



Martin Grant Homes & Harcourt Developments

Hampton Green, Wootton, Northampton

Statement of Community Involvement

March 2017

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1. Introduction

1.1. Overview

- 1.1.1. Public consultation and community engagement have become increasingly important in the planning and development process. It recognises the valuable contribution local people can make in helping to create more integrated and sustainable communities.
- 1.1.2. This Stakeholder Engagement Report sets out how Martin Grant Homes and Harcourt Developments (MGH & HD) have engaged with stakeholders and local communities in the planning and development of proposals for a residential development, known as Hampton Green, at Wootton Fields, Northampton. Details are provided of the key consultation activities carried out and the feedback that was gathered. MGH & HD's response to the feedback is also included.

1.2. Background

- 1.2.1. The Hampton Green site lies immediately to the east of the village of Hardingstone, and north east of the village of Wootton; approximately three miles south of Northampton town centre. The B526 Newport Pagnell Road forms the site's southernmost border, while it is bisected by a minor road called 'The Green'. 'The Green' connects Wootton to Great Houghton to the North East. It also forms the border between:
 - i. Northampton Borough Council (Nene Valley ward) to the north and South Northamptonshire Council (Hackleton ward) to the south
 - ii. Two electoral divisions of Northamptonshire County Council: Nene Valley to the north, and Hackleton & Grange Park to the south
 - iii. Hardingstone Parish to the north and Hackleton Parish to the south
- 1.2.2. While the majority of the site falls within the boundary of South Northamptonshire Council, the northern part falls within the boundary of Northampton Borough Council. When it comes to deciding the outline planning application for Hampton Green, Northampton Borough Council has confirmed that, working in partnership with South Northamptonshire Council, it wishes to determine the application relevant to the part of the site that sits within its boundary. An outline planning application will therefore be submitted to both councils. Each authority will then make a decision on the development proposals relating to the land which falls within their respective authority boundaries.
- 1.2.3. Hampton Green is immediately adjacent to land that was brought forward for development by the Homes and Communities Agency (HCA) – an outline planning application for which was submitted to Northampton Borough Council in March 2013.
- 1.2.4. This area – known as Land South of Brackmills – has been identified as a potential Sustainable Urban Extension (SUE) as part of the West Northamptonshire Joint Core Strategy, which has been drafted by the West Northamptonshire Joint Planning Unit (JPU).
- 1.2.5. The West Northamptonshire Joint Planning Unit (JPU) is responsible for finding ways to meet the housing needs for Northampton, South Northamptonshire and Daventry. In December 2014, the JPU Councils adopted the Joint Core Strategy (JCS) which allocated the Hampton Green site for growth, to meet the needs of the area by building a SUE. The site was formally allocated for development via Policy N6: Northampton South of Brackmills SUE of the WNJCS. Together Hampton Green and the neighbouring HCA site form the entirety of the SUE allocation.

1.3. Objectives

- 1.3.1. Putting in place a robust programme of community consultation, that focuses on engaging with local stakeholders and communities during the pre-application development process, was identified as vital by MGH & HD. This would enable the developers to take into account, as far as is reasonable, local views and considerations as plans for the proposed development evolved.
- 1.3.2. As such, MGH & HD undertook a five week programme of pre-application community consultation, between January and February 2017, on their emerging plans for Hampton Green. Where appropriate, MGH & HD propose to continue this process through the post application phase.
- 1.3.3. The pre-application consultation process MGH & HD undertook has served to fulfil four primary objectives:
 - i. To provide clear and up-to-date information on the emerging proposals for the local community and political stakeholders involved with the site – in advance of submitting an outline application.
 - ii. To engage with the local community and provide the residents living near to the proposed site with an opportunity to give feedback on the plans, prior to the submission of an outline planning application.
 - iii. To seek views on the infrastructure required to ensure the sustainability of Hampton Green.
 - iv. For the consultant team to take on board, as far as is reasonable, feedback from the local community and organisations in the evolving plans for the proposed development.
- 1.3.4. In developing the final outline planning application for the proposed scheme, MGH & HD have, where possible, taken on board comments raised by stakeholders and the local community.
- 1.3.5. Please note that all consultation was carried out on behalf of Martin Grant Homes and Harcourt Developments Ltd. by Camargue.

2. Consultation Methodology

2.1. Development of the Consultation Methodology

- 2.1.1. The Hampton Green site MGH & HD are putting forward for development falls within the jurisdiction of both South Northamptonshire Council and Northampton Borough Council. When it came to shaping the pre-application consultation programme to support the development of their outline planning application the developers, along with consultants acting on its behalf, actively sought the advice and feedback of officers representing both authorities.
- 2.1.2. The form of the consultation was specifically developed and had due regard to the Statements of Community Involvement that have been prepared by:
- i. [South Northamptonshire Council – Statement of Community Involvement \(adopted March 2016\)](#)
 - ii. [Northampton Borough Council – Statement of Community Involvement \(adopted\) 2006 with Addendum 2013](#)
 - iii. [Northamptonshire County Council – Statement of Community Involvement for Plans and Planning Applications \(Adopted\) 2012](#)
- 2.1.3. From June 2016, MGH & HD began a process of ongoing communication with officers Daniel Callis and Nicky Toon, at South Northamptonshire Council and Northampton Borough Council respectively, to seek advice on the principles set out in consultation methodology. Details of the consultation programme were also confirmed – including the dates and venues for consultation events – as well as the marketing materials being developed to provide information, and the extent of the consultation invite distribution. A copy of the *Pre-Application Consultation Methodology* developed can be found at **Appendix 1**.
- 2.1.4. The resulting phased consultation programme was delivered as follows to ensure that local communities and stakeholders were given the opportunity to find out and engage with the Project team about the emerging masterplan and provide feedback.

2.2. Consultation toolkit and delivery

- 2.2.1. The following tools were created and utilised by MGH & HD to assist in consulting with the community on their proposals for Hampton Green. They represent a considered response to both South Northamptonshire, Northampton Borough and Northamptonshire County councils' Statements of Community Involvement:
- i. Briefings and targeted communications with stakeholders;
 - ii. Scheme postcard – distributed to over 5,600 homes and businesses in the area;
 - iii. Advertisements – in key local papers as well as proactive media relations;
 - iv. Exhibition events – at venues in neighbouring communities;
 - v. Exhibition panels – for use at a exhibition events and downloadable from the consultation website;
 - vi. Consultation website – including an online feedback form (promoted on all consultation materials);
 - vii. Project leaflet – available at exhibition events and downloadable from the consultation website;
 - viii. Feedback Form – available at exhibition events and downloadable from the consultation website;
 - ix. Frequently Asked Questions – available at exhibition events and on the consultation website;
 - x. Dedicated telephone helpline and email (promoted on all consultation materials); and
 - xi. Posters displayed in prominent community facilities and notice boards.

2.3. Identification of the Consultation Zone

- 2.3.1. In accordance with Statements of Community Involvement set out by South Northamptonshire and Northampton Borough Councils MGH & HD have sought to make reasonable efforts to engage with those communities potentially affected by the proposed development at Hampton Green. Given that there are no set rules defining those people, groups or organisations falling into this category, professional judgement was used to determine what was appropriate for the scheme.
- 2.3.2. In consideration of the location of proposed Hampton Green scheme and proximity to existing communities a consultation zone was determined to identify those communities most likely be affected by the proposals. These included:
- i. The parishes of Hardingstone and Hackleton across whose boundaries the Hampton Green site lies; and
 - ii. the parishes of Wootton, Little Houghton, Great Houghton and Quinton which immediately neighbour the site of Hampton Green.
- 2.3.3. Consultation activity was then structured to seek to engage with people within this primary consultation zone, including residents, local businesses and community organisations (including parish councils), through direct contact wherever possible, and also to prioritise opportunities to raise awareness and stimulate dialogue through the communications channels selected. These include:
- i. Consultation invite distribution to properties lying within the defined consultation zone
 - ii. Local and regional media channels
 - iii. Briefings for elected members
 - iv. Consultation events
 - v. Posters in community venues/meeting places to advertise the consultation
- 2.3.4. The total number of properties within the consultation zone is approximately 5,600 (both residential and business), with the majority being within the more residential parishes of Hardingstone and Wootton. A map of showing the extent of the consultation zone determined can be found in **Appendix 2**.
- 2.3.5. For those communities, organisations and individuals lying beyond the defined consultation zone who, while unlikely to be directly affected by the proposals, could have an interest in the issues arising, MGH & HD sought to make them aware of the consultation predominantly through local and regional media channels. Information about the proposals could then be accessed online or by contacting the Community Relations team.
- 2.3.6. MGH & HD did not hold any consultation events beyond the defined consultation zone.

3. Consultation Delivery

3.1. Member Briefings

- 3.1.1. Ahead of information about the Hampton Green proposals becoming publicly available or consultation taking place MGH & HD identified and made initial contact with those elected members determined as likely to have an interest in the scheme.
- 3.1.2. The aim of this initial contact was to:
- i. introduce the proposals for Hampton Green;
 - ii. establish the location of the site and emerging masterplan for site; and,
 - iii. give members the opportunity to highlight any issues and ask questions they might have relating to the proposals and consultation/engagement process.
- 3.1.3. It would also afford the project team the opportunity to identify and take into consideration any issues raised by members to inform the ongoing development of the masterplan ahead of it being presented for consultation.
- 3.1.4. Before making contact with members MGH & HD sought the advice of officers at South Northamptonshire Council (Daniel Callis) and Northampton Borough Council (Nicky Toon) to confirm the preferred approach for engaging with their elected members and the members most likely to have an interest. Further to agreeing an approach, a representative from the project's Community Relations team subsequently brokering contact with identified members by telephone (and/or email).
- 3.1.5. In making contact with members, an offer for them to meet with representatives from the project team to discuss the emerging proposals in more detail was also extended.
- 3.1.6. Contact was made with the following local authority members, plus the clerks from local parish councils:

South Northamptonshire Council

- i. Cllr Robert Atkinson (CON – Hackleton)
- ii. Cllr Carole Clarke (CON - Brafield & Yardley)
- iii. Cllr Steven Hollowell (IND - Brafield & Yardley)

Northampton Borough Council

- iv. Cllr Jonathan Nunn (CON – Nene Valley)
- v. Cllr Michael Hill (CON – Nene Valley)

Northamptonshire County Council

- vi. Cllr Phil Larratt (CON – Nene Valley) noting that Cllr Larratt is also the NBC member for East Hunsbury ward immediately neighbouring Nene Valley

Parish Councils

- vii. Anna Palmberg – Clerk Hackleton Parish Council
- viii. Selena Jacobs – Clerk, Little Houghton Parish Council
- ix. Alison Benson – Clerk, Quinton Parish Council
- x. Mike Billingham – Clerk, Great Houghton Parish Council
- xi. Tina Chartress – Clerk, Wootton Parish Council
- xii. Sally Willis – Clerk, Hardingstone Parish Council

- 3.1.7. As a result of this engagement, members of the project team subsequently met with Cllr Phil Larratt and Cllr Jonathan Nunn on 20 July 2016 at The Guildhall, Northampton to provide them with an overview of the emerging proposals for Hampton Green and identify any potential issues arising that should be considered in the ongoing development of the proposals.
- 3.1.8. The project team undertook a further round of engagement with members once the masterplan for Hampton Green had been sufficiently developed for the purpose of presenting for consultation. Once again, working with planning officer Daniel Callis at South Northamptonshire Council a formal project briefing session was arranged to take place on 21 December 2016 as part of a pre-arranged 'Members Sounding Board' meeting. This took place immediately prior to the Full Council Meeting. Notice of the briefing taking place was issued to all council members by Mr Callis in advance to invite them to attend. Individuals in attendance were:
- i. Cllr Robert Atkinson (Con – Hackleton);
 - ii. Cllr Stephen Clarke (CON - Blisworth & Roade);
 - iii. Cllr Roger Clarke (CON - Blakesley & Cote);
 - iv. Cllr Sandi Smallman (CON - Blakesley & Cote);
 - v. Tracey Hill - Head of Major Projects;
 - vi. Daniel Callis – Planning Officer
- 3.1.9. Representatives from MGH & HD provided attendees at this meeting with an overview of the proposals for Hampton Green as well as the process for the upcoming consultation. The meeting was structured to give those attending the opportunity to ask specific questions and engage in constructive discussion around the proposals and the interaction between the development and local infrastructure.
- 3.1.10. The offer to provide a briefing to interested members at Northampton Borough Council was similarly brokered; however the preference was for MGH & HD to approach individual members on a more informal basis to gauge their interest in a further meeting in advance of consultation. Approaches were therefore made to meet with Cllr Jonathan Nunn and Cllr Phil Larratt and, subsequent to the consideration of available dates, it was agreed that an invitation would be extended to all members to attend a closed exhibition preview event (see **3.10 Public Exhibition Events**).

3.2. Targeted correspondence – elected members

- 3.2.1. In advance of public consultation launching, MGH & HD wrote to all elected members from South Northamptonshire Council, Northampton Borough Council and Northamptonshire County Council, as well as the clerks for Hardingstone, Hackleton, Quinton, Wootton, Great Houghton and Little Houghton Parish Councils to provide them with advance notice of the consultation on proposals for Hampton Green launching, along with a summary of the key scheme features.
- 3.2.2. This letter was issued on 3 January 2017 and, as well as confirmed the dates of public exhibition events being held, it invited members to a closed preview event taking place in advance of the first public event. It also included a copy of the consultation invite (**see 3.4**) due to be distributed from 9 January 2017 when the consultation formally launched, along with details of the dedicated project telephone line, email and postal address (see 3.3) and the supporting project consultation website www.hampton-green.co.uk (**see 3.7**).

- 3.2.3. After the consultation launched, a further communication was issued to all these members and parish council representatives to remind them of the date/timings of the closed preview event, along with the details of the following public exhibition events. This communication was issued on 19 January 2017.

TABLE ONE: Member correspondence issued.

Date	Description
Tuesday 3 January 2017	Letter sent to all councillors and clerks introducing them to proposals for Hampton Green, advising of the public consultation and inviting them to a closed preview session. A copy of the consultation postcard to be delivered at the start of the consultation was also enclosed.
Thursday 19 January 2017	Email sent to all councillors and clerks reminding them of the closed preview session and directing them to copies of the consultation materials online.

- 3.2.4. Copies of the communications issued to elected members and parish council clerks can be found in **Appendix 3**.

3.3. Dedicated Hampton Green consultation contact details

- 3.3.1. A dedicated project telephone helpline (**0800 9889 141**), email address (**info@hampton-green.co.uk**) and postal address (**Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA**) were put in place from the outset of consultation. Details of these contact methods were included on all materials and project correspondence, so individuals and organisations could contact the Community Relations team directly regarding any requests for information or questions relating to the Hampton Green proposals.
- 3.3.2. The project helpline, email and postal address will remain in place throughout the planning process from pre-application consultation through to submission and registration of the final outline planning application, so that people can contact MGH & HD directly. The Project inbox and helpline are manned 9am - 5pm, Monday - Friday, with all incoming enquiries dealt with promptly. Details of the original correspondence, the individual making the enquiry and the response provided are set down and recorded in a consultation log.
- 3.3.3. At the time of writing the project contact details have been used for a number of purposes:
- 9 people** used them to ask specific questions about the proposals and the consultation process;
 - 9 people** used them to register their interest in being kept up to date on the project as it progressed;
 - 1 person** registered their interest in the project as a supplier;
 - 8 people** used them to request materials and general information;
 - 1 person** used them to register their interest in properties coming to market; and
 - 17 people** used them to make submissions to the consultation.
- 3.3.4. All feedback received through the project contact details has been logged as part of this record and given to relevant consultants to inform the development of proposals.

3.4. Consultation invite

- 3.4.1. A Consultation Invite, in the form of an A5 postcard, provided the main form of direct communication with communities lying within the defined project consultation zone. The invite

served to provide people with an overview of the proposals being developed by MGH & HD for Hampton Green as well as details of the public consultation taking place. This included information on how people can take part and submit feedback and details of the public exhibition events. The invite also confirmed details of the project website www.hampton-green.co.uk (see 3.7) where people could find more information about the proposals, plus the project **email, telephone and postal contact details** people could use to submit feedback and/or contact the project team with enquiries. A copy of the Consultation Invite can be found in **Appendix 4**.

- 3.4.2. Over 5,600 Consultation Invites were distributed to homes and businesses within the identified consultation zone (see **Appendix 2**) between Monday 9 and Thursday 12 January 2017 to support the launch of the consultation.
- 3.4.3. Subsequent to distribution of the invites being completed, the delivery company undertook a telephone back-check process to validate the delivery had been carried out in full. This back-check was carried out through an independent call centre, whose operatives contacted residents at addresses across the distribution area to confirm whether or not they had received a copy of the Consultation Invite.
- 3.4.4. The telephone survey took place one week after the delivery had been completed, with the outcome confirming a positive recall rate of 76.8 per cent, an outcome. This exceeds the accepted industry standard of 60 per cent positive recall on a fully completed delivery. The report supplied by the delivery company to confirm this outcome can be found in **Appendix 5**.

3.5. Advertisements in the local media

- 3.5.1. Prominent advertisements to promote awareness of the consultation and the public exhibition events taking place were placed in the **Northampton Chronicle and Echo** and the **Northamptonshire Telegraph** newspapers. These are widely read by residents across South Northamptonshire and Northampton Borough, and have a combined circulation of over 31,000.
- 3.5.2. The advertisement ran on the Northamptonshire Telegraph on 19 January 2017 however, an error on the part of the Northampton Chronicle and Echo advertising department resulted in its failure to run the advert supplied on the same date. Having flagged this oversight directly with the newspaper, the Northampton Chronicle and Echo subsequently ran the advert a week later on 26 January, along with supporting editorial to further promote awareness of the events and consultation. Copies of the advertisements which ran can be found in **Appendix 6**.

3.6. Proactive media relations

- 3.6.1. From the point of consultation launching, press releases were issued to local print and broadcast outlets in a bid to generate editorial informing people about the proposals for Hampton Green, encouraging them to participate in the consultation being held and to remind them of the impending deadline for receipt of feedback (see **Table Two** below for a schedule of the releases issued). Those media outlets to which press releases were issued are set out below:
 - i. Northampton Chronicle and Echo,
 - ii. Northamptonshire Telegraph,
 - iii. Daventry Express,
 - iv. Business Weekly
 - v. Northamptonshire BBC Online
 - vi. BBC Radio Northampton
 - vii. Smooth Radio

TABLE TWO: Schedule of press releases issued.

Date	Description
Monday 9 January 2017	Press release issued launching the public consultation. This release outlined the proposals for Hampton Green, provided information on the public consultation and advised on dates for exhibition events.
Tuesday 17 January 2017	Press release issued to remind people about the upcoming exhibition events.
Friday 3 February	Press release issued to remind people about the upcoming deadline for feedback to the consultation and to encourage people to submit their comments

3.6.2. Subsequent editorial coverage generated by these press releases appeared in the following print publications (as well as on their respective on-line portals);

- i. **Northampton Chronicle and Echo**, *'Housing estate of more than 500 homes proposed for edge of Northampton'* (10 January 2017)
- ii. **Northampton Chronicle and Echo**, *'Consultation on houses is today'* (26 January 2017)
- iii. **Northampton Chronicle and Echo**, *'Wootton'* (2 February 2017)
- iv. **Northampton Chronicle and Echo**, *'New school but no GP surgery'* (2 February 2017)¹
- v. **Northampton Chronicle and Echo**, *'Last chance to have your say'* (9 February 2017)

3.6.3. Copies of the press releases can be found in **Appendix 7**, and editorial coverage appearing can be found in **Appendix 8**.

