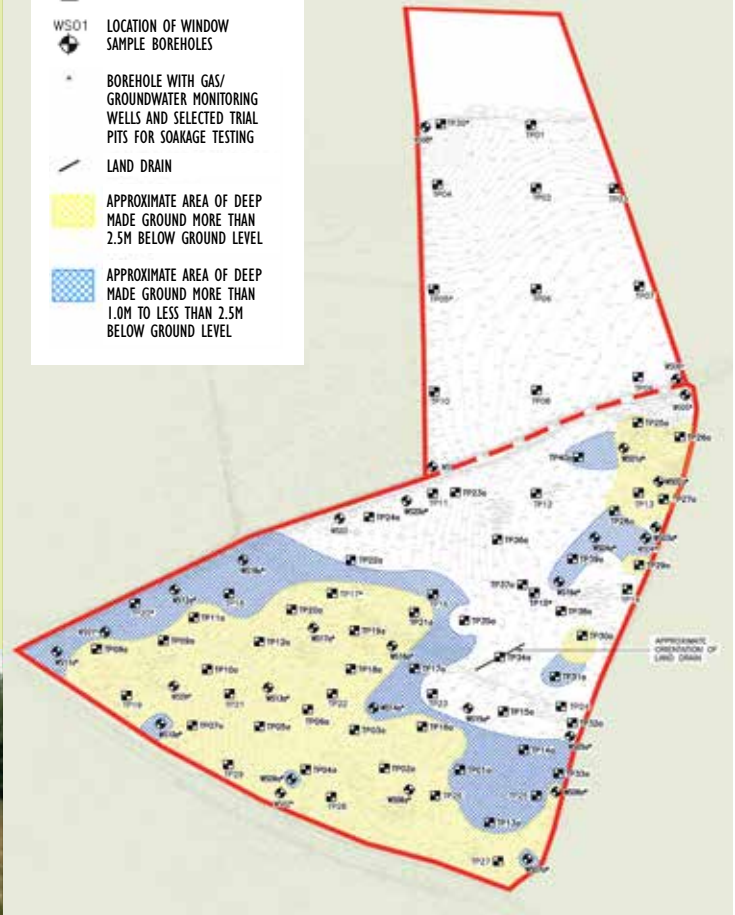
The findings from this work identified areas of landfill and some associated pockets of contamination, known as hotspots. The rest of the site registered normal readings for residential land use.

Contaminants we recorded at hotspots do not exceed the relevant thresholds for residential land and would not pose a risk to future residents. However, ahead of any homes being built we're proposing to clear these areas of contamination; the likely strategy will involve removal of material to suitable landfill sites or capping it with clean soil.








### KEY

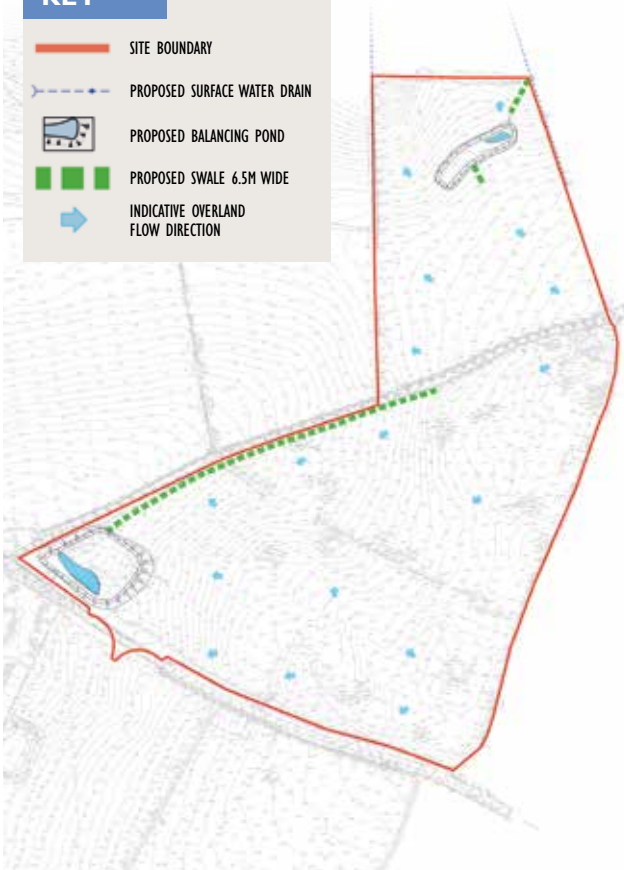
-  LOCATION OF TRIAL PITS
-  LOCATION OF WINDOW SAMPLE BOREHOLES
-  BOREHOLE WITH GAS/GROUNDWATER MONITORING WELLS AND SELECTED TRIAL PITS FOR SOAKAGE TESTING
-  LAND DRAIN
-  APPROXIMATE AREA OF DEEP MADE GROUND MORE THAN 2.5M BELOW GROUND LEVEL
-  APPROXIMATE AREA OF DEEP MADE GROUND MORE THAN 1.0M TO LESS THAN 2.5M BELOW GROUND LEVEL



## ONSITE DRAINAGE

### KEY

-  SITE BOUNDARY
-  PROPOSED SURFACE WATER DRAIN
-  PROPOSED BALANCING POND
-  PROPOSED SWALE 6.5M WIDE
-  INDICATIVE OVERLAND FLOW DIRECTION



The drainage strategy we've developed focuses on providing effective drainage and management of surface water to ensure the site won't flood, while also reducing the amount of water leaving the site as run-off into surrounding area. Methods we're proposing include:

- Using attenuation methods including permeable paving and natural ditches to capture rainwater and encourage sustainable drainage by directing all surface water to two new attenuation ponds with storage capacity of around 6,900m<sup>3</sup> which will be located on site.
- Carefully controlling any water that does leave the site by discharging it into local sewers and ditches.



## HAVE YOUR SAY

You have an important role to play in shaping our plans for Hampton Green. We'll consider all the feedback we receive during this consultation as we shape our application for the scheme. To respond to this consultation you can either:

### SUBMIT COMMENTS IN WRITING



### SUBMIT COMMENTS ONLINE



Collect a feedback form from this consultation event



Go to our website:  
[www.hampton-green.co.uk](http://www.hampton-green.co.uk)



Provide your comments about our proposals



Fill in your details and provide your comments about our proposals



Hand your feedback form in at this event or post back to us



Submit this online



Any letters or emails we receive will also be considered as feedback



You can make further submissions up until the consultation deadline

Please make sure you provide us with your feedback no later than **10 February 2017** to ensure your views are considered.

## NEXT STEPS

When the consultation closes we'll consider all the feedback submitted as we shape our final proposals for Hampton Green. We will then submit our outline planning application for the site to South Northamptonshire and Northampton Borough Councils. We expect to do this later in 2017.

A Statement of Community Involvement will be included with our application. This will provide a summary of the responses submitted to the consultation, and explain how we've considered feedback in developing our final application.

When our outline planning application for Hampton Green is registered by the councils, they will notify the public of their formal 21-day consultation process.



THERE ARE LOTS OF WAYS YOU CAN CONTACT US AND FIND OUT MORE ABOUT OUR PROPOSALS:



#### CALL US ON:

0800 988 9141 (9am-5pm, Mon-Fri)



#### WRITE TO US AT:

Hampton Green team, Camargue,  
Eagle Tower, Cheltenham, GL50 1TA



#### EMAIL US AT:

[info@hampton-green.co.uk](mailto:info@hampton-green.co.uk)



#### VISIT OUR WEBSITE

[www.hampton-green.co.uk](http://www.hampton-green.co.uk)