3.7. Consultation website

3.7.1. A project consultation website, www.hampton-green.co.uk, providing information about the proposals for Hampton Green, details of the consultation programme and downloads of all the materials was produced. This website went live on 9 January 2017 to support the launch of the consultation and proposals for Hampton Green being made publicly available. The domain for the website was included in all the outgoing consultation communications (Consultation Invite Postcard, letters, emails, advertisements) from that date forward.

3.7.2. The website provided detailed information and maps about the proposals, PDF downloads of the exhibition Display Panels and the Project Information Leaflet, as well as a section with answers to Frequently Asked Questions. The website was also developed to provide an online Feedback Form facility whereby people could directly provide comments and make submissions to the consultation.

3.7.3. The website also provided details of all the methods people could use to contact the project Community Relations team - including the project **email, telephone and postal address** - regarding any requests for information or questions they might have relating to the Hampton Green proposals. Copies of the pages from the website are included in **Appendix 9**.

¹ Editorial appearing was incorrect in reporting inclusion of a school as part of the scheme. A correction was run in the edition appearing on 9 February 2017 to flag the mistake.

3.7.4. The website, www.hampton-green.co.uk, will remain in place throughout the pre-and post application submission phase, with content being regularly updated to reflect the status of the planning process.

3.7.5. During the consultation period the website was accessed 86 times by 58 unique users with peaks in traffic to the site occurring during the week exhibition events took place (see 3.10) and in the last week of the consultation period.

3.8. Project Information Leaflet

3.8.1. A Hampton Green Project Information Leaflet expanding on the initial information provided in the Consultation Invite Postcard was produced and made available to stakeholders and members of the public.

3.8.2. The A4 leaflet folded out to provide six pages of information about different aspects of the proposals including:

- i. Details of the site location and allocation for development;
- ii. Key features of the proposed scheme;
- iii. The site masterplan;
- iv. Details of specific design aspects in respect of environment, recreation, highways and access, site remediation, and onsite drainage;
- v. A summary of the different ways people could submit feedback;
- vi. An overview of how MGH & HD would use/consider feedback submitted in developing their final application for Hampton Green and what happens next; and,
- vii. Project contact details.

3.8.3. The Project Information Leaflet was available on the project website for people to download and at exhibition events. Copies were also sent direct to those people contacting the project team to request more information about the proposals.

3.8.4. A copy of the Project Information Leaflet is included in **Appendix 10**.

3.9. Frequently Asked Questions (FAQ)

3.9.1. A Project FAQ was developed to provide responses to those questions about the proposals that it was felt members of the public were most likely to ask. The FAQ was available as a printed document at exhibition events or on request. It was also included as a section on the project website (**see 3.7**).

3.9.2. A copy of the Project FAQ document produced is included in **Appendix 11**.

3.10. Public exhibition events

3.10.1. Over the five-week consultation period MGH & HD held two public exhibition events, in Wootton and Hardingstone – communities closest to the proposed development. These took place on:

- i. **Thursday 26 January 2017 - 4-8pm**
Wootton Club at The Old Red Lion, 2 Church Hill, Wootton, Northants, NN4 6LQ
- ii. **Saturday 28 January 2017 - 10am-2pm**
Hardingstone Parish Hall, High Street, Hardingstone, Northants, NN4 6DA

3.10.2. In addition to the two public exhibition events, elected members from South Northamptonshire Council, Northampton Borough Council, and Northamptonshire County Council, as well as

councillors from Hardingstone, Hackleton, Quinton, Wootton, Great Houghton and Little Houghton Parish Councils, were invited to a closed preview event. This also took place at the Wootton Club at The Old Red Lion, from 3-4pm on 26 January.

- 3.10.3. The location of events and the venues used were identified after seeking advice and input from the project officers at the relevant local authorities.²
- 3.10.4. When identifying venues for the public exhibition events, the suitability of individual venues was considered and desk-top risk assessments carried out to confirm that they could safely and successfully accommodate a public exhibition event, while also meeting the needs of individuals who have a physical disability.
- 3.10.5. To maximise opportunities for people to attend, one event was arranged to take place on a weekday from 4pm - 8pm (to ensure that people have the opportunity to attend outside of working hours), while the second took place on a Saturday from 10am - 2pm.
- 3.10.6. The public exhibition events gave representatives from the local communities and interested individuals the opportunity to view information about proposals for Hampton Green, talk to members of the project team and submit feedback.
- 3.10.7. MGH & HD ensured the project consultation team included individuals with specialist expertise in key areas including planning, highways, landscape & environment, flooding, ecology and the consultation process to ensure as many people as possible received comprehensive answers to their questions and advice on how they could provide feedback.
- 3.10.8. In total 130 people attended the closed preview event and the two public exhibition events.

TABLE THREE: Breakdown of attendance at events

Event	Total number of people attending
Thursday 26 January 2017 – 4-8pm	66
Saturday 28 January 2017 – 10am-2pm	64

- 3.10.9. Individual event reports were drafted following each exhibition event to provide an anecdotal record of issues raised and verbal comments. These reports were considered in the consultation analysis. Copies of these reports can be found in Appendix.
- 3.10.10. Exhibition display panels explaining the proposals and detailed plans were on show at each of the exhibition events. These panels were, and remain, available as downloadable PDFs on the consultation website. Maps and plans, included in all the consultation materials produced, were also printed out separately for people to view at events. Copies of the display panels can be found in **Appendix 12**.

² It should be noted that for the exhibition event held in Wootton the Wootton Community & Sports Centre was originally identified as the preferred venue to use. However, this venue's availability for an event was restricted due to the regular programme of classes and events already confirmed as taking place, and ultimately precluded the possibility of MGH & HD using it for a public exhibition event. The Wootton Working Men's Club was therefore identified as a suitable alternative further to discussion with Daniel Callis at South Northamptonshire Council.

3.10.11. A printed feedback form was developed for those consultees wishing to submit their comments/feedback about the proposals for Hampton Green in writing. Copies of the feedback form were available at exhibition events for people to complete and hand to staff, or take them away and return them at a later date by Royal Mail. A PDF of the printed version was made available to download from the website or on request from the project team. A copy of the printed feedback form can be found in **Appendix 13**.

3.10.12. Additional materials made available for people to take away from events included:

- i. Project Information
- ii. Project FAQ

3.11. Ongoing engagement post consultation

3.11.1. MGH & HD have undertaken to keep all stakeholders and interested parties, who were happy to provide their contact details, updated on the progress of the proposals and final submission of the application.

3.11.2. All individuals interested in receiving updates on the progression of the planning and development process for Hampton Green, were invited to register their contact details with the project. A total of 98 individuals have registered their interest with the project.

3.11.3. In addition to responding directly to enquiries, this Statement of Community Involvement will be made available as a PDF from the consultation website, once the final outline planning application is registered by South Northamptonshire and Northampton Borough Councils.

4. Feedback

4.1. General summary of feedback and engagement

- 4.1.1. In total over 130 people attended the exhibition events which were held. This includes elected members from South Northamptonshire Council, Northampton Borough Council, and Northamptonshire County Council, in addition to councillors for Hardingstone, Hackleton, Quinton, Wootton, Great Houghton and Little Houghton Parish Councils, who attended the preview event.
- 4.1.2. Over the course of the consultation period MGH & HD received a total of **47 pieces of feedback**:
- **25** submissions were made using the online feedback form;
 - **11** submissions were made in writing; and
 - **11** submissions were sent by email.
- 4.1.3. Details of all the feedback submitted to the consultation (with personal details redacted) can be found in **Appendix 14**.
- 4.1.4. MGH & HD recognise that developments the size of Hampton Green can often be controversial among the local community. However, in their initial response to proposals for the site stakeholders and members of the public were constructive and broadly positive, before then going on to request clarity on specific issues or areas of concern. This was particularly evident at exhibition events, where a large number of attendees expressed their support or approval for the masterplan, with a significant number also registering their interest as prospective buyers.
- 4.1.5. This anecdotal evidence is reflected in the observation that while exhibition events were relatively well attended (130 people), comparatively these figures were not reflected in the number of submissions (47) to the consultation. Of those that did submit feedback, six respondents explicitly expressed their support for the proposals for Hampton Green and/or delivery of additional housing for the area.
- 4.1.6. In respect of wider issues raised both at events and in feedback, there were a number of recurring themes. A summary of these issues is set out in **Table Four** below.

TABLE FOUR: Summary of main themes arising in consultation

Themes	Feedback summary
Overview	The amount of development in the area was referenced by a number of consultees, as well as others who noted the need for more housing. A number of consultees also questioned the JCS allocation.
Housing	The type and mix of housing was mentioned in a number of responses, including requests for the development to reflect housing in the immediate vicinity. Consultees also registered their concerns about disruption to the community during the construction phase.
Infrastructure	The state of local infrastructure was referenced regularly as well as the scope for the development to exacerbate these issues. Capacity in local schools and health centres were cited by many consultees, with most questioning how MGH & HD would remedy this.

Environment and Recreation	The loss of green space in the vicinity was referenced by a number of consultees, as well as the loss of village identity as a result of the space between villages being built upon. A number of respondents also commented on the protection of wildlife.
Traffic and Transport	<p>Traffic and transport was the most commonly referenced theme, both in peoples' feedback and at consultation events. The main concern was the already high level of existing traffic on the local road network, particularly Newport Pagnell Road and the A45. Feedback centred on the belief that the Hampton Green development would exacerbate the problems and sought clarification on the proposed mitigation.</p> <p>Other issues raised included requests for additional public transport and improvements to local roundabouts.</p>
Drainage	Drainage was referenced by one consultee who asked about water pressure.
Site remediation	Despite site remediation, and the historical use of the site, coming up during discussions with elected members and members of the public at consultation events, no feedback was submitted on this topic.
Miscellaneous	The name of the site was brought up by one person, who suggested a number of alternatives.
Consultation	A number of respondents provided comments on the consultation materials, the choice of venue for the exhibition event in Wootton, and the level of advertising. We also received feedback about the name of The Green, and confusion that may have arisen from our labelling.

4.2. Responding to the feedback received

4.2.1. The following table sets out the issues and themes raised in feedback during the consultation along with MGH & HD's response.

4.2.2. A number of pieces of feedback were received after the deadline of 10 February 2017 and these are also taken into account in the **Table Five** below.

TABLE FIVE: Issues raised during consultation and MGH & HD's response

ISSUE	RESPONSE
GENERAL VIEWS ON DEVELOPMENT LOCALLY/REGIONALLY	
A number of consultees state that south Northamptonshire has been overdeveloped.	MGH and HD recognise that new development often attracts opposition. As such the project team have worked hard to communicate with and understand the issues important to the local community, ensuring the scheme is beneficial for existing and new residents.
One consultee stated that there is a deep level of opposition to this development in the local area. 'I would also like to know how aware the developers are of the deep level of opposition to this development and what their response is to this.'	The Hampton Green site was allocated under the Joint Core Strategy (JCS) for West Northamptonshire. The site forms part of Northampton South of Brackmills Sustainable Urban Extension (SUE), land allocated for growth to meet the needs of the Northampton area. Hampton Green would contribute to meeting the identified housing targets for Northamptonshire. While work is in progress, subject to consent being granted, MGH and HD will make every effort to ensure that disruption to local residents is kept to a minimum. The project team will continue to work with the relevant local authorities to ensure reasonable hours of work to reduce the impact of construction traffic on local roads, especially at peak times.
Two consultees commented that the development will be a "hindrance" and "cause stress" for existing residents.	In developing the proposals, MGH and HD have, where possible, taken on board comments raised by stakeholders and the local community.
A few consultees stated that the planned design of the development itself is very acceptable.	MGH and HD welcome positive feedback on the design of the scheme, all of which helps inform the proposals.
Two consultees referenced that there is a need for more housing.	MGH and HD understand the importance of delivering much-needed homes; this scheme looks to help meet the demand for houses in the local area in line with West Northamptonshire's adopted Joint Core Strategy.
Two consultees commented that the people filling all these houses will not be from the local area	The West Northamptonshire Joint Planning Unit (JPU) is responsible for finding ways to meet the housing needs for Northampton, South Northamptonshire and Daventry. In December 2014, the JPU Councils adopted the Joint Core Strategy (JCS) which allocated this site for growth to meet the needs of the area by building a sustainable urban extension. The site was formally allocated for development via Policy N6:

	Northampton South of Brackmills SUE of the WNJCS. Together this site, coupled with the HCA site, form the entirety of the SUE allocation.
Two consultees reference the strong emphasis MGH and HD put on the JCS allocation. They state that, despite the site being adopted in the Joint Core Strategy, Northampton Borough Council rejected both the JCS and other nearby applications for large developments. This was voted through by other nearby councils.	<p>As identified, the site has been allocated for development by the West Northamptonshire Joint Planning Unit (JPU) who are responsible for finding ways to meet the housing needs for Northampton, South Northamptonshire and Daventry. In December 2014, the JPU Councils adopted the Joint Core Strategy (JCS) which allocated this site for growth to meet the needs of the area by building a sustainable urban extension. The site was formally allocated for development via Policy N6: Northampton South of Brackmills SUE of the WNJCS. Together this site, coupled with the HCA site, form the entirety of the SUE allocation.</p> <p>While MGH and HD recognise the concerns raised by consultees, it is not within the remit of this outline planning application to comment on the manner by which the JCS was adopted.</p> <p>The southern portion of the Hampton Green site falls within the boundary of South Northants Council, while the northern parcel falls within the boundary of Northampton Borough Council. When it comes to deciding the application for Hampton Green each council will determine the application relevant to the part of the site that sits within its boundary.</p>
One consultee requests a referendum on the allocation of housing and development.	MGH and HD recognise the consultees request for a change in how sites are allocated, however this issue falls outside the remit of this outline planning application and refers to a larger national issue.
One consultee commented that the application will be decided by South Northamptonshire District Council, however the impact of the development will be on Northampton Borough.	<p>MGH and HD recognise that while the majority of the Hampton Green site falls within the boundary of South Northamptonshire Council, the northern parcel lies within the boundary of Northampton Borough Council. When it comes to deciding the application Northampton Borough Council has confirmed that, working in partnership with South Northamptonshire Council, it wishes to determine the application relevant to the part of the site that sits within its boundary.</p> <p>MGH and HD will be submitting the outline planning application for the site to both South Northamptonshire and Northampton Borough Councils.</p>

ISSUE	RESPONSE
HOUSING	
A number of consultees request that MGH and HD include bungalows as an option on the development.	<p>MGH and HD welcome all feedback on the proposed development at Hampton Green. The project team works closely with local authorities to create developments that meet local requirements and match the housing types found in the local area.</p> <p>While there are no bungalows in the current masterplan, this is certainly something to consider should the local authorities advise that bungalows were part of their preferred mix of housing for the area.</p>

One consultee states that the proposed site should reflect housing in the immediate vicinity – requesting mainly three, four and five bedroom detached properties.	MGH and HD want the new development to meet the needs and aspirations of the local community by providing a wide range of accommodation types which would include two, three and four bedroom quality homes built to the highest industry standards. When designing the scheme, MGH and HD will look to build houses that reflect the local characteristics and architecture of the area.
One consultee stated that the development should have a suitable allowance for affordable housing.	MGH and HD will work closely with South Northamptonshire and Northampton Borough Councils to determine the proportion of affordable housing to be included as part of the development. Further details will be available as part of the full planning application.
Two consultees reference that MGH and HD are outsiders, with management that won't have to deal with the repercussions.	<p>MGH and HD are committed to working with the local community and relevant local authorities to deliver the best possible scheme for the area.</p> <p>The project team have a history of producing high quality housing in the Northamptonshire area, with ongoing developments at Buckton Fields in north Northampton, as well as schemes in nearby Bromham, and Milton Keynes.</p> <p>MGH and HD are responsible developers, who follow best practice principles throughout the planning, design and build stages to create environmentally sensitive and sustainable developments in each area.</p>
Two respondents expressed concern over disruption from construction activities including mud on the roads.	Subject to consent being granted, MGH and HD will make every effort to ensure that disruption to local residents is kept to a minimum. As responsible developers, MGH and HD will follow best practice principles throughout the build stages. The project team will continue to work with the relevant local authorities to ensure reasonable hours of work to reduce the impact of construction traffic on local roads, especially at peak times.

ISSUE	RESPONSE
INFRASTRUCTURE	
One consultee stated that developers should use their influence to ensure that existing impacts on the local area are addressed with the relevant authority.	<p>In the event of the local authorities resolving to grant planning permission for Hampton Green, certain conditions and legal agreements will be put in place to identify the contribution MGH and HD would have to make to address any impact of the development on the local community and associated infrastructure.</p> <p>The nature and precise level of those contributions will be set out in legal contracts known as a Section 106 agreement and the Community Infrastructure Levy (CIL). The details of these agreements will be decided by the Local Planning Authorities in consultation with a number of public and private sector bodies including education, transport and health authorities.</p> <p>The Section 106 agreement is likely to address issues including provision of funds for new play facilities,</p>

	tree planting, meeting places, affordable housing, primary education and health care facilities. Meanwhile the CIL will address issues including provision of funds for secondary education.
One consultee asked that MGH and HD should use their influence to have the internet in the area upgraded to fibre, which would be beneficial for both existing and new residents.	MGH and HD recognise the benefits of upgraded internet provision in the area as something that would benefit both existing and future residents. The project team has had discussions with local providers throughout the planning application stage and should planning permission be granted, the team would continue to work with them into the construction phase, so that existing and new residents might benefit from improved internet connection speeds.
A number of consultees stated that the local infrastructure is at breaking point. This needs sorting out before any housing application is granted. Without improvement to the local infrastructure the development at Hampton Green is unsustainable.	<p>In the event of the local authorities resolving to grant planning permission for Hampton Green, certain conditions and legal agreements will be put in place to identify the contributions MGH and HD will have to make to address any impact of the development on the local community and associated infrastructure.</p> <p>The nature and precise level of those contributions will be set out in legal contracts known as a Section 106 agreement and a Community Infrastructure Levy (CIL). The details of these agreements will be decided by the Local Planning Authority in consultation with a number of public and private sector bodies including education, transport and health authorities.</p> <p>The Section 106 agreement is likely to address issues including the provision of funds for traffic calming measures, new play facilities, tree planting, cycle paths, meeting places, affordable housing, primary education and health care facilities. Meanwhile the CIL will address issues including the provision of funds for secondary education.</p>
One consultee commented that they do not believe the development will improve the quality of life for existing or new residents.	<p>MGH and HD recognise the importance of delivering the right infrastructure for the local community and the need for a high quality, sustainable development. Working closely with the local community and interested parties, through tools such as this recent consultation, has been essential to create the best possible development at Hampton Green that will benefit both existing and new residents.</p> <p>MGH and HD are proposing to retain more than 30 per cent of the site to create a network of public open spaces. This includes a dog walking circuit, and play spaces for children, as well as woodland walk all to benefit the existing and new residents.</p> <p>The development at Hampton Green will also create sustainable linkages with existing and new communities, promoting sustainable modes of transport. The proposed new footpath/cycleway between the proposed roundabout access and Landimore Road will improve local connectivity with the wider area and help Hampton Green to integrate with existing communities, including through to Brackmills County Park.</p>
A number of consultees noted that with both local primary and secondary schools operating at maximum intake, they have insufficient capacity to accommodate any incoming	MGH and HD understand the impact new developments can have on local infrastructure and are working closely with the relevant local authorities to identify the contributions that will be made, as the developers, to address any impacts of the development on the local community.

population.	<p>The nature and precise level of those contributions will be set out in legal contracts known as a Section 106 agreement and the Community Infrastructure Levy (CIL). The details of the agreement will be decided by the Local Education Authority.</p> <p>The Section 106 agreement is likely to address issues including provision of funds for primary education while the CIL considers secondary schools.</p> <p>It will be up to the Local Education Authority, in this case Northamptonshire County Council, to identify the pupil yield that a development of our size will create and advise of the contributions MGH and HD would have to make in order to mitigate this. It will be up to Northamptonshire County Council to identify where extra school places should be or if a subsequent new school is required and use the financial contributions made by MGH and HD to fund these improvements.</p> <p>It should also be noted that the approved outline planning application for 1,000 dwellings to the west of the MGH and HD site (the remainder of the Northampton South of Brackmills SUE) makes provision for a new primary school.</p>
A number of consultees wanted to understand how MGH and HD are proposing to mitigate the need for additional school places that the new development would require? (Where will the extra school places come from?)	<p>MGH and HD have worked closely with the relevant Local Education Authority, Northamptonshire County Council, to identify the best method of providing additional school spaces in the local area for the demand created from the Hampton Green development.</p> <p>The size of the Hampton Green development itself does not generate enough pupil places and demand for a new school in its own right. Working closely with Northamptonshire County Council on education provision, it was decided that financial contributions made via a Section 106 agreement and the Community Infrastructure Levy (CIL) were preferable to a new school on the Hampton Green site.</p> <p>It is for Northamptonshire County Council to calculate the anticipated pupil yield that a development the size of Hampton Green would create. They will then advise MGH and HD of the contributions required to mitigate the increase. It is similarly for the county council to identify where extra school places should be or if a subsequent new school is required. They will then use the financial contributions made by MGH and HD to fund these changes.</p>
A number of consultees suggested that MGH and HD build a new school at Hampton Green as a solution for creating additional school places?	<p>The scheme is legally required to mitigate its own impacts, including funding additional school spaces. This will be provided through financial contributions made by MGH and HD via a Section 106 agreement and the Community Infrastructure Levy (CIL).</p> <p>It is for Northamptonshire County Council to calculate the anticipated pupil yield that a development the size of Hampton Green would create. They will then advise MGH and HD of the contributions required to mitigate the increase. It is similarly for the county council to identify where extra school places should be or if a subsequent new school is required. They will then use the financial contributions made by MGH and HD to fund these changes.</p>
One consultee commented that the existing community will bear the financial burden of paying for extra school spaces.	

One consultee observed that while the HCA development is understood to make provision for a primary school which could accommodate new population at Hampton Green, it is likely that Hampton Green will be completed before the HCA primary school is built.	<p>MGH and HD have worked closely with the local authorities to understand how best to mitigate the additional pupil yield that the scheme will generate. It is for the Northamptonshire County Council to decide the required financial contributions that MGH and HD will make via a Section 106 agreement and the Community Infrastructure Levy (CIL).</p> <p>It will then be up to the county council to determine how to spend this money to accommodate the increase, be this before or after the HCA primary school is completed.</p>
One consultee commented that there is a shortage of teachers in Northampton.	MGH and HD notes the consultees concerns over a shortage of teachers, however this issue falls outside the remit of this planning application.
A number of consultees made general comments that health services across Northamptonshire are operating at full capacity and are significantly stretched so additional population at Hampton Green will only exacerbate the problem.	<p>MGH and HD understand the impact new developments can have on local infrastructure. As such, the project team have worked closely with the relevant local authorities to identify the contributions that will be made, as the developers, to address any impacts of the scheme on the local community and associated infrastructure.</p> <p>The nature and precise level of those contributions will be set out in the legal contract known as a Section 106 agreement. The details of the agreement for healthcare will be decided by the Local Planning Authority in consultation with NHS England.</p> <p>It will subsequently be for NHS England to identify where best to use the financial contributions, made by MGH and HD, to fund improvements to the local healthcare infrastructure.</p>
A number of consultees question how MGH and HD will mitigate the lack of capacity in local health services.	
A few consultees ask whether MGH and HD will make provision for a new surgery at Hampton Green.	<p>MGH and HD have worked closely with the relevant local authorities, including NHS England, to identify how to mitigate the impact of Hampton Green on the local community. This includes considering the best method of providing additional healthcare spaces in the local area for the demand that would be created by the development.</p> <p>The size of the scheme does not generate enough demand for a new doctors surgery in its own right. Working closely with local authorities on healthcare provision it was decided that financial contributions made via Section 106 agreement were preferable to a new doctors surgery on the Hampton Green site.</p> <p>MGH and HD conducted studies as part of the assessments for the Hampton Green development. There are around 17 doctors surgeries/healthcare centres with 4.5 miles of the site currently accepting patients. The HCA development also includes the delivery of a healthcare centre.</p>
One consultee postulated that financial contributions made towards provision of additional healthcare provision to accommodate new population at Hampton Green will unlikely have any positive impact as it makes the	MGH and HD notes the consultees concerns over the lack of capacity for the existing healthcare services to expand to meet the need of Hampton Green. However, following discussions with the relevant local authorities, including NHS England, MGH and HD have been advised that financial contributions, made via Section 106 agreement, are preferable to the provision of any healthcare facilities on site. Upon receipt of these contributions, it is for NHS England to identify where best to use the financial contributions to fund

assumption that existing services have capacity to expand.	improvements/increased capacity to the local healthcare infrastructure.
One consultee raised concern about the proposals for Hampton Green failing to recognise the requirement for financial contribution towards additional policing that will be required to support an increase in population.	<p>Policing is not currently covered by either Section 106 agreements or CILs. Instead, police forces in England are currently funded by three main sources: the Home Office, Department for Communities and Local Government (DCLG) and the police precept component of local council tax.</p> <p>While it is not something that developers pay for directly, all of the eventual residents of Hampton Green would be required to pay council tax, which in turn contributes to the funding of local policing.</p>

ISSUE	RESPONSE
ENVIRONMENT AND RECREATION	
A number of consultees commented on the loss of green space between villages and the building on green land. Two consultees commented specifically on the loss of village identity at Hardingstone as a result of the space between villages being built upon.	<p>The West Northamptonshire Joint Planning Unit (JPU) is responsible for finding ways to meet the housing needs for Northampton, South Northamptonshire and Daventry. In December 2014, the JPU Councils adopted the Joint Core Strategy (JCS) which allocated this site for growth to meet the needs of the area by building a sustainable urban extension. The site was formally allocated for development via Policy N6: Northampton South of Brackmills SUE of the WNJCS. Together this site, coupled with the HCA site, form the entirety of the SUE allocation.</p> <p>MGH and HD are proposing to retain more than 30 per cent of the site to create a network of public open spaces. This includes a dog walking circuit, play spaces for children, and a woodland walk, all to benefit the existing and new residents. The site masterplan has also looked to retain the existing woodland to the north and the majority of existing hedgerows, alongside new planting schemes. This retention of open space exceeds the policy requirement.</p> <p>MGH and HD have also incorporated into the masterplan the development of a green buffer zone between the site and surrounding countryside. Development of this green buffer zone along the eastern edge of the site to soften the transition between the proposed development and the surrounding countryside, thereby minimising landscape impacts.</p> <p>In addition to the above, in designing the scheme, MGH and HD will look to build houses that reflect the local characteristics and architecture of the area.</p>
One consultee commented on the loss of a popular walking area for locals.	<p>There are currently no public rights of way running through the site.</p> <p>In designing the masterplan for the site MGH and HD have looked to improve links through the scheme, including the creation of pedestrian and, where appropriate, cycle links through to Brackmills County Park</p>

	and onwards access to Brackmills employment area. The proposals for the site also include a woodland walk and a circular dog walking route accessible to both the existing and new residents.
Two consultees voiced concern about the destruction of wildlife habitat by the building of a new housing development.	<p>MGH and HD have carried out studies on the potential effects of a development on wildlife in the area and consulted Surrey Wildlife Trust during this process. An ecological assessment forms part of the application documentation. This concludes that the development will not have a significant effect on any statutory or non-statutory designations of nature conservation interest and, subject to the identified mitigation measures, will safeguard the wildlife interest of the site.</p> <p>While there are no statutory wildlife site designations overlapping with the development, the project team did identify that the development might lead to an indirect impact from increased recreational use of the Upper Nene Valley Gravel Pits special protection area, specifically Clifford Hill Washlands. MGH and HD have consulted with Natural England (the statutory authority) and we shall mitigate this potential impact by providing open space in the development, (including dog walking routes), promoting walking routes in the Brackmills Country Park and contributing to access management for the Washlands.</p> <p>MGH and HD are also proposing to retain the majority of the hedgerow and hedgerow trees around the site boundaries to maintain wildlife corridors and biodiversity across the site. This will be complemented by new tree planting across the site, including along the primary access route to create an avenue, as well as the development of a green buffer zone along the eastern edge of the site to soften the transition between the proposed development and the surrounding countryside.</p> <p>The enhancement of existing ecology is central to our proposals for Hampton Green and has been given full consideration in the development of our masterplan.</p>
One consultee requested information on the measures taken to relocate wildlife and minimise harm to the environment.	<p>MGH and HD have carried out studies on the potential effects of a development on wildlife in the area and consulted Surrey Wildlife Trust during this process. An ecological assessment forms part of the application documentation. This concludes that the development will not have a significant effect on any statutory or non-statutory designations of nature conservation interest and, subject to the identified mitigation measures, will safeguard the wildlife interest of the site.</p> <p>The project team will ensure safeguards for wildlife are in place during construction. This will include timing of clearance works, wherever possible, outside of nesting bird seasons and phased clearance of any vegetation to encourage dispersal of wildlife towards retained habitats. These clearance methods will be adopted in preference to physical relocation which is often more disturbing for wildlife.</p> <p>MGH and HD are proposing to retain more than 30 per cent of the site to create a network of public open spaces. The site masterplan has also looked to retain the existing woodland to the north and the majority of existing hedgerows, alongside new planting schemes. This retention of open space exceeds the policy requirement.</p>
One consultee requested that the development	MGH and HD look to promote the objectives of sustainable development through the layout and design of

considers low energy housing and facilities for electric cars	the scheme. MGH and HD will, where appropriate, use sustainable building construction techniques in line with current building regulations. Sustainable construction measures typically include: improved energy efficiency, design and orientation, water conservation measures, considering fabric efficiency in the design of buildings, use of building materials capable of being recycled, and an element of construction waste reduction or recycling.
One consultee commented that air pollution associated with traffic is at a dangerously high level, and questions how the proposed development will mitigate this.	<p>The project team recognises the concerns raised by the consultee about air pollution associated with traffic. In designing the masterplan for the site MGH and HD have looked at ways to promote sustainable transport. Such measures involve improved links through the scheme, including the creation of pedestrian and, where appropriate, cycle links through to Brackmills County Park and onwards access to Brackmills employment area.</p> <p>The project team are also proposing improved public transport connections to Northampton town centre including the extension of a bus service through the development connecting with the neighbouring Homes and Communities Agency (HCA) scheme.</p>

ISSUE	RESPONSE
TRAFFIC AND TRANSPORT	
<p>A large number of respondents made general observations about the volumes of traffic on the existing local road network which currently gives rise to congestion issues, therefore additional traffic generated by the development of Hampton Green will only exacerbate the problem, particularly at peak times.</p> <p>Specific hotspots identified by a number of respondents in raising this issue include:</p> <ul style="list-style-type: none"> • Newport Pagnell Road – as the main link into Northampton • A45 – as the main link to Brackmills industrial estate, additional traffic from the development would be harmful to 	<p>MGH and HD have worked closely with Northamptonshire County Council and Highways England to identify suitable measures to minimise any impact of the development and ease traffic movements within the wider area. Through these conversations, nine junctions were determined on the local highway network for potential improvements in addition to an already identified strategy along the A45 corridor. In addition to these measures, MGH and HD have considered several sustainable transport improvements, including a new bus service and pedestrian/cycle links, both within Hampton Green and to connect the development with local amenities and areas of employment.</p> <p>Discussions remain ongoing with the Local Highway Authority and Highways England to confirm the extent and location of all works to be supported through physical improvements and financial contributions from MGH and HD. Once this has been determined all available information will be presented as part of the Transport Assessment in the planning application submission.</p> <ul style="list-style-type: none"> • Newport Pagnell Road – Northamptonshire County Council and Highways England have identified a number of Junctions along Newport Pagnell Road which MGH and HD will be assisting in improving. • A45 – the Northampton Growth Strategy is currently being developed, including improvements to be

<p>businesses</p> <ul style="list-style-type: none"> Queen Eleanor Roundabout – existing difficulties and queues exiting onto the roundabout 	<p>made on the A45. Following discussions with Highways England, MGH and HD will be making a financial contribution to assist in the implementation of this strategy.</p> <ul style="list-style-type: none"> Queen Eleanor Roundabout – neither the Local Highways Authority nor Highways England have identified this roundabout as requiring any improvements or contributions from MGH and HD.
<p>One consultee identified existing problems associated with getting onto Newport Pagnell Road from Water Lane, stating that any additional traffic generated by Hampton Green would only exacerbate this.</p>	<p>In addition to close liaison with the relevant authorities the project team carried out a series of assessments of the local road network. Having considered the anticipated impact of the development on this junction, it is not expected that Hampton Green will exacerbate issues at Water Lane. It is anticipated that additional traffic caused by Hampton Green will only increase passing traffic, not having any impact on traffic travelling down Water Lane. It is further expected that, since most cars turn left out of Water Lane, this passing traffic is unlikely to particularly hinder those exiting the junction.</p> <p>Further to this, MGH and HD have worked closely with Northamptonshire County Council and Highways England to identify suitable measures to minimise any impact of the development and ease traffic movements within the wider area.</p>
<p>Two consultees recommended that traffic calming measures needed to be installed on Newport Pagnell Road, suggesting vehicle activated speed signage is considered as a possible solution.</p>	<p>MGH and HD have worked closely with Northamptonshire County Council and Highways England to identify suitable measures to maintain the flow of traffic along Newport Pagnell Road. MGH and HD, therefore, would not want to introduce physical traffic calming measures, such as speed bumps or chicanes (often used to reduce speed) in this area, as these can interrupt this flow. However, the project team appreciates the suggestion of Vehicle Activated Signage, and will work with the local authority and consider whether this would be appropriate along Newport Pagnell Road. Further details are available within the Traffic Assessment, as part of this planning application.</p>
<p>A number of consultees referred to difficulties experienced by drivers trying to exit the Waitrose/Wyevale junction, and commented that this problem would be further exacerbated by new traffic from the development.</p>	<p>MGH and HD have worked closely with Northamptonshire County Council and Highways England to identify suitable measures to minimise any impact of the development and ease traffic movements within the wider area. The Waitrose junction is one of a number of highways improvements that has been identified. It is proposed that this will take the form of either signalisation of the junction or a controlled pedestrian crossing. More information will be included within the Transport Assessment as part of the planning application.</p>
<p>One consultee positively commented on plans to downgrade The Green.</p>	<p>MGH and HD welcome positive feedback on its plans to downgrade The Green.</p>
<p>One consultee raised concerns about The Green being downgraded; stating that it is an old/historic lane and represents part of the area's heritage.</p>	<p>MGH and HD recognise the local significance of The Green as part of the area's heritage. The project team does not intend to remove the lane, only to downgrade the access point off Newport Pagnell Road to a pedestrian and cycling zone. The downgrading of this access will improve the safety for both existing and future residents.</p>
<p>Two consultees were concerned that the new</p>	<p>MGH and HD recognise local residents' concerns over the possible use of roads in the village of Great</p>

<p>development would generate an increase in vehicle movements through the village of Great Houghton, with new residents specifically using roads intended for village access only (i.e. The Green) as a route to avoid using Newport Pagnell Road.</p> <p>It was suggested that a better solution would be to only allow one way access from the Hampton Green to Newport Pagnell road to ensure The Green is only use for Great Houghton access only.</p>	<p>Houghton as a shortcut. Though it is not an issue that formed part of the initial discussions with the local highways authority, it is something that MGH and HD are looking into carefully and will form part of the Transport Assessment that will be submitted as part of the planning application.</p>
<p>One consultee stated that the existing Wooldale Rd/Landimore Rd/Newport Pagnell Road roundabout; is too small and too tall and gives rise to fast approaching cars – a problem which will only be exacerbated by the additional cars Hampton Green will generate.</p>	<p>The Wooldale Rd/Landimore Rd/Newport Pagnell Road roundabout junction has been identified by the local highways authority as requiring improvements. These improvements will be focused on providing additional capacity to the junction. Further details of the proposed improvements are available in the Transport Assessment that will be submitted as part of the planning application.</p>
<p>One consultee suggested that a new roundabout from Gardiner's View to Newport Pagnell Road was required.</p>	<p>MGH and HD recognise the concern expressed by this consultee. Gardiner's View is a relatively new housing estate, with junctions built to the appropriate, modern-day guidelines. MGH and HD are not in a position to make any changes to this junction as they do not have control of the land needed to make such adjustments, furthermore the junction was not identified by the local highways authority as requiring improvements to mitigate the development of Hampton Green.</p>
<p>A few consultees suggested improved public transport provision would benefit the existing and new community, with a regular bus service going to the railway station at peak times.</p>	<p>MGH and HD are proposing improved public transport connections to Northampton town centre including the extension of a bus service through the development connecting with the neighbouring Homes and Communities Agency (HCA) scheme. A strategy is being agreed with Stagecoach, as the local operator, which will provide links to Northampton town centre. Ultimately, however, it will be for Stagecoach, as a private operator, to decide the final bus route and timetable.</p>

ISSUE	RESPONSE
CONSULTATION	
One consultee stated that they were impressed	MGH and HD welcome positive feedback on its documentation and approach to consultation, all of which

with the proposals and exhibition event.	helps inform the proposals and provides useful lessons for future engagement.
A few consultees stated that they missed consultation events due to lack of advertising.	<p>MGH and HD were very keen that people should be able to attend the exhibition events to learn more about the proposals for Hampton Green. As such the project team undertook a range of activities to highlight the consultation as well as the two exhibition events in Wootton and Hardingstone.</p> <p>In the first instance, over 5,600 postcards were sent to homes and business within an identified consultation zone. This included the two parishes the site fell within, Hardingstone and Hackleton, as well as the four neighbouring parishes closest to the site (Quinton, Wootton, Great Houghton and Little Houghton).</p> <p>In advance of the consultation events MGH and HD published adverts in two local newspapers, the Northampton Chronicle and Echo and the Northamptonshire Telegraph. An advert also ran in the Great Houghton parish magazine promoting the consultation and the deadline for feedback. The project team also issued press releases on 9 and 17 January 2017 to generate further coverage. Articles ran in the Northampton Chronicle and Echo in print and online. A press release was also issued on 3 February reminding people of the deadline for the receipt of feedback to the consultation.</p> <p>In addition to the above MGH and HD distributed posters and postcards to a number of public places including local shops, post offices, and parish notice boards to advertise the consultation.</p> <p>These activities culminated in a good turnout at each event, 66 people in Wootton and 64 in Hardingstone.</p>
One consultee objected to the choice of Wootton Working Men's Club for the event in Wootton. They stated that Wootton Parish Council had more suitable rooms available. They commented that by choosing this venue MGH and HD are not holding the event in a venue accessible to all, with parking and disabled facilities.	<p>When planning the consultation MGH and HD looked into a range of venues that would be suitable for an exhibition event and sought advice from the relevant Local Authorities. Inquiries were first made at the Wootton Community Centre, however the main hall which the community relations team sought to book was unavailable during the times and dates that were being considered, due to regular pre-arranged classes and other commitments.</p> <p>The Wootton Club function room was chosen following close liaison with South Northamptonshire Council. It was also confirmed, via correspondence with the club, that the venue had appropriate facilities, including disabled access to the function room and an accessible toilet. There was also a car park to the rear of the venue and nearby street parking.</p>
One consultee commented that the consultation materials did not provide enough information on what additional transport and health care infrastructure would be required to support development.	<p>Information provided within the consultation documents gave an overview of MGH and HD proposals for the Hampton Green site, as well as indicative proposals for wider transport solutions to mitigate the additional journeys from the site. The transport solutions identified in the materials have been arrived at following close liaison with the relevant local authorities and Highways England.</p> <p>MGH and HD also identified the methods by which they would reduce the amount of traffic generated by the development, including the downgrading a stretch of The Green to a footpath/cycleway and the creation of pedestrian and cycle paths from Hampton Green to the Homes and Communities Agency scheme and Brackmills Country Park.</p>

	<p>On health care infrastructure, MGH and HD explained in their materials that community facilities, including local health care, would be supported through contributions to the local authorities via Section 106 payments. The level of payments are set by the regulator, with contributions going to local services as allocated by NHS England.</p> <p>Discussions with the relevant authorities on infrastructure contributions and works will continue up to the point of submission. At this time further information will be available within the planning application documents. These documents will be made available on the consultation website, as well as the Local Authorities' own websites.</p>
One consultee stated there was a lack of information on how the development will benefit existing residents.	<p>Information provided within the consultation documents gave an indication of MGH and HD proposals for the Hampton Green site, as well as indicative proposals for wider infrastructure solutions.</p> <p>The consultation materials also explained that, among other things, more than 30 per cent of the site would be retained to create a network of public open spaces to the benefit of both new and existing residents. This includes the provision of a centrally located equipped play area for children as well as additional informal play space across the site</p>
A few consultees referenced the mis-labelling of The Green and suggested this may have caused confusion amongst consultees. One individual stated this was called Lewis Lane, while another stated this was actually called Green Lane.	<p>MGH and HD sought to be consistent with the labelling of "The Green", as it is referred to in West Northamptonshire's Joint Core Strategy. It is also labelled "The Green" on the Ordnance Survey Maps and Google Maps. However, MGH and HD note that this may not be the local/informal name for the road.</p> <p>In order to ensure that consultees were not confused by the location of the site, MGH and HD produced a suite of materials which included a map of the site in the context of the wider area. This was included on the postcard, sent to over 5,600 homes and businesses within the identified consultation zone.</p> <p>If consultees were confused or in any doubt about the location of the site, there was a dedicated telephone helpline and email address, via which anyone with an enquiry could contact the Community Relations team directly.</p>
A number of consultees requested regular updates on the progress of development.	<p>Everyone who submitted feedback, whether online, on feedback form or via email, and requested updates on the project have been recorded and we will look to provide updates to all project registrants. This will include updates on key milestones in the planning process for Hampton Green.</p>

ISSUE	RESPONSE
MISCELLANEOUS	
One consultee suggests a number of alternative names for the development, including St Edmunds Fields, Houghton Green or Skylark Fields – all names associated with the area.	<p>MGH and HD welcome all feedback on the proposed development at Hampton Green, including input on the site name.</p> <p>Hampton Green is a working name as part of the planning application, should planning permission granted the project team would be happy to give further consideration to a site name change and would appreciate any suggestions from the community associated with the local area.</p>

ISSUE	RESPONSE
DRAINAGE	
One consultee stated that the local area in immediate proximity to the proposed Hampton Green site already suffers from low water pressure, with the concern being that the new development will only exacerbate this problem.	<p>Anglian Water, as the local water authority, have a legal duty to maintain the local water network, ensuring that a certain water pressure is maintained. The project team have been working with Anglian Water to ensure the existing water network is able to supply the new development. MGH and HD as developers will provide a financial contribution to Anglian Water to ensure that the development doesn't cause any additional strain on the existing network.</p>

5. Conclusion

- 5.1 Public consultation played an important role in the development of MGH & HD's outline planning application for Hampton Green, and the project team welcomed the opportunity to engage with a wide range of stakeholders and members of the public. The team have subsequently worked hard to robustly address those issues raised in feedback and, where possible, constructive comments have been used to help shape the final scheme.
- 5.2 It was clear from consultation that many consultees had concerns relating to the impact of new development on existing community infrastructure, particularly the provision of healthcare, education, and the local and strategic highways network. MGH & HD are committed to mitigating the impact of the development proposals in respect of local infrastructure such as health care and education.
- 5.3 To this end, MGH and HD have been, and continue to be, in close contact with appropriate public bodies, South Northamptonshire and Northampton Borough Councils, and Northamptonshire County Council to ensure appropriate Section 106 contributions are delivered as part of this development. The application will also be subject to Community Infrastructure Levy (CIL) charges of both Councils.
- 5.4 In respect of highways mitigation, the planning application, if approved, will deliver specific improvements at junctions on the local highway network and provide financial contributions towards the delivery of other highways improvements currently planned for by the local highway authority. As with all planning applications the local highway authority, in this case Northamptonshire County Council, will review proposals to ensure that any significant impacts on the highway network are appropriately mitigated against and that new development is adequately served by public transport.
- 5.5 This was a positive programme of consultation, which saw 130 members of the public and interested parties attend the public exhibition events that were held. MGH & HD have recognised the issues raised and sought to take into consideration all the comments and information received in finalising the details of the scheme set out in its outline planning application for Hampton Green. Should this outline application be successful, the programme can also play a role in helping inform subsequent detailed applications.
- 5.6 In addition, MGH & HD have committed to keeping the wider stakeholders informed of the progress of its plans by:
- i. Writing/emailing where addresses have been passed on
 - ii. Updating the website
 - iii. Engaging with key local media
 - iv. Keeping elected representatives informed

Prepared by Camargue – March 2017

Appendix 1 – Pre-Application Methodology



Martin Grant Homes & Harcourt Developments

Land at Wootton Fields, Northampton

Pre-application Consultation Methodology

October 2016

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1. Overview

Martin Grant Homes and Harcourt Developments anticipate on carrying out pre-application community engagement on their emerging proposals for a residential development, known as Hampton Green¹, which is located on a site which lies immediately to the east of Hardingstone village, and north east of Wootton; approximately three miles south of Northampton town centre.

This document has been prepared to set out details of the pre-application consultation Martin Grant Homes and Harcourt Developments intend to carry out their proposals for the site, and how people can comment on and influence its development prior to an outline planning application being made. It also provides a summary of whom we will be consulting and when, as well as details of how we will consult and how we will have regard to feedback received.

In developing this consultation methodology we have consulted and had due regard to the statements of community involvement that have been prepared by:

- i. [South Northamptonshire Council – Statement of Community Involvement \(adopted March 2016\)](#)
- ii. [Northampton Borough Council – Statement of Community Involvement \(adopted\) 2006 with Addendum 2013](#)
- iii. [Northamptonshire County Council – Statement of Community Involvement for Plans and Planning Applications \(Adopted\) 2012](#)

2. When we will be carrying out consultation

We're proposing to run the public consultation over five weeks from Monday 9 January to Friday 10 February 2017.

The consultation dates will be articulated on all literature and communications materials developed to support the public consultation, with the deadline for receipt of all submissions to the consultation being given specific prominence.

3. What we will be consulting on

We will be consulting people on the emerging proposals developed for the purposes of submitting a planning application for the site.

For consultation we will provide people with documentation on what we propose to build and where. We will also set out information on our proposals for:

- i. site masterplan;
- ii. number of dwellings;
- iii. type, size and tenure of houses;
- iv. associated roads, footpaths and cycleways;
- v. for a two-form entry primary school;
- vi. access roads and areas required for construction;

¹ To date for internal working purposes, the site has been referred to as Wootton Fields. In view of the fact that the neighbouring community is called Wootton Fields it has been acknowledged that this has the potential to cause confusion when it comes to publicly communicating details about the proposals. For this reason it has been agreed that the site will be identified as 'Hampton Green'. This will give people a clear frame of reference when it comes to identifying the location of the site and details of the emerging proposals we'll be inviting them to comment on.

- vii. public open spaces and strategic landscaping.

Individuals, communities and representative organisations will be invited to comment on all or any part of our proposed scheme.

4. Who we will be consulting with

In accordance with Statements of Community Involvement set out by SNC and NBC we will make reasonable efforts to engage with those communities potentially affected by our proposals from an early stage. There is no set rule that defines those people, groups or organisations falling into this category. Therefore, we're using our professional judgement on what is appropriate for the project.

Having considered the location of our proposed scheme and proximity to existing communities we have determined a **primary consultation zone** to identify those communities most likely be affected by our proposed scheme. These include:

- i. the parishes of Hardingstone and Hackleton across whose boundaries the Hampton Green site lies.
- ii. the parishes of Wootton, Little Houghton, Great Houghton and Quinton which immediately neighbour the site of Hampton Green site.

We will seek to engage with people within this primary consultation zone, including residents, local businesses and community organisations (including parish councils), through direct contact wherever possible, and also prioritise opportunities to raise awareness and stimulate dialogue through the communications channels selected. These include:

- i. Consultation invite distribution to properties lying within the defined consultation zone
- ii. Local and regional media channels
- iii. Briefings for elected members
- iv. Consultation events
- v. Posters in community venues/meeting places to advertise the consultation

The total number of properties within this area is approximately 5,900 (both residential and business), with the majority being within the more residential parishes of Hardingstone and Wootton.

For those communities, organisations and individuals that lie beyond the primary consultation zone who, while unlikely to be directly affected by the proposals, could have an interest in the issues arising, we will engage with them mainly through local and regional media channels. Information will also be made available for them to access from the Project website. We are not planning to hold any consultation events beyond the defined consultation zone.

We're committed to ensuring that the consultation process and associated communications reach as many parts of the community as possible. To achieve this we have identified a range of 'under-represented' or 'marginalised' groups and individuals within the consultation zone who are unlikely to participate in, or respond to, traditional consultation techniques, or may find it harder to get involved/need additional support to access materials:

- i. economically inactive individuals and socially deprived communities;
- ii. young people;
- iii. older people;
- iv. disabled people and those with learning disabilities;
- v. ethnic minorities; and,
- vi. time poor, busy working people.

Our consultation methodology has been shaped to ensure we communicate as effectively as possible with these groups so they can have their say. We will also engage with those bodies and organisations representing these groups ahead of consultation starting to ask if they would welcome specific consultation activities for their members. Requests will be considered on a case-by-case basis and suitable activities agreed and planned with the requesting organisation.

Large print and spoken word versions of consultation materials will be made available on request. Materials can be translated; the need for this will be determined on a case by case basis.

5. How we will be consulting

We want to make sure that we carry out our consultation is carried out in a way that gives as many members of the community as possible the opportunity to access information about our proposed development and express their views. To do this we have identified ways that people can, throughout the consultation;

- i. access clear and concise information about our proposals and their potential effects to aid constructive debate; and
- ii. express their view and submit feedback to the consultation about our proposals.

These include:

- **A project website:** a project specific website www.hampton-green.co.uk will go live when consultation launches to provide information about what we're consulting on and how people can take part. It will also provide a resource people can access electronic copies of all the printed materials produced to support the consultation.
- **A Consultation invite (A5 postcard):** this will be our main direct communication about the consultation with communities lying within the primary consultation zone. It will provide information about what we're consulting on, consultation dates plus details of how people can find out more - including consultation event dates and locations - as well as the community relations team contact details. This postcard will be delivered to all those addresses that sit within our defined consultation zone at the beginning of the consultation period.
- **Project information leaflet:** this will provide a summary of our proposals, information on the proposed application, plus details of how people can take part in the consultation. It will be published and made available from our website and at all our exhibition events. People can also contact the community relations team directly to request for a copy to be sent to them.
- **Feedback form:** this will be produced for people to use to submit their comments/feedback on our proposed scheme to the consultation. It will be made available for people to complete and return at exhibition events, or at a later date via Royal Mail. It will also be available to download from our website or on request from the project team.

Any letters or emails about Hampton Fields received by the Community Relations team during the consultation will also be considered as feedback. In exceptional circumstances, it will be possible to make a representation over the enquiry line 0800 988 9141. Feedback provided will be transcribed and agreed verbally prior to submission.

- **Frequently Asked Questions (FAQs):** this will be developed to provide responses to the most likely questions we could get asked about our proposals. Copies of the FAQ will be

available on our website and at consultation events. People can also contact the project team directly to ask for a copy to be sent to them.

- **Public exhibition events:** we will hold two public exhibition events over the course of our five week consultation. These are intended to provide interested individuals with the opportunity to talk to members of the project team, find out about our proposals and how they can take part in the consultation. Information we will make available for people to view at these events including:
 - display panels
 - project information leaflet
 - feedback form
 - project FAQ
 - relevant maps and plans

NOTE: all of these materials will also be made available to view and download from the project website.

Having looked at different venue options located within our consultation area, subject to availability, we are propose to hold these events at:

- [Hardingstone Parish Hall](#)
- [Wootton Working Mens' Club](#)

We are proposing to hold one event on a weekday (3-8pm) and one on a Saturday (10.30am -3pm)

- **Member Briefings/Meetings:** in addition to public exhibition events we would like to work with you directly coordinate a briefing/closed exhibition event for elected members to attend prior to the first public exhibition events being held. We will consider invitations to, or requests for, meetings with local groups or special interest organisations on a case-by-case basis.
- **Media relations:** proactive media relations targeting print, broadcast and online channels will take place throughout the consultation period, with the objective being to secure editorial coverage to promote the consultation we're holding and encourage participation.
- **Advertising and other promotion:** to promote exhibitions, advertisements will be placed in appropriate local/regional newspapers. Where possible we will seek to have information posters will also be displayed at public and civic buildings (e.g. libraries), also sending them to the identified parish councils for display at community halls and notice boards.
- **Information services:** our project community relations team will be available to assist people in finding information about the Project and our consultation. Email, telephone and freepost contact details will be included on all consultation materials, and related communications.

Requests for consultation/Project information to meet specific requirements (such as Braille or foreign languages or for those with literacy difficulties) will be considered on a case-by-case basis so we can establish how best to provide the information required.

6. What will happen to consultee responses after consultation?

We will produce a Statement of Community Engagement (SCE) that will be submitted alongside our application for development consent setting out how the feedback received during consultation has

been taken into account in the development of the scheme. Where we have not altered our proposals to reflect comments received, we will explain our reasoning.

ENDS



Appendix 2 – Map of the Consultation Zone



Includes the parishes of Hardingstone, Hackleton, Quinton, Wootton, Great Houghton and Little Houghton

Appendix 3 – Elected Member Communications

Letter sent to Councillors and parish clerks on 3 January.



<<Name>>
<<Address 1>>
<<Address 2>>
<<Address 3>>
<<Postcode>>

3 January 2017

Dear <<Title>> <<insert name>>

Hampton Green – public consultation and exhibition events

I am writing to you as << a member/clerk>> of <<insert name of council>> to provide you with information about a high quality residential development Martin Grant Homes and Harcourt Developments are proposing for land near Wootton Fields, Northampton, as well as details about forthcoming community consultation.

As you will already be aware this site, located to the south of Brackmills employment area, has been specifically allocated for new housing in the Joint Core Strategy for West Northamptonshire and has been confirmed as a sustainable location for development to address the housing needs of Northampton. Enclosed is a map for your information to show the location of the site.

Our proposed scheme, known as Hampton Green, will create an urban extension to Northampton and provide up to 525 new homes for the area. Key features of the scheme include:

- Delivering a range of housing types and tenure from one bedroom homes suitable for those seeking a smaller property up to four bedroom family houses, including an including an element of affordable housing, built to the highest industry standards and promoting efficient use of energy and water;
- creation of open space and children's play areas for existing and new residents;
- improving existing roads and public transport accessibility to the site, including a new access from Newport Pagnell Road, and the introduction of measures to reduce the level of traffic generated by the development; and
- creation of pedestrian, cycle and green connections with neighbouring settlements and the downgrading of 'The Green' into a pedestrian and cycle green link.

Our proposals alone do not generate enough primary school places to warrant making provision for a new school on our site. Instead Section 106 contributions we'd make would enable the County Council to make the necessary expansions to schools in the wider area, to accommodate our proposals and others nearby, as it deems appropriate.

We do however recognise that many of the local primary schools are already at or near capacity, which makes it likely that there will be the need to provide a new school in the near future. In consideration of this we have looked at how our proposals for Hampton Green could be revised to include provision for a new two form entry primary school.

Public consultation

Before we finalise our planning application for the site we are committed to working with members of the local community to develop the best possible scheme to complement the



local area. We are therefore holding a public consultation to give local residents and interested parties the opportunity to find out more about our current proposals and tell us what they think.

Consultation will run for five weeks, from 9 January to 10 February 2017. During this time members of the local community and interested parties are invited to provide us with feedback on our proposals. We will consider all the comments we receive to help us shape and refine the final plans we set out in our application.

People can find more out about our proposals for Hampton Green by coming along to exhibition events we're holding. These will take place on:

- **Thursday 26 January 2017, 4-8pm**
Wootton Club at The Old Red Lion, 2 Church Hill, Wootton, Northants NN4 6LQ
- **Saturday 28 January 2017, 10am-2pm**
Hardingstone Parish Hall, High Street, Hardingstone, NN4 6DA

Before the first public exhibition event we're inviting all interested Parish, Borough, District and County Councillors to come along to a closed preview of the exhibition. This will also take place at the Wootton Club at The Old Red Lion, from 3-4pm on 26 January.

Members of the project team will be on hand at all of these events to answer any questions you have about our proposals for Hampton Green and provide an insight into the vision we have for the scheme.

Telling people about the consultation

To raise awareness about our proposals, the consultation, and where people can find out more, from 9 January we'll be distributing the postcard enclosed to approximately 6,000 homes and businesses in the vicinity of the proposed development. We're also engaging with regional print and broadcast media to secure editorial and place advertisements.

People can also find information about our proposals and the consultation on our project website www.hampton-green.co.uk from 9 January 2017.

We would welcome any support you might be able to provide us in communicating these details to wider audiences through your own channels i.e. e-newsletters, parish magazines and social media.

We will continue to keep you updated as the project progresses and welcome your comments on our proposals. Should you need any assistance, or would like to discuss anything further in advance please do not hesitate to contact the project team on **0800 9889 141**.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Wilson'.

Andrew Wilson
Group Land Director
Martin Grant Homes Ltd

A handwritten signature in black ink, appearing to read 'Paul Manning'.

Paul Manning
Harcourt Developments

Email sent to Councillors and parish clerks on 19 January.

Early councillor preview of Hampton Green proposals: to be issued by email with links to PDFs of consultation materials

19 January 2017

SUBJECT HEADER: Hampton Green Consultation – Invite to closed preview event on Thursday 26 January 2017

Dear ^Title^ ^Surname^,

Further to our previous correspondence you will be aware that, as part of Martin Grant and Harcourt Developments pre-application consultation process for Hampton Green, we are holding two public exhibition events on Thursday 26 and Saturday 28 January.

Ahead of the first event opening to the public on 26 January we are inviting Parish, Borough, District and County councillors to come along to a closed preview event. This will take place from **3-4pm on Thursday 26 January at the Wootton Club at The Old Red Lion, 2 Church Hill, Wootton, NN4 6LQ.**

Members of the project team will be on hand at all of the events we're holding, but the closed session is intended to give you the opportunity to discuss any specific issues you might have in greater detail. Please let us know if you intend to come along to the preview event.

If you are unable to make the preview session we'd equally welcome the opportunity to discuss our proposal and answer any questions you may have at either of the public events being held. These take place on:

- **Thursday 26 January 2017, 4-8pm**
Wootton Club at The Old Red Lion, 2 Church Hill, Wootton, Northants NN4 6LQ
- **Saturday 28 January 2017, 10am-2pm**
Hardingstone Parish Room, High Street, Hardingstone, NN4 6DA

All the information being made available at events, including the exhibition display panels, project information leaflet and FAQ can be found on our consultation website at www.hampton-green.co.uk.

We look forward to the possibility of meeting you at one of our events. If you have any questions or would like printed copies of the consultation materials we've produced please do contact the project team by email: info@hampton-green.co.uk, or on our Freephone enquiry line: **0800 9889 141**.

Yours sincerely,



Andrew Wilson
Group Land Director
Martin Grant Homes Ltd



Paul Manning
Harcourt Developments

Appendix 4 – Consultation Invite

HAVE YOUR SAY

You're invited to take part in a consultation on our emerging proposals for Hampton Green, a residential development that will be built near Wootton Fields, Northampton.

Hampton Green

Hampton Green will be a high quality development of up to 525 homes offering a mix of one to four bedroom properties. Our proposals make provision for public open spaces and play areas that can be used by new and existing residents, improvements to existing roads in the area including a new access to Newport Pagnell Road.

Consultation is open from 9 January to 10 February 2017

We'll consider all the feedback we receive about our proposals to help shape the final plans set out in the planning application we submit to South Northampton District and Northampton Borough Councils.

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



DEVELOPMENT LOCATION



www.hampton-green.co.uk

HOW TO FIND OUT MORE

There are lots of ways you can find out more about our proposals and take part in the consultation:

Come along to one of our events where you can meet the project team, find out more about our proposals, ask us questions and give us feedback:

26 January, 4 – 8pm Wootton Club at The Old Red Lion, 2 Church Hill, Wootton, Northants NN4 6LQ	28 January, 10am – 2pm Hardingstone Parish Hall, High Street, Hardingstone, Northampton, NN4 6DA
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Visit our website to view copies of all our documents and provide feedback online:
 www.hampton-green.co.uk

Contact us directly:

-  0800 9889 141
-  info@hampton-green.co.uk
-  Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA

Any emails sent to the project email address and letters sent to our postal address between 9 January and 10 February 2017 will also be considered as feedback.

All feedback to this consultation must be received by 10 February 2017. Don't miss your opportunity to influence how our proposals develop

Appendix 5 – Distribution Company Postcard Delivery Report

- Of 56 calls made, 76.8 per cent confirmed delivery of the postcard.
- Industry standard one week after delivery is a 60 per cent positive recall on a fully completed delivery.

No.	Street	Town	Postcode	Canvass Date	Receipt Confirmation
1	Kirby Close	Northampton	NN4 6AB	16/01/2017	No
2	Holcutt Close	Northampton	NN4 6AE	16/01/2017	Yes
3	Breezehill	Northampton	NN4 6AG	16/01/2017	Yes
4	Nettle Gap Close	Northampton	NN4 6AH	16/01/2017	Yes
5	Cross Brooks	Northampton	NN4 6AJ	16/01/2017	Yes
6	Longmeadow	Northampton	NN4 6AN	16/01/2017	Yes
7	The Ashes	Northampton	NN4 6AQ	16/01/2017	Yes
8	Milton Bridge	Northampton	NN4 6AT	16/01/2017	Yes
9	Balland Way	Northampton	NN4 6AU	16/01/2017	Yes
10	Ditchford Close	Northampton	NN4 6AY	16/01/2017	Yes
11	Wickery Dene	Northampton	NN4 6BE	16/01/2017	Yes
12	Martins Lane	Northampton	NN4 6DJ	16/01/2017	No
13	Martins Lane	Northampton	NN4 6DN	16/01/2017	Yes
14	Ilex Close	Northampton	NN4 6DS	16/01/2017	Yes
15	Lexden Close	Northampton	NN4 6DU	16/01/2017	Yes
16	Massey Close	Northampton	NN4 6DW	16/01/2017	No
17	Woodgate Road	Northampton	NN4 6ET	16/01/2017	Yes
18	Woodgate Road	Northampton	NN4 6ET	16/01/2017	Yes
19	Martlet Close	Northampton	NN4 6EX	16/01/2017	Yes
20	Casterbridge Court	Northampton	NN4 6FD	16/01/2017	Yes
21	Water Lane	Northampton	NN4 6HA	16/01/2017	Yes
22	Water Lane	Northampton	NN4 6HA	16/01/2017	No
23	New Road	Northampton	NN4 6HD	16/01/2017	Yes
24	New Road	Northampton	NN4 6HD	16/01/2017	No
25	Orchard Close	Northampton	NN4 6HF	16/01/2017	Yes
26	Farmclose Road	Northampton	NN4 6HL	16/01/2017	Yes
27	Farmclose Road	Northampton	NN4 6HL	16/01/2017	No

28	Farmers Close	Northampton	NN4 6HS	16/01/2017	Yes
29	Stradlers Close	Northampton	NN4 6JE	16/01/2017	Yes
30	Villa Way	Northampton	NN4 6JH	16/01/2017	Yes
31	High View	Northampton	NN4 6JS	16/01/2017	Yes
32	Berry Lane	Northampton	NN4 6JU	16/01/2017	Yes
33	Berry Lane	Northampton	NN4 6JU	16/01/2017	No
34	Langford Drive	Northampton	NN4 6JY	16/01/2017	Yes
35	Langford Drive	Northampton	NN4 6JY	16/01/2017	No
36	Langford Drive	Northampton	NN4 6JY	16/01/2017	Yes
37	Chestnut Avenue	Northampton	NN4 6LA	16/01/2017	Yes
38	High Street	Northampton	NN4 6LL	16/01/2017	Yes
39	Blanchard Close	Northampton	NN4 6RA	16/01/2017	No
40	Maida Close	Northampton	NN4 6RE	16/01/2017	Yes
41	Campaign Close	Northampton	NN4 6RL	16/01/2017	Yes
42	Pioneer Close	Northampton	NN4 6RR	16/01/2017	Yes
43	Hardy Drive	Northampton	NN4 6UX	16/01/2017	Yes
44	Lime Farm Way	Northampton	NN4 7AQ	16/01/2017	Yes
45	Atterbury Way	Northampton	NN4 7AU	16/01/2017	Yes
46	Atterbury Way	Northampton	NN4 7AU	16/01/2017	No
47	Willow Lane	Northampton	NN4 7AW	16/01/2017	No
48	Bouverie Road	Northampton	NN4 7EQ	16/01/2017	Yes
49	Bedford Road	Northampton	NN7 1AB	16/01/2017	No
50	Lodge Close	Northampton	NN7 1AF	16/01/2017	Yes
51	Lodge Close	Northampton	NN7 1AF	16/01/2017	Yes
52	Beech Close	Northampton	NN7 2BP	16/01/2017	Yes
53	Lyne Walk	Northampton	NN7 2BW	16/01/2017	Yes
54	Hillside Road	Northampton	NN7 2DB	16/01/2017	Yes
55	Old End	Northampton	NN7 2DF	16/01/2017	No
56	Salcey Rise	Northampton	NN7 2DP	16/01/2017	Yes

Appendix 6 – Advertisements

Northamptonshire Telegraph – 19 January

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Hampton Green

PUBLIC CONSULTATION 9 JAN – 10 FEB 2017

Martin Grant Homes and Harcourt Developments are developing proposals to build a new high quality residential scheme near Wootton in Northampton.

HAVE YOUR SAY

The proposed scheme, known as Hampton Green, could provide up to 525 new homes, as well as open spaces and children's play areas. Come along to one of our events to meet the project team and find out more:

26 JANUARY 4 – 8pm
Wootton Club at The Old Red Lion
2 Church Hill, Wootton, Northants, NN4 6LQ

28 JANUARY 10am – 2pm
Hardingstone Parish Room
High Street, Hardingstone, Northampton, NN4 6DA

FOR MORE INFO:

CALL US ON: 0800 9889 141 (9am-5pm, Mon-Fri)

EMAIL US AT: info@hampton-green.co.uk

WRITE TO US AT: Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA

VISIT OUR WEBSITE: www.hampton-green.co.uk

Northampton Chronicle & Echo - 26 January

NOTE: Due to appear 19 January, but due to a supplier error appeared on 26 January.

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HAMPTON GREEN

PUBLIC CONSULTATION 9 JAN – 10 FEB 2017

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PROPERTY MANAGEMENT

<p>Homestead Court, Kingsley</p> <p>Ground floor 2 bedroom apartment Open plan lounge/diner with kitchen and appliances 2 Double bedrooms. Bathroom with shower over bath Small private area. Off road parking</p> <p>Energy rating: D</p> <p>£625 pcm + fees</p>	<p>The Cube, Town Centre</p> <p>One bed loft style apartment Entrance hall. Lounge/diner/kitchen with all appliances. Bedroom with fitted wardrobes Bathroom with shower over bath</p> <p>Energy rating: B</p> <p>£595 pcm + fees</p>	<p>Brook Street, Semilong</p> <p>2 bed terraced house recently refurbished Lounge/diner and kitchen with appliances 2 double bedrooms (one has built in wardrobes) Bathroom with shower over bath Low maintenance garden</p> <p>Energy rating: C</p> <p>£675 pcm + fees</p>	<p>The Cube, Town Centre</p> <p>2 bed Penthouse loft style apartment Open plan lounge/diner and kitchen with appliances Bathroom with shower and bath. Bedroom with built in wardrobes Bathroom with shower over bath. Private underground car parking space</p> <p>Energy rating: C</p> <p>£795 pcm + fees</p>
<p>Webbs Factory, Brockton Street</p> <p>2 bed loft style apartment Open plan lounge/diner with kitchen and appliances 2 double bedrooms with built in wardrobes Bathroom with shower over bath Allocated on site car parking Use of on site gymnasium</p> <p>Energy rating: C</p> <p>£795 pcm + fees</p>	<p>The Cube, Town Centre</p> <p>2 bed loft style apartment Open plan lounge/diner with kitchen and appliances Bedroom with built in wardrobes Bathroom with shower over bath One underground allocated car parking space</p> <p>Energy rating: B</p> <p>£695 pcm + fees</p>	<p>Poets Court, Kingsley</p> <p>2 bed loft style two floor apartment Open plan lounge/diner and kitchen with kitchen Juliet balcony Bedroom with built in wardrobes Bathroom with shower over bath One underground allocated car parking space Central heating</p> <p>Energy rating: B</p> <p>£675 pcm + fees</p>	<p>Billing Road, Town Centre</p> <p>1 bed first floor apartment facing Billing Road Open plan lounge/diner with kitchen and appliances Large kitchen/diner with built in wardrobes Bathroom with shower over bath Beds with built in wardrobes On road parking</p> <p>Energy rating: D</p> <p>£725 pcm + fees</p>

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Appendix 7 – Press Releases

Consultation launch press release – 09/01/2017



PRESS RELEASE

Date: 9 January 2017

Public views sought on new homes proposal

- **Martin Grant Homes and Harcourt Developments launch consultation on proposals unveiled for Hampton Green - a new residential development**
- **Consultation runs from 9 January to 10 February 2017**
- **People invited to attend exhibition events to find out more and provide feedback**

Martin Grant Homes and Harcourt Developments invite people to take part in a public consultation they are holding on their proposals for Hampton Green, a new high quality residential development.

The scheme proposed is located close to the established communities of Hardingstone and Wootton, approximately three miles south of Northampton. It could deliver up to 525 new homes, as well as public open spaces including children's play areas, wooded areas, allotments and a dog walking circuit for existing and new residents.

The consultation runs for five weeks, from 9 January to 10 February 2017. During this time two exhibition events are being held. People are invited to come along to these events and meet with members of the project team to find out more about the proposals and provide feedback. The exhibition events will take place on:

- **Thursday 26 January 2017, 4-8pm**
Wootton Club at The Old Red Lion, 2 Church Hill, Wootton, Northants NN4 6LQ
- **Saturday 28 January 2017, 10am-2pm**
Hardingstone Parish Hall, High Street, Hardingstone, NN4 6DA

Andrew Wilson, Group Land Director at Martin Grant Homes confirmed on behalf of both developers: "We have conducted extensive desk and field studies to understand the specific environmental and transport issues that influence the development we're proposing for Hampton Green. However, before we finalise our outline planning application we are holding a public consultation on our proposals. Working with the local community is integral to our developing the best possible scheme to complement the local area.

We value your views and will give full consideration to all the comments we receive during this consultation as we refine the plans we set out in the final outline planning application we submit to the local authorities."

PROJECT BACKGROUND

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 site for growth to meet the needs of the area by building a sustainable urban extension.

Key features of the proposals being consulted on include:

- Delivery of up to 525 homes ranging in types and tenure with emphasis on family homes as well as an affordable element.
- Provision of open space including a children's playground and informal play areas, wooded areas, allotments and dog walking circuit for existing and new residents.
- Downgrading a stretch of 'The Green' into a pedestrian and cycle green link.
- Creation of access to the site from a proposed new roundabout off Newport Pagnell Road plus improvements to existing roads including the Waitrose junction.
- Financial contributions to local services and community facilities including education and healthcare.

PROVIDING FEEDBACK

People should, where possible, submit feedback to the consultation. Submissions can be made:

- **Online** through the consultation website www.hampton-green.co.uk.
- **In writing** by filling in a Feedback Form which can be handed back at an exhibition event or posted back to the project team.

Any emails and letters received during the consultation period will also be considered as feedback.

For anyone unable to attend the exhibition events copies of all the materials are available to view on the consultation website. For further information about the proposals and consultation, or advice on submitting feedback please contact the project team using any of the following methods:

- **Freephone:** 0800 9889 141
- **Email:** info@hampton-green.co.uk
- **Freepost:** Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA

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CONTACT FOR MEDIA ONLY:

Stephen Radford-Hancock or Hannah McCarthy at Camargue PR

T: 01242 577277 F: 01242 527277

E: srh@camargue.uk or hmccarthy@camargue.uk

EDITORS NOTES

MARTIN GRANT HOMES was founded in 1978 and has achieved a reputation for constructing high quality homes in prime and desirable locations throughout the Home Counties. The company is now recognised as one of the major house building forces in the South of England.

Maintaining their original philosophy each Martin Grant Homes property is meticulously planned and professionally built to the highest possible standard. Attention to detail and strict supervision combine to produce individually designed homes that enhance their existing surroundings and are renowned for their elegance and lasting quality. **For more information go to:** www.martingranthomes.co.uk.

HARCOURT DEVELOPMENTS is a Dublin-based property development, management and investment company with a broad portfolio of international projects. **For more information go to:** www.harcourtdevelopments.com.

Consultation event reminder press release – 17/01/2017



PRESS RELEASE

Date: 17 January 2017

Countdown to public events on Hampton Green residential development

- **Public invited to attend events on Thursday 26 and Saturday 28 January 2017 to find out more**
- **Project team on hand to discuss proposals for up to 525 new homes**
- **People urged to provide feedback and shape future proposals before 10 February 2017**

Martin Grant Homes and Harcourt Developments are encouraging people to make the most of the opportunity to help shape plans for the proposals at Hampton Green, a new high quality residential development.

The scheme proposed is located close to Hardingstone and Wootton, approximately three miles south of Northampton. We are currently consulting people on our proposals, with feedback accepted up until Friday 10 February 2017.

To help people find out more about our proposals and talk to members of the project team, we are holding two exhibition events.

Exhibition Events

- **Thursday 26 January 2017, 4-8pm**
Wootton Club at The Old Red Lion, 2 Church Hill, Wootton, Northants NN4 6LQ
- **Saturday 28 January 2017, 10am-2pm**
Hardingstone Parish Room, High Street, Hardingstone, NN4 6DA

Andrew Wilson, Group Land Director at Martin Grant Homes spoke on behalf of both developers: "We encourage people to attend our events and find out more about our proposals for Hampton Green.

It is important to us that people can learn about our proposals, and be involved in shaping the plans we set out in the final outline planning application we submit to the local authorities."

The scheme could deliver up to 525 new homes, as well as public open spaces including children's play areas, wooded areas, allotments and a dog walking circuit for existing and new residents.

CONSULTATION

Martin Grant Homes and Harcourt Developments' consultation has been open since Monday 9 January, running for five weeks until Friday 10 February 2017. For anyone unable to attend the exhibition events copies of all the materials are available to view on the consultation website: www.hampton-green.co.uk.

For further information about the proposals and consultation, or advice on submitting feedback please contact the project team using any of the following methods:

- **Freephone:** 0800 9889 141
- **Email:** info@hampton-green.co.uk
- **Freepost:** Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA

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T: 01242 577277 F: 01242 527277

E: srh@camargue.uk or hmccarthy@camargue.uk

Deadline for feedback reminder press release – 03/02/2017



PRESS RELEASE

Date: 3 February 2017

Final call for feedback on Hampton Green residential development

- **Consultation on proposed Hampton Green residential development closes on Friday 10 February 2017**
- **Responses will help shape the final plan for the scheme**
- **Martin Grant Homes and Harcourt Developments expect to submit an outline planning application later this year**

Martin Grant Homes and Harcourt Developments' consultation on proposals for Hampton Green, a new high quality residential development located close to Hardington and Wootton, closes on Friday 10 February 2017.

Following two public consultation events, the team is urging people to make sure they have their say before the deadline passes.

Speaking on behalf of both developers **Andrew Wilson, Martin Grant Homes Group Land Director**, said: "It's important that we work with local communities to help us create the right development at Hampton Green.

"We'd really like people to tell us what they think of our proposals and let us know about any additional considerations they think we need to take into account as we develop the outline planning application.

"Full consideration will be given to all comments received during the consultation as we refine the details of the scheme"

People can give feedback in writing and online on the project website until 10 February 2017. More information and consultation materials are available on the consultation website www.hampton-green.co.uk.

For further information about the proposals and taking part in the consultation people can contact the project team directly using any of the following methods:

- **Freephone:** 0800 9889 141
- **Email:** info@hampton-green.co.uk
- **Freepost:** Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA

The deadline for receipt of all feedback to this consultation is Friday 10 February 2017.

ENDS

CONTACT FOR MEDIA ONLY:

Stephen Radford-Hancock or Hannah McCarthy at Camargue
T: 01242 577277 F: 01242 527277
E: srh@camargue.uk or hmccarthy@camargue.uk

EDITORS NOTES

Hampton Green – Information

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 site for growth to meet the needs of the area by building a sustainable urban extension.

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- Creation of access to the site from a proposed new roundabout off Newport Pagnell Road plus improvements to existing roads including the Waitrose junction.
- Financial contributions to local services and community facilities including education and healthcare.

Providing feedback to the consultation: People can submit their feedback to the consultation in the following ways:

- **Online through the** consultation website www.hampton-green.co.uk.
- **In writing** by filling in a Feedback Form which can be handed back at an exhibition event or posted back to the project team.

Any emails and letters received during the consultation period will also be considered as feedback.

For anyone unable to attend the exhibition events copies of all the materials are available to view on the consultation website or can be made available on request.

For further information please contact the project team using any of the following methods:

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- **Freepost:** Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA

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Appendix 8 – Editorial Coverage

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Housing estate of more than 500 homes proposed for edge of Northampton



A map of the proposed Hampton Green site, which would be built near Hardingstone

By ALASTAIR ULKE
Email

Published: 21:48 Tuesday 10 January 2017

f t g+ e

A total of 525 one and four-bedroomed houses could be built near Hardingstone.

A consultation has opened for five weeks between January 9 and February 10 for public views on the plans by Martin Green Homes and Harcourt Developments.

An area has been earmarked south east of the village for houses a children's play area, wooded areas, allotments and a dog walking circuit for existing and new residents.

Newport Pagnell Road would also have a new roundabout to access the site. A stretch of the nearby estate would also be downgraded into a pedestrian and cycle green link.

Two exhibition events will be held for the public to attend and give feedback on the plans.

The first event is at Wootton Club at the Old Red Lion, 2 Church Hill, Wootton, Nortants, NN4 6LQ on January 26 between 4-8pm.

The second is at Hardingstone Parish Hall, High Street, Hardingstone, NN4 6DA on 28 January between 10am-2pm.

People can submit feedback online at www.hampton-green.co.uk or in writing by filling in a feedback form which can be handed back at an exhibition.

6 comments

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ROYAL DERNGATE & DISTRICT

Northampton Chronicle & Echo – 10 January



Northampton Chronicle & Echo – 26 January



Northampton Chronicle & Echo – 2 February

Thursday, February 2, 2017 www.northamptonchron.co.uk

NORTHAMPTON CHRONICLE & ECHO 27

New school but no GP surgery

By ALASTAIR ULKE
Chronicle Reporter
alastairulke@press.co.uk

Villagers are concerned a proposed housing development near Northampton will leave them overrun with traffic without benefiting their community.

They worry they will get no help from planning sweetener money while "bearing the brunt of the traffic" from the 500 new houses proposed for land off Newport Pagnell Road.

A consultation event was held at the Olde Red Lion pub in Wootton last Thursday to get feedback on the plans from locals.

One woman said: "There's enough traffic as there is. The

roads around Wootton are congested already - 500 new houses with two cars to a family is 1,000 new cars. We can't handle that.

"Is the school going to be big enough? Is there going to be a new doctor's surgery? I wouldn't mind if we got all the taxes, but no, we'll just get the population.

"This used to be a beautiful village."

Reactions to the proposals were mixed and residents voiced concerns the plans included no new doctor's surgery or enough school places.

The development lies across the Hardingstone and Hackleton border.

As a result, it is still not known if South Northamptonshire Council or Northampton Borough Council will be responsible for approving, or refusing the development or who will receive the lion's share of tax revenue from its residents.

Liz Pearce, from Wootton, said: "I'm a teacher in this area, so I think the school will help. Our school is over-

subscribed as it is, so they are needed."

Jean Penny, of the Wootton Senior's Club, said: "We have four GPs in this village at one doctor's surgery and they're

struggling as it is - 500 houses could mean 2,000 more people. Where are they going to go when they need treatment? They have to build a doctor's."

Trisha Sharp, also from Wootton Senior's Club, said: "I'm very glad they're making the Waitrose more accessible. There are signal problems down that way and it can be a nightmare."

The proposals outline building 525 new houses on Hampton Green, off Newport Pagnell Road, with a new primary school, two play areas and a bus stop. A new four-arm roundabout will be built outside the development to improve access to Hampton Green and another nearby development, by Morris Homes. The Green, a road running through Hampton Green, will be downgraded to a footpath and cycleway and a new road will be built through the estate. Community relations manager for the project Beth Molly, said: "Quite a lot of people are keen to see more homes but they are concerned about the impact to nearby transport links and communities.

"We're happy people have turned out to ask us questions. Everything will be considered."

The consultation period ends on February 10. For more information visit www.hampton-green.co.uk

'A lot of people are keen for new homes'

The proposals outline building 525 new houses along Newport Pagnell Road



Northampton Chronicle & Echo – 2 February

WOOTTON

LAST CHANCE TO HAVE YOUR SAY

People wanting to have their say on plans to build 525 new homes near Hardingstone and Wootton have just one day left to do so. Developers Martin Grant Homes and Harcourt Developments want to build 525 one and four-bedroomed houses, although not a school as previously reported. Money would instead be invested in existing schools. Andrew Wilson, speaking for the developers, said: "We'd really like people to tell us about any additional considerations."

For details on how to give feedback, visit www.hamptongreen.co.uk

Northampton Chronicle & Echo – 9 February

Appendix 9 – Consultation website

Hampton Green development

info@hampton-green.co.uk



HOME OUR PROPOSALS CONSULTATION FAQ GIVE FEEDBACK

HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

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



We anticipate submitting an outline planning application for Hampton Green in Spring 2017.

Before we finalise our planning application we invite you to take part in the consultation we're holding and provide [feedback on our proposals](#). We will consider all the comments we receive during this consultation to help shape and refine our proposals.

THE SITE

- Lies close to the established communities of Hardingstone and Wootton
- Approximately three miles south of Northampton town centre.
- Bordered to the south west by Newport Pagnell Road (B526)
- Site split into two separate parcels either side of 'The Green'
- The site is approximately 24 hectares (60 acres) in total size:
 - Northern parcel – arable
 - Southern parcel – shrub and grassland



WHY IN THIS LOCATION?

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, as identified by Policy N6 of the adopted WNJCS.

WHICH COUNCIL WILL THE APPLICATION BE SUBMITTED TO?

While the majority of the Hampton Green site falls within the boundary of South Northamptonshire Council, the northern part falls within the boundary of Northampton Borough Council.

Our outline planning application for Hampton Green will therefore be submitted to both of these local planning authorities.

WHO WE ARE

[Martin Grant Homes](#) and [Harcourt Developments](#) have developed reputations for delivering premium specification homes in prime locations.

Whether it's a first apartment or a family home, we meticulously plan and build each property, combining thoughtful design with classic touches, to ensure the creation of a perfect home.

The proposals we've developed for Hampton Green draw on our collective breadth of experience as developers of sustainable communities who understand the importance of maintaining the vitality of the local economy, as well as delivering much-needed homes.

LATEST NEWS

Read all our latest press release

[Download PDF](#)

OUR PROPOSALS

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

[Find out more](#)

HAVE YOUR SAY

We would like your comments on our proposals. We will consider all the feedback we receive as we refine the plans set out in our final planning application.

[Give Feedback](#)

CONTACT US

There are lots of ways you can contact us and find out more about Hampton Green:



CALL US ON:
0800 988 9141



SEND AN EMAIL TO:
info@hampton-green.co.uk





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HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

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 will be well designed and landscaped to respect its surroundings while creating strong links to the wider area.

KEY FEATURES

- 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.
- Landscaping and traffic calming to create attractive safe connections between existing and proposed developments and facilities.
- Over eight hectares of public open spaces, including children's play areas, wooded areas and allotments.
- Creation of pedestrian and, where appropriate, cycle links through to Brackmills County Park providing onward access to Brackmills employment area.
- Woodland walks and a circular dog walking route.
- Parking throughout the development in line with the County Council's parking standards.
- Improved public transport connections to Northampton town centre including extension of a bus service through the development connecting with the neighbouring Homes and Communities Agency (HCA) scheme.
- 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.

MASTERPLAN



Our masterplan shows the design principals and layout of our proposals for Hampton Green.

[Click to enlarge](#)

CONSULTATION

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HAMPTON GREEN DEVELOPMENT


PUBLIC CONSULTATION

ENVIRONMENT AND RECREATION

Our aim is to create a development that supports the aspirations of, and creates new opportunities for, the local community by giving them greater access to high quality recreation and ecological land.




We want to achieve this by using effective landscape design to create a sense of place and community safety, together with measures to support and enhance local ecology, and reduce any impact on the environment during construction and when the development is completed.



OUR PROPOSALS INCLUDE:

- Retaining more than 30 per cent of the site to create a network of public open spaces.
- Downgrading a stretch of "The Green" to become a pedestrian and cycle green link into Wootton and the Homes and Communities Agency development.
- Creation of landscaped pedestrian and cycle connections through the site to access areas of public open space and create connections with the existing network and neighbouring developments.
- Provision of a centrally located equipped play area for children as well as additional informal play space across the site.
- Natural activity areas along the northern boundary including woodland walks and a dog walking circuit.
- Retention of the majority of hedgerow and mature trees around the site boundaries to maintain wildlife corridors across the site.
- Open space and woodland planting to the north, adjacent to the existing protected woodland, to promote woodland walk links with Brackmills Country Park and connections with Brackmills industrial estate.
- Development of a green buffer zone along the eastern edge of the site to soften the transition between the proposed development and the surrounding countryside, thereby minimising landscape impacts.
- New planting across the site with trees along the primary access route to create an avenue.
- The required drainage features have been integrated into the strategic landscape and open space, to provide further visual amenity and benefits to biodiversity
- Internal road layouts designed to ensure low traffic speeds, promote safe walking and limit potential for anti-social behaviour.

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Martin Grant Homes

BARCROFT

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HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

HIGHWAYS

Connectivity is central to our proposals for Hampton Green. Our proposed development is designed to integrate with existing and new communities in the immediate area, with particular emphasis on direct, safe and secure routes for pedestrians and cyclists.

Working closely with Northamptonshire County Council we've considered various options to reduce the amount of traffic generated by Hampton Green and any associated impact on surrounding roads and junctions.

OUR PREFERRED SOLUTION IS TO:

- Create a new primary access to the site off Newport Pagnell Road via a new four-arm roundabout replacing the right turn lane provided by Morris Homes.
- Create a new access onto 'The Green' and downgrade a stretch of it to a footpath/cycleway.
- Make improvements to the Watross junction to improve turning movements. This will take the form of either signalisation of the junction or a controlled pedestrian crossing.
- Make financial contributions towards off-site improvements at nine junctions in the wider area.

PROPOSED ROUNDABOUT

[Click to enlarge](#)

Across the wider area we would create improved connections by bus, bike and on foot to link existing facilities, employment opportunities and Northampton town centre. There would be an emphasis on:

- Improved connections by public transport to Northampton town centre including extension of bus services to the development, creating a new route through the site using the primary access with ambition to connect through to the neighbouring HCA scheme;
- Provision of a new footpath/cycleway between the proposed roundabout access and Landimore Road; and
- Creation of pedestrian and cycle paths from Hampton Green to the HCA scheme and Brackmills Country Park.

PROPOSED IMPROVEMENTS TO 'THE GREEN'

[Click to enlarge](#)

The scheme we've developed also takes into consideration initiatives that would help further promote walking and cycling across the site. Considerations include:

- Providing direct, safe and secure routes for cyclists and pedestrians to public open spaces and creating connections with the existing network and between neighbouring developments.
- Internal road layouts to ensure low traffic speeds, promote safe walking and limit potential for anti-social behaviour.

CONSTRUCTION TRAFFIC

While work is in progress, subject to consent being granted, we will make every effort to ensure that disruption to local residents is kept to a minimum.

We would work with South Northamptonshire and Northampton Borough Councils to ensure reasonable hours of work to reduce the impact of construction traffic on local roads, especially at peak times.

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HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

DRAINAGE STRATEGY

Effective drainage and management of surface water is important for our proposed development and for people living close by.

[Click to enlarge](#)

We have carefully modelled the way water moves on the site and tested ground conditions to see what happens as a result of groundwater settling in depressions and low spots.

This has informed the drainage strategy we have developed to ensure that the site will not flood and won't increase the amount of water flowing off the site. This has been agreed in principle with the Lead Local Flood Authority.

OUR APPROACH IS TO:

- Use attenuation methods including permeable paving and natural ditches to capture rainwater and encourage sustainable drainage on site. These will serve to direct all surface drainage to two new attenuation ponds with a storage capacity of around 6,900m³.
- This will improve the situation on site and in the surrounding area as the sustainable drainage system will reduce the amount of water leaving the site as run-off. Any water that does leave the site will be carefully controlled and discharged into local sewers and ditches.
- Foul drainage will connect to the local sewer system and modelling completed by Anglian Water has confirmed suitable upgrades can be implemented to ensure sufficient capacity is available.

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HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

SITE REMEDIATION

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



To ensure the land is suitable for building homes on we have carried out extensive intrusive ground investigation works across the whole site in consultation with Environmental Health Officers at South Northamptonshire Council and Northampton Borough Council. These works have helped us determine the extent of any contamination and the required remediation works needed before we start construction.



SITE INVESTIGATIONS

[Click to enlarge](#)

The findings from this work identified areas of landfill across the southern part of site and some associated small pockets of contamination, known as 'hotspots'. With the exception of these hotspots, the remainder of the site registered normal readings for residential land use.

None of the contaminants recorded as hotspots exceed the relevant thresholds for residential land and would not pose a risk to future residents of our proposed development. However, we are developing a remediation strategy as part of our application which sets out how we will clear away these areas of contamination ahead of any homes being built. The likely strategy will involve removal of material to suitable landfill sites or capping with clean soil.

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Martin Grant Homes

HARCOURT DEVELOPMENTS


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HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

CONSULTATION

Public consultation and community engagement play an important role in the planning and development process. We believe it is integral to our developing the best possible scheme for Hampton Green.




We anticipate submitting an outline planning application for Hampton Green in Spring 2017. Before we finalise the details of this application, you are invited to take part in our consultation and provide us with your comments on our emerging proposals.

The consultation is open for five weeks from Monday 9 January to Friday 10 February 2017. It is intended to provide you with the opportunity to comment on and influence our proposals for Hampton Green.

During the consultation we are holding two exhibition events. These are intended to provide you with the opportunity to find out more about our proposals and talk to members of the project team.

Exhibition Events

- THURSDAY 26 JANUARY, 4-8PM**
Wootton Club at The Old Red Lion,
2 Church Hill, Wootton, Northants NN4 6LQ
- SATURDAY 28 JANUARY, 10AM-2PM**
Hardingstone Parish Room, High Street,
Hardingstone, Northampton, NN4 6DA



If you are unable to come along to one of these events you can find all the information you need to take part in the consultation on this website. If you do have any questions or require additional information, you can contact the project team directly using one of the following methods:

- Call:** 0800 9889 141
- Email:** info@hampton-green.co.uk
- Post:** Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA

We will consider all the feedback we receive during this consultation as we shape and refine our proposals before submitting a final application to South Northamptonshire and Northampton Borough Councils.

HAVE YOUR SAY

We would like your comments on our proposals. We will consider all the feedback we receive as we refine the plans set out in our final planning application.

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CONSULTATION OVERVIEW MATERIALS

Additional documents we have produced to support this consultation include:

PROJECT INFORMATION LEAFLET
This provides a summary of our proposals and a copy of the masterplan

[Download PDF](#)

EXHIBITION PANELS
These will be on display at the public exhibition events we're holding


[Download PDF](#)

If you would like printed copies of these materials please contact us using the details below.

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HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

FREQUENTLY ASKED QUESTIONS



THIS CONSULTATION

HOW CAN I FIND OUT MORE ABOUT THE PROPOSALS YOU'RE CONSULTING ON?

Our consultation is open for five weeks from 9 January to 10 February 2017. During this time we are holding two consultation events.

- THURSDAY 26 JANUARY 2017**
4-8pm
Wootton Club at The Old Red Lion, Z Church Hill, Wootton, Northants NN4 6LQ.
- SATURDAY 26 JANUARY 2017**
10.30am-1.30pm
Hardingstone Parish Hall, High Street, Hardingstone, NN4 6DA.

Members of the project team will be on hand at these events to answer questions and provide advice on how you can take part in the consultation.

If you are unable to attend one of these events, you can access copies of all the materials that will be available at them from this website here. Alternatively you can contact us directly to request copies by using one of the following methods:

- Telephone:** [0800 9889 141](tel:0800 9889 141)
- Email:** info@hampton-green.co.uk
- Post:** Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA.

WHAT ARE YOU ASKING US TO COMMENT ON?

We would welcome your views and comments on:

- The overall scheme.
- The type and mix of housing that we're proposing.
- Road improvements and additional transport provision.
- Provision for open space and play areas.
- Any additional considerations you would like to make us aware of.

WHEN DOES THE CONSULTATION FINISH?

The consultation closes on 10 February 2017, so please let us have your comments by then.

HOW CAN I TAKE PART IN THIS CONSULTATION?

There are lots of ways you can provide us with feedback to this consultation:

- Submit comments online** - use the online Feedback Form to provide your comments and views on our proposals, making sure you complete all the mandatory fields.
- You can find the online Feedback Form [here](#).
- Fill in a Feedback Form** - you can pick up a copy of our Feedback Form at an event or download one from this website [here](#). Alternatively you can call the team on 0800 9889 141 and we'll send you a Feedback Form in the post. Then all you need to do is provide your details on the front page, provide us with your comments, then post your form back to us at Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA.
- Any letters sent to us at Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA or emails we receive at info@hampton-green.co.uk during the consultation will also be considered as feedback.

You have until Friday 10 February to send us your feedback. We look forward to receiving your comments.

WILL YOU RESPOND DIRECTLY TO MY FEEDBACK?

While we will record and acknowledge all submissions to this consultation, we will be unable to respond to you individually. We will address all the issues you raise in your feedback in the Statement of Community Involvement (SCI) that will form part of our application. This will be published along with all our other application documents on South Northamptonshire and Northampton Borough council websites.

WHAT HAPPENS AFTER THE CONSULTATION CLOSES?

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 this year.


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 taken feedback into account in developing our final application.

When our outline planning application for Hampton Green is registered by South Northamptonshire Council and Northampton Borough Councils, they will notify the public of its formal 21 day consultation process and invite people to comment on the final application.

WHEN DO YOU ANTICIPATE SUBMITTING YOUR PLANNING APPLICATION?

We anticipate submitting an outline planning application for Hampton Green later this year. This will be done after we have considered all the feedback submitted to this consultation, together with the findings from our own surveys and work, and used it to shape the details of the final scheme we set out in our application.

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[Click to enlarge](#)

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HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

FREQUENTLY ASKED QUESTIONS



OUR PROPOSALS

WHERE IS THE LAND PROPOSED FOR YOUR DEVELOPMENT?

Hampton Green is proposed as being built on a site that lies to the south east of Northampton, north east of Newport Pagnell Road and either side of The Green. It crosses the borders of Hardingstone and Hackleton parishes and spans the borders of two local planning authorities, Northampton Borough Council and South Northamptonshire Council.

The northern parcel of land, which falls within Northampton Borough Council's authority, measures approximately **7ha** in area. It is bounded by woodland to the north, with hedgerows, trees and agricultural land to the east. To the west of the site is land currently under the control of the Homes and Communities Agency (HCA). The HCA site was formally allocated for development in the West Northamptonshire Joint Core Strategy Local Plan (WNJCS) and planning permission was granted on appeal in February 2016.

The southern parcel, which measures **17ha** in area and falls within South Northamptonshire Council's authority, currently comprises of an open field with an intermittent belt of hedgerow running through the centre. It is bounded by roads to the north west and south west and agricultural land to the east.

WHY DO YOU WANT TO BUILD HOUSES ON THIS SITE?

The West Northamptonshire Joint Planning Unit (JPU) is responsible for finding ways to meet the housing needs for Northampton, South Northamptonshire and Daventry. In December 2014, the JPU Councils adopted the Joint Core Strategy (JCS) which allocated this site for growth to meet the needs of the area by building a sustainable urban extension. The site was formally allocated for development via Policy N6: Northampton South of Brackmills SUE of the WNJCS. Together our site and the HCA site form the entirety of the SUE allocation.

Hampton Green will contribute to meeting the identified housing targets for Northampton, while supporting the regeneration and sustainable development of the area. The proposed site is directly adjacent to Northampton and close to existing local infrastructure. The site has no special environmental considerations so development here means that more environmentally sensitive sites would be protected. As such Hampton Green presents an ideal development opportunity that will offer a high standard of accommodation.

WHO ARE YOU WORKING WITH TO DEVELOP YOUR PROPOSALS FOR THE SITE?

We are working closely with South Northamptonshire, Northampton Borough and Northamptonshire County Councils as well as the parish councils and communities located in proximity to the site. We hope to build a strong dialogue with these stakeholders in order to achieve the best outcome for a sustainable development that meets the needs of Northampton and its residents.

WHICH COUNCIL/COUNCILS WILL THE PLANNING APPLICATION BE SUBMITTED TO?

While the majority of the Hampton Green site falls within the boundary of South Northamptonshire Council, the northern part lies within the boundary of Northampton Borough Council. Once we have considered all the feedback submitted to this consultation, together with the findings from our own surveys and work, we will submit our outline planning application for the site to South Northamptonshire and Northampton Borough Councils.

IF CONSENT IS GRANTED, WHEN WILL CONSTRUCTION START AND HOW LONG WILL IT TAKE?

If planning permission is granted, subject to receiving the appropriate approval on reserved matters, we anticipate construction will commence within 12 months of receipt of outline planning permission, with the first occupants moving in approximately nine months later.

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LOCAL COMMUNITIES

HOW ARE YOU CONSIDERING THE NEEDS OF EXISTING LOCAL COMMUNITIES?

We recognise the implications of delivering the right infrastructure for the local community and the need for a high quality, sustainable development.

Working together with the local community and interested parties is essential to creating the best possible development at Hampton Green. The current consultation is intended to help us understand any specific issues the local community might have about development on this site.

People are invited to take part and comment on our proposals. We will consider all the feedback we receive and use it to help refine and shape our final application.

APART FROM HOUSING, ARE THERE ANY OTHER INTENDED USES FOR THE SITE, E.G. RETAIL/COMMERCIAL?

Our proposals for Hampton Green predominantly focus on provision of new homes, as well as open spaces and children's play areas. In addition, the intention is to create strong foot and cycle linkages between Hampton Green and the neighbouring HCA development. The HCA development is much larger in size and, when it's completed, will include a full range of community facilities including health services, community meeting places and commercial/retail buildings suitable for shops, restaurants and cafés – all of which will be easily accessed by people living at Hampton Green.

WILL YOU USE LOCAL COMPANIES FOR THE DEVELOPMENT?

We are keen to work with the local community and will use local companies on the development where possible.

HOW IS THE DECISION MADE ON THE ADDITIONAL INFRASTRUCTURE REQUIRED TO SUPPORT THE DELIVERY OF HAMPTON GREEN?

In the event of the local authorities resolving to grant planning permission for Hampton Green, certain conditions and legal agreements will be put in place to identify the contributions we will have to make to address any impact of the development on the local community and associated infrastructure.

The nature and precise level of those contributions will be set out in the legal contract known as the Section 106 agreement. The details of the agreement will be decided by the Local Planning Authority in consultation with a number of public and private sector bodies including education, transport and health authorities.

The Section 106 agreement is likely to address issues including provision of funds for traffic calming measures, new play facilities, tree planting, cycle paths, meeting places, affordable housing, education and health care facilities.

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HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

FREQUENTLY ASKED QUESTIONS



TRANSPORT

WHEN HAMPTON GREEN IS COMPLETE, WHAT STEPS ARE YOU TAKING TO LIMIT TRAFFIC CONGESTION ON LOCAL ROADS?

We're working closely with Northamptonshire County Council to develop a comprehensive transport strategy that will reduce the amount of traffic generated by Hampton Green and the associated impact on surrounding roads and junctions.

Our preferred solution is to:

- Create a new primary access to the site off Newport Pagnell Road via a new four arm roundabout, replacing the right turn lane provided by Morris Homes.
- Create a new access onto 'The Green' and downgrade a stretch of it to a footpath/cycleway.
- Make improvements to the Waitrose junction. This will take the form of either signalisation of the junction or a controlled pedestrian crossing.
- Make financial contributions towards off-site improvements at nine junctions in the wider area.

WILL YOU BE DOING ANYTHING TO IMPROVE PUBLIC TRANSPORT?

We know that people value good public transport links, we are therefore proposing improved public transport connections with Northampton town centre including an extension of the existing bus service through the Hampton Green development connecting in to the HCA scheme.

DO YOU HAVE ANY PLANS FOR NEW PEDESTRIAN LINKS AND CYCLE PATHS?

We recognise that people are increasingly interested in active modes of transport. Our proposed site is next to a larger area to be developed by the HCA, so we are putting particular emphasis on improved pedestrian and cycle links between the two developments, as well as Brackmills Country Park.

We're proposing a new footpath/cycleway between the proposed roundabout access and Landimore Road - improving connectivity with the wider area and further helping Hampton Green to integrate with existing communities.

We are also looking into the possibility of downgrading a stretch of 'The Green' so it becomes exclusive for pedestrian and cycle use only. We believe that this will provide safe access between existing and new developments and promote a more sustainable community.

DURING CONSTRUCTION HOW WILL YOU MANAGE SITE TRAFFIC TO LIMIT CONGESTION ON LOCAL ROADS?

We are currently preparing a Transport Assessment that will inform our delivery of the development and we will make every effort to ensure that disruption to local residents during construction is kept to the very minimum possible. We are working closely with South Northamptonshire and Northampton Borough councils to ensure reasonable hours of work and take steps to minimise the impact of construction traffic, especially at peak times.

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PUBLIC CONSULTATION

FREQUENTLY ASKED QUESTIONS



HOUSING

HOW MANY HOMES ARE YOU PROPOSING TO BUILD AT HAMPTON GREEN?

Our technical studies have determined that the site could accommodate up to 525 homes differing in size (number of bedrooms), type (terraced, detached, semi-detached, apartment, etc.) and tenure (open-market or affordable housing).

WHAT TYPE(S) OF HOMES WILL YOU BUILD?

The new development would meet the needs and aspirations of the local community by providing a wide range of accommodation types which would include two, three and four bedroom quality homes built to the highest industry standards.

WILL THERE BE PROVISION FOR AFFORDABLE HOUSING?

Yes, we will make provision for affordable housing as part of the development. The exact figure and mix of tenures will be determined by working closely with South Northamptonshire and Northampton Borough Councils.

MASTERPLAN



Our masterplan shows the design principals and layout of our proposals for Hampton Green.

[Click to enlarge](#)

CONSULTATION

You're invited to take part in the consultation and comment on our proposals for Hampton Green

[Find out more](#)

HAVE YOUR SAY

We would like your comments on our proposals. We will consider all the feedback we receive as we refine the plans set out in our final planning application.

[Give Feedback](#)

CONTACT US

There are lots of ways you can contact us and find out more about Hampton Green:

**CALL US ON:**
0800 988 9141

**SEND AN EMAIL TO:**
info@hampton-green.co.uk

**WRITE TO US AT:**
Hampton Green team, Camargue,
Eagle Tower, Cheltenham, GL50 1TA

FAQ – HOUSING PAGE

Hampton Green development

info@hampton-green.co.uk



HOME OUR PROPOSALS **CONSULTATION** FAQ **GIVE FEEDBACK**

HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

FREQUENTLY ASKED QUESTIONS



ENVIRONMENT

WILL DEVELOPMENT AT HAMPTON GREEN INCREASE THE CHANCE OF FLOODING?

The Environment Agency works very closely with local planning authorities to ensure that any developments in Northampton have a good standard of flood defence and that they do not affect existing communities.

Our proposed site lies in Flood Zone 1, meaning that there is less than a 1 in 1,000 annual chance of river or sea flooding. Our studies show that while the site attracts some low risk surface water accumulations, these are unlikely to pose any threat to development and can be easily managed in the design of the development.

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 the 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 6,900m³ which will be located on site.
- Carefully controlling any water that does leave the site by discharging it into local sewers and ditches.

WHAT IS BEING DONE TO SUSTAIN AND PRESERVE THE SITE'S ECOLOGY?

The enhancement of existing ecology is central to our proposals for Hampton Green and has been given full consideration in the development of our masterplan.

The majority of the hedgerow and hedgerow trees around the site boundaries will be retained to maintain wildlife corridors and biodiversity across the site. This will be complemented by new tree planting across the site, including along the primary access route to create an avenue, as well as the development of a green buffer zone along the eastern edge of the site to soften the transition between the proposed development and the surrounding countryside.

We have carried out ecological studies to survey hedgerows, badgers, bats, dormice, birds, reptiles and great crested newts. There are no statutory wildlife site designations overlapping with the development, but we have identified an indirect impact from increased recreational use of the Upper Nene Valley Gravel Pits special protection area, specifically Clifford Hill Washlands. We have consulted with Natural England (the statutory authority) and we shall mitigate this potential impact by providing open space in the development, (including dog walking routes), promoting walking routes in the Brackmills Country Park and contributing to access management for the Washlands.

ARE YOU AWARE THAT SITE WAS PREVIOUSLY USED FOR LANDFILL?

Yes, the southern part of the Hampton Green site (land between Newport Pagnell Road and The Green) is classified as historic landfill and was licensed to accept inert waste.

To ensure the land is suitable for building homes we have carried out extensive intrusive ground investigation works across the whole site in consultation with Environmental Health Officers at South Northamptonshire Council and Northampton Borough Council.

The findings from this work identified areas of landfill across the southern part of the site and some associated small pockets of contamination, known as 'hotspots'. With the exception of these hotspots, the remainder of the site registered normal readings for residential land use.

None of the contaminants recorded at hotspots exceeds the relevant thresholds for residential land and would not pose a risk to future residents of our proposed development. However we are developing a remediation strategy as part of our application which sets out how we will clear away these areas of contamination ahead of any homes being built. The likely strategy will involve removal of material to suitable landfill sites or capping with clean soil.

MASTERPLAN



Our masterplan shows the design principals and layout of our proposals for Hampton Green.

[Click to enlarge](#)

CONSULTATION

You're invited to take part in the consultation and comment on our proposals for Hampton Green

[Find out more](#)

HAVE YOUR SAY

We would like your comments on our proposals. We will consider all the feedback we receive as we refine the plans set out in our final planning application.

[Give Feedback](#)

CONTACT US

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info@hampton-green.co.uk

**WRITE TO US AT:**
Hampton Green team, Camargue,
Eagle Tower, Cheltenham, GL50 1TA

FAQ – ENVIRONMENT PAGE

Hampton Green development
info@hampton-green.co.uk


HOME
OUR PROPOSALS
CONSULTATION
FAQ
GIVE FEEDBACK

HAMPTON GREEN DEVELOPMENT

PUBLIC CONSULTATION

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.



We would welcome your views on:

- The overall scheme;
- The type and mix of housing that we're proposing;
- Road improvements and additional transport provision;
- Provision for open space and play areas; and
- Any additional considerations you would like to make us aware of.

Please make sure you provide us with your feedback by 10 February 2017 to ensure your views are considered.

PRINT & POST A FEEDBACK FORM

You can also download and print the feedback form and return it to the address below.

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

[Download Feedback Form](#)

PLEASE NOTE: Any written letters or emails received during the consultation will also be considered as feedback.

SUBMIT YOUR FEEDBACK ONLINE

1. Please indicate if you attended either of the public exhibitions:

- ☐ Thursday 26 January - Wootton Club, The Old Red Lion
- ☐ Saturday 28 January - Hardingsstone Parish Hall

2. Please use the space below to record any comments or suggestions you would like to make on our proposals for Hampton Green:

Enter feedback here

YOUR DETAILS

(*) Indicates a required field

Title: *** Name:**

*** Address:**

*** Postcode:**

*** Telephone:**

*** E-mail:**

Organisation (if applicable):

Age range (tick one):

- ☐ 18 under
- ☐ 19 - 34
- ☐ 35 - 50
- ☐ 51 - 65
- ☐ over 65

*** Would you like to receive further information as the proposal develops (tick one)?**

- ☐ Yes (by both Email & Post)
- ☐ Yes (by Email)
- ☐ Yes (by Post)
- ☐ No thanks


Data privacy notice
Martin Grant Homes and Harcourt Developments are committed to respecting your privacy and to complying with all applicable data protection and privacy laws.


Your information may be disclosed to or shared with the following: advisors who provide services to us, consultants and the relevant Local Planning Authorities (LPAs) only in relation to this consultation on proposals for Hampton Green.


[Submit](#)

CONTACT US

There are lots of ways you can contact us and find out more about Hampton Green:


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SEND AN EMAIL TO:
info@hampton-green.co.uk




WRITE TO US AT:
Hampton Green team, Camargue,
Eagle Tower, Cheltenham, GL50 1TA






HAVE YOUR SAY (ONLINE FEEDBACK FORM) PAGE

Appendix 10 – Exhibition Leaflet

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.



For further information call us on **0800 988 9141** or visit www.hampton-green.co.uk

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.



- **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 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.



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.
- 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.

For further information call us on **0800 988 9141** or visit www.hampton-green.co.uk

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.



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 6,900m³ which will be located on site.
- Carefully controlling any water that does leave the site by discharging it into local sewers and ditches.



For further information call us on 0800 988 9141 or visit www.hampton-green.co.uk



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



- Collect a feedback form from this consultation event
- Provide your comments about our proposals
- Hand your feedback form in at this event or post back to us
- Any letters or emails we receive will also be considered as feedback

SUBMIT COMMENTS ONLINE



- Go to our website: www.hampton-green.co.uk
- Fill in your details and provide your comments about our proposals
- Submit this online
- 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

VISIT OUR WEBSITE
www.hampton-green.co.uk

Appendix 11 – Frequently Asked Questions

HAMPTON GREEN FREQUENTLY ASKED QUESTIONS



This Consultation

Q. How can I find out more about the proposals you're consulting on?

Our consultation is open for five weeks from 9 January to 10 February 2017. During this time we are holding two consultation events.

- **Thursday 26 January 2017, 4-8pm**
Wootton Club at The Old Red Lion, 2 Church Hill, Wootton, Northants NN4 6LQ
- **Saturday 28 January 2017, 10.30am-1.30pm**
Hardingstone Parish Hall, High Street, Hardingstone, NN4 6DA

Members of the project team will be on hand at these events to answer questions and provide advice on how you can take part in the consultation.

If you are unable to attend one of these events, you can access copies of all the materials that will be available at them from this website: www.hampton-green.co.uk

Alternatively you can contact us directly to request copies by using one of the following methods:

- **Telephone:** 0800 9889 141
- **Email:** info@hampton-green.co.uk
- **Post:** Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA

Q. What are you asking us to comment on?

We would welcome your views and comments on:

- The overall scheme.
- The type and mix of housing that we're proposing.
- Road improvements and additional transport provision.
- Provision for open space and play areas.
- Any additional considerations you would like to make us aware of.

Q. When does the consultation finish?

The consultation closes on 10 February 2017, so please let us have your comments by then.

Q. How can I take part in this consultation?

There are lots of ways you can provide us with feedback to this consultation:

- **Submit comments online** – use the online Feedback Form to provide your comments and views on our proposals, making sure you complete all the mandatory fields. You can find the online Feedback Form at: www.hampton-green.co.uk/feedback.html

- **Fill in a Feedback Form** – you can pick up a copy of our Feedback Form at an event or download one from the above website.
- Alternatively you can call the team on **0800 9889 141** and we'll send you a Feedback Form in the post. Then all you need to do is provide your details on the front page, provide us with your comments, then post your form back to us at Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA.
- Any letters sent to us at Hampton Green team, Camargue, Eagle Tower, Cheltenham, GL50 1TA or emails we receive at info@hampton-green.co.uk during the consultation will also be considered as feedback.

You have until Friday 10 February to send us your feedback. We look forward to receiving your comments.

Q: Will you respond directly to my feedback?

While we will record and acknowledge all submissions to this consultation, we will be unable to respond to you individually. We will address all the issues you raise in your feedback in the Statement of Community Involvement (SCI) that will form part of our application. This will be published along with all our other application documents on South Northamptonshire and Northampton Borough council websites.

Q: What happens after the consultation closes?

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 this year.

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 taken feedback into account in developing our final application.

When our outline planning application for Hampton Green is registered by South Northamptonshire and Northampton Borough Councils, they will notify the public of its formal 21 day consultation process and invite people to comment on the final application.

Q. When do you anticipate submitting your planning application?

We anticipate submitting an outline planning application for Hampton Green later this year. This will be done after we have considered all the feedback submitted to this consultation, together with the

findings from our own surveys and work, and used it to shape the details of the final scheme we set out in our application.

Our Proposals

Q. Where is the land proposed for your development?

Hampton Green is proposed as being built on a site that lies to the south east of Northampton, north east of Newport Pagnell Road and either side of The Green. It crosses the borders of Hardingstone and Hackleton parishes and spans the borders of two local planning authorities, Northampton Borough Council and South Northamptonshire Council.

The northern parcel of land, which falls within Northampton Borough Council's authority, measures approximately **7ha** in area. It is bounded by woodland to the north, with hedgerows, trees and agricultural land to the east. To the west of the site is land currently under the control of the Homes and Communities Agency (HCA). The HCA site was formally allocated for development in the West Northamptonshire Joint Core Strategy Local Plan (WNJCS) and planning permission was granted on appeal in February 2016.

The southern parcel, which measures **17ha** in area and falls within South Northamptonshire Council's authority, currently comprises of an open field with an intermittent belt of hedgerow running through the centre. It is bounded by roads to the north west and south west and agricultural land to the east.

Q. Why do you want to build houses here?

The West Northamptonshire Joint Planning Unit (JPU) is responsible for finding ways to meet the housing needs for Northampton, South Northamptonshire and Daventry. In December 2014, the JPU Councils adopted the Joint Core Strategy (JCS) which allocated this site for growth to meet the needs of the area by building a sustainable urban extension. The site was formally allocated for development via Policy N6: Northampton South of Brackmills Sustainable Urban Extension (SUE) of the WNJCS. Together, our site and the HCA site form the entirety of the SUE allocation.

Hampton Green will contribute to meeting the identified housing targets for Northampton, while supporting the regeneration and sustainable development of the area. The proposed site is directly adjacent to Northampton and close to existing local infrastructure. The site has no special environmental considerations so development here means that more environmentally sensitive sites would be protected. As such Hampton Green presents an ideal development opportunity that will offer a high standard of accommodation.

Q. Who are you working with to develop your proposals for the site?

We are working closely with South Northamptonshire, Northampton Borough and Northamptonshire County councils as well as the parish councils and communities located in proximity to the site. We hope to build a strong dialogue with these stakeholders in order to achieve the best outcome for a sustainable development that meets the needs of Northampton and its residents.

Q. Which council/councils will the planning application be submitted to?

While the majority of the Hampton Green site falls within the boundary of South Northamptonshire Council, the northern part lies within the boundary of Northampton Borough Council. Once we have considered all the feedback submitted to this consultation, together with the findings from our own surveys and work, we will submit our outline planning application for the site to South Northamptonshire and Northampton Borough Councils.

Q. If consent is granted, when will building start and how long will it take?

If planning permission is granted, subject to receiving the appropriate approval on reserved matters, we anticipate construction will commence within 12 months of receipt of outline planning permission, with the first occupants moving in approximately nine months later.

Housing

Q. How many homes are you proposing to build at Hampton Green?

Our technical studies have determined that the site could accommodate up to 525 homes differing in size (number of bedrooms), type (terraced, detached, semi-detached, apartment, etc.) and tenure (open-market or affordable housing).

Q. What type(s) of homes will you build?

The new development would meet the needs and aspirations of the local community by providing a wide range of accommodation types which would include two, three and four bedroom quality homes built to the highest industry standards.

Q. Will there be provision for affordable housing?

Yes, we will make provision for affordable housing as part of the development. The exact figure and mix of tenures will be determined by working closely with South Northamptonshire and Northampton Borough Councils.

Local Communities

Q. How are you considering the needs of existing local communities?

We recognise the implications of delivering the right infrastructure for the local community and the need for a high quality, sustainable development.

Working together with the local community and interested parties is essential to creating the best possible development at Hampton Green. The current consultation is intended to help us understand any specific issues the local community might have about development on this site.

People are invited to take part and comment on our proposals. We will consider all the feedback we receive to help refine and shape our final application.

Q. Apart from housing, are there any other intended uses for the site, e.g. commercial?

Our proposals for Hampton Green predominantly focus on provision of new homes, as well as open spaces and children's play areas. In addition, the intention is to create strong foot and cycle linkages between Hampton Green and the neighbouring HCA development.

The HCA development is much larger in size and, when it's completed, will include a full range of community facilities including health services, community meeting places and commercial/retail buildings suitable for shops, restaurants and cafés – all of which will be easily accessed by people living at Hampton Green.

Q. Will you use local companies for the development?

We are keen to work with the local community and will use local companies where possible.

Q. How is the decision made on the additional infrastructure required to support the delivery of Hampton Green?

In the event of the local authorities resolving to grant planning permission for Hampton Green, certain conditions and legal agreements will be put in place to identify the contributions we will have to make to address any impact of the development on the local community and associated infrastructure.

The nature and precise level of those contributions will be set out in the legal contract known as the Section 106 agreement. The details of the agreement will be decided by the Local Planning Authority in consultation with a number of public and private sector bodies including education, transport and health authorities.

The Section 106 agreement is likely to address issues including provision of funds for traffic calming measures, new play facilities, tree planting, cycle

paths, meeting places, affordable housing, education and health care facilities.

Transport

Q. When Hampton Green is complete, what steps are you taking to limit traffic congestion on local roads?

We're working closely with Northamptonshire County Council to develop a comprehensive transport strategy that will reduce the amount of traffic generated by Hampton Green and the associated impact on surrounding roads and junctions.

Our preferred solution is to:

- Create a new primary access to the site off Newport Pagnell Road via a new four arm roundabout, replacing the right turn lane provided by Morris Homes.
- Create a new access onto 'The Green' and downgrade a stretch of it to a footpath/cycleway.
- Make improvements to the Waitrose junction. This will take the form of either signalisation of the junction or a controlled pedestrian crossing.
- Make financial contributions towards off-site improvements at nine junctions in the wider area.

Q. Will you be doing anything to improve public transport?

We know that people value good public transport links, we are therefore proposing improved public transport connections with Northampton town centre including an extension of the existing bus service through the Hampton Green development connecting in to the HCA scheme.

Q. Do you have any plans for new pedestrian links and cycle paths?

We recognise that people are increasingly interested in active modes of transport. Our proposed site is next to a larger area to be developed by the HCA, so we are putting particular emphasis on improved pedestrian and cycle links between the two developments, as well as Brackmills Country Park.

We're proposing a new footpath/cycleway between the proposed roundabout access and Landimore Road – improving connectivity with the wider area and further helping Hampton Green to integrate with existing communities.

We are also looking into the possibility of downgrading a stretch of 'The Green' so it becomes exclusive for pedestrian and cycle use only. We believe that this will provide safe access between existing and new developments and promote a more sustainable community.

Q. During construction how will you manage site traffic to limit congestion on local roads?

We are currently preparing a Transport Assessment that will inform our delivery of the development and we will make every effort to ensure that disruption to local residents during construction is kept to the very minimum possible. We are working closely with South Northamptonshire and Northampton Borough councils to ensure reasonable hours of work and take steps to minimise the impact of construction traffic, especially at peak times.

Environment

Q. Will development at Hampton Green increase the chance of flooding?

The Environment Agency works very closely with local planning authorities to ensure that any developments in Northampton have a good standard of flood defence and that they do not affect existing communities.

Our proposed site lies in Flood Zone 1, meaning that there is less than a 1 in 1,000 annual chance of river or sea flooding. Our studies show that while the site attracts some low risk surface water accumulations, these are unlikely to pose any threat to development and can be easily managed in the design of the development.

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 the 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 6,900m³ which will be located on site.
- Carefully controlling any water that does leave the site by discharging it into local sewers and ditches.

Q. What is being done to sustain and preserve the site's ecology?

The enhancement of existing ecology is central to our proposals for Hampton Green and has been given full consideration in the development of our masterplan.

The majority of the hedgerow and hedgerow trees around the site boundaries will be retained to maintain wildlife corridors and biodiversity across the site. This will be complemented by new tree planting across the site, including along the primary access route to create an avenue, as well as the development of a green buffer zone along the eastern edge of the site to soften the transition between the proposed development and the surrounding countryside.

We have carried out ecological studies to survey hedgerows, badgers, bats, dormice, birds, reptiles and great crested newts. There are no statutory wildlife site designations overlapping with the development, but we have identified an indirect impact from increased recreational use of the Upper Nene Valley Gravel Pits special protection area, specifically Clifford Hill Washlands. We have consulted with Natural England (the statutory authority) and we shall mitigate this potential impact by providing open space in the development (including dog walking routes), promoting walking routes in the Brackmills Country Park and contributing to access management for the Washlands.

Q: Are you aware that site was previously used for landfill?

Yes, the southern part of the Hampton Green site (land between Newport Pagnell Road and The Green) is classified as historic landfill and was licensed to accept inert waste.

To ensure the land is suitable for building homes we have carried out extensive intrusive ground investigation works across the whole site in consultation with Environmental Health Officers at South Northamptonshire Council and Northampton Borough Council.

The findings from this work identified areas of landfill across the southern part of the site and some associated small pockets of contamination, known as 'hotspots'. With the exception of these hotspots, the remainder of the site registered normal readings for residential land use.

None of the contaminants recorded at hotspots exceeds the relevant thresholds for residential land and would not pose a risk to future residents of our proposed development. However we are developing a remediation strategy as part of our application which sets out how we will clear away these areas of contamination ahead of any homes being built. The likely strategy will involve removal of material to suitable landfill sites or capping with clean soil.

Appendix 12 – Exhibition Panels

HAMPTON GREEN



WELCOME

Thank you for coming to our consultation event to find out more about our emerging proposals for Hampton Green, a residential development jointly promoted by Martin Grant Homes and Harcourt Developments.

WHO WE ARE

Martin Grant Homes and Harcourt Developments have developed reputations for delivering premium specification homes in prime locations.

Whether it's a first apartment or a family home, we meticulously plan and build each property, combining thoughtful design with classic touches, to ensure the creation of a perfect home.

The proposals we've developed for Hampton Green draw on our collective breadth of experience as developers of sustainable communities who understand the importance of maintaining the vitality of the local economy, as well as delivering much-needed homes.

COMMITTED TO WORKING TOGETHER WITH LOCAL COMMUNITIES

Before we finalise our planning application for the site we are committed to working with the local community.

This is integral for us to develop the best possible scheme to complement the local area.

We value your views and will consider all the comments we receive during this consultation to help shape and refine our proposals.



HAVE YOUR SAY

We want to hear your views and thoughts on our proposals for Hampton Green. There are lots of ways to contact us and find out more:



**PHONE:**
0800 988 9141


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info@hampton-green.co.uk

**POST:**
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HAMPTON GREEN





NEW HOMES FOR NORTHAMPTON

We are preparing a planning application to create a high quality residential development at Hampton Green.


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'.

Our proposed scheme is approximately 24 hectares (60 acres) in total size and could deliver up to 525 new homes.

These will provide much-needed private and affordable housing for the area, cater for a diverse mix of residents and help to create a vibrant and active community.

Proposed development area



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.

SUBMITTING THE APPLICATION

While the majority of the Hampton Green site falls within the boundary of South Northamptonshire Council, the northern part lies within the boundary of Northampton Borough Council.

Once we have considered all the feedback submitted to this consultation, together with the findings from our own surveys and work, we will submit our outline planning application for the site to South Northamptonshire and Northampton Borough Councils.

We anticipate submitting an outline planning application for Hampton Green later in 2017.

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HAMPTON GREEN




OUR PROPOSALS

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



Our Masterplan



KEY:

SITE LOCATION

PROPOSED LAND USE:

- RESIDENTIAL UP TO 525 DWELLINGS

LANDSCAPE / GREEN INFRASTRUCTURE:

- EXISTING HEDGEROW TREES
- PROPOSED OPEN SPACE/WOODLAND PLANTING
- PROPOSED TREE PLANTING
- PROPOSED CHILDREN'S PLAY AREA
- PROPOSED ATTENTION/WARNING SIGNS
- PROPOSED DRAINAGE FEATURE
- PROPOSED CHILDREN'S NATURAL PLAY AREA
- PROPOSED ROCK ABOUT AREA
- 'THE GREEN' LANE TO BECOME A PEDESTRIAN/CYCLE LINK
- VIEWS ACROSS 'THE GREEN' LANE
- PROPOSED ALLOTMENTS

ACCESS AND MOVEMENT:

- PROPOSED PRIMARY PEDESTRIAN/CYCLE LINKS (shown as red dashed lines)
- PROPOSED CIRCULAR WALKING/CYCLING ROUTE
- PROPOSED SITE ACCESS
- PROPOSED BUS ROUTE
- PROPOSED PEDESTRIAN/CYCLE LINKS TO REGIONAL/COUNTRY LANS
- PROPOSED LOCATION OF BUS STOP

The scheme will be well designed and landscaped to respect its surroundings while promoting community integration and creating strong links to 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.
- 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, wooded areas, allotments and a dog walking circuit.
- Creation of pedestrian and, where appropriate, cycle links through to Brackmills County Park providing onward access to Brackmills employment area.
- 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 HCA scheme.
- 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.

HAVE YOUR SAY

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HAMPTON GREEN



OUR APPROACH TO THE SITE: ENVIRONMENT AND RECREATION

Our aim is to create a development that supports the aspirations of, and creates new opportunities for, the local community by giving them greater access to high quality recreation and ecological land.

We want to achieve this by using effective landscape design to create a sense of place and community safety, together with measures to support and enhance local ecology, and reduce any impact on the environment during construction.



Our proposals include:

- Retaining more than 30 per cent of the site as pockets of public open space to create 'breathing space'.
- Downgrading a stretch of "The Green" to become a pedestrian and cycle green link into Wootton and the Homes and Communities (HCA) development.
- Creation of landscaped pedestrian and cycle connections through the site to access areas of public open space and create connections with the existing network and neighbouring developments.
- Provision of a centrally located equipped play area for children as well as additional informal play space across the site.
- Natural activity areas along the northern boundary including woodland walks and a dog walking circuit.
- Retention of the majority of hedgerow and hedgerow trees around the site boundaries to maintain wildlife corridors and biodiversity across the site.
- Open space and woodland planting to the north, adjacent to the existing protected woodland, to promote woodland walk links with Brackmills Country Park and connections with Brackmills industrial estate.
- Development of a green buffer zone along the eastern edge of the site to soften the transition between the proposed development and the surrounding countryside, thereby minimising landscape impacts.
- New planting across the site with trees along the primary access route to create an avenue.
- The required drainage features have been integrated into the strategic landscape and open space, to provide further visual amenity and benefits to biodiversity.
- Internal road layouts designed to ensure low traffic speeds, promote safe walking and limit potential for anti-social behaviour.

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HAMPTON GREEN



HIGHWAYS AND SITE ACCESS

Connectivity is central to our proposals for Hampton Green. Our proposed development is designed to integrate with existing and new communities in the immediate area, with particular emphasis on direct, safe and secure routes for pedestrians and cyclists.



Working closely with Northamptonshire County Council we've considered various options to reduce the amount of traffic generated by Hampton Green and the associated impact on surrounding roads and junctions. Our preferred solution is to:

- Create a new primary access to the site off Newport Pagnell Road via a new four-arm roundabout replacing the right turn lane provided by Morris Homes.
- Create a new access onto 'The Green' and downgrade a stretch of it to a footpath/cycleway.
- Make improvements to the Waitrose junction to improve turning movements. This will take the form as either signalisation of the junction or a controlled pedestrian crossing.
- Make financial contributions towards off-site improvements at nine junctions in the wider area.



Across the wider area we would create improved connections by bus, bike and on foot to link existing facilities and employment opportunities.

There would be an emphasis on:

- Improved connections by public transport to Northampton town centre including extension of a bus services to the development creating a new route through the site connecting with the neighbouring HCA scheme;
- Provision of a new footpath/cycleway between the proposed roundabout access and Landmore Road; and
- Creation of pedestrian and cycle linkages from Hampton Green to the HCA scheme and Brackmills Country Park.



HAVE YOUR SAY

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HAMPTON GREEN



DRAINAGE STRATEGY


Effective drainage and management of surface water is important for our proposed development and for people living close by.

We have carefully modelled the way water moves on the site and tested ground conditions to see what happens as a result of groundwater settling in depressions and low spots.

This has informed the drainage strategy we have developed to ensure that the site will not flood and won't increase the amount of water flowing off the site. This has been agreed in principle with the Lead Local Flood Authority.

KEY

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





OUR APPROACH


- Use attenuation methods including permeable paving and natural ditches to capture rainwater and encourage sustainable drainage on site. These will serve to direct all surface drainage to two attenuation ponds with storage capacity of around 6,900m³.
- This will improve the situation on site as the sustainable drainage system will reduce the amount of water leaving the site as run-off. Any water that does leave the site will be carefully controlled and discharged into local sewers and ditches.
- Foul drainage will connect to the local sewer system and modelling completed by Anglian Water has confirmed suitable upgrades can be implemented to ensure sufficient capacity is available.


HAVE YOUR SAY

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HAMPTON GREEN



SITE REMEDIATION

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



To ensure the land is suitable for building homes on we have carried out extensive intrusive ground investigation works across the whole site in consultation with Environmental Health Officers at South Northamptonshire Council and Northampton Borough Council.

These works have helped us determine the extent of any contamination and the required remediation works needed before we start construction.

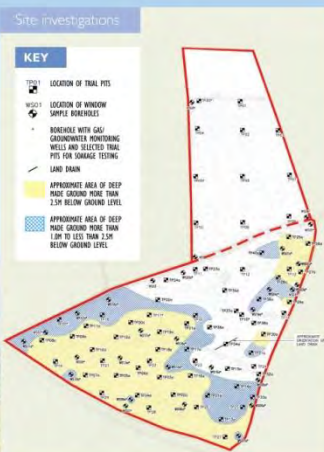
The findings from this work identified areas of landfill across the southern part of the site and some associated small pockets of contamination, known as 'hotspots'.

With the exception of these hotspots, the remainder of the site registered normal readings for residential land use.

None of the contaminants recorded as hotspots exceed the relevant thresholds for residential land and would not pose a risk to future residents of our proposed development.



However, we are developing a remediation strategy as part of our application which sets out how we will clear away these areas of contamination ahead of any homes being built. The likely strategy will involve removal of material to suitable landfill sites or capping with clean soil.



HAVE YOUR SAY

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HAMPTON GREEN




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.



WE WOULD WELCOME YOUR VIEWS AND COMMENTS ON:

- The overall scheme.
- The type and mix of housing that we're proposing.
- Provision for open space and play areas.
- Road improvements and additional transport provision.
- Any additional considerations you would like to make us aware of.

You can submit your comments in writing or online...

TO SUBMIT COMMENTS IN WRITING



TO SUBMIT COMMENTS ONLINE



 Collect a feedback form from this consultation event	 Go to our website: 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.

HAVE YOUR SAY

We want to hear your views and thoughts on our proposals for Hampton Green. There are lots of ways to contact us and find out more:

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Appendix 13 – Consultation Feedback Form



HAMPTON GREEN, NORTHAMPTON

Public consultation 2017 - Feedback Form

We value the views of the community and invite you to provide feedback on our proposals for Hampton Green, a new high quality residential development of up to 525 homes, near Northampton. We will consider all the comments we receive during this consultation as we shape the scheme we set out in our final outline planning application for the development.

Please complete the form and leave it with a member of the team at a consultation event. Alternatively, you can post your feedback form to: Hampton Green Team, Camargue, Eagle Tower, Montpellier Drive, Cheltenham, Gloucestershire, GL50 1TA or email us at info@martingrantland.co.uk

Please submit your feedback by **10 February 2017** when this consultation will close.

Your details (please write in capitals)

Title: _____

Name: _____

Address: _____

Postcode: _____

Telephone: _____

Email: _____

Organisation (if applicable): _____

Age range (circle one): 18 under 19-34, 35-50, 51-65, over 65

Would you like to receive further information as the proposal develops (circle one)?

Yes (by both Email & Post) Yes (by Email) Yes (by Post) No thanks

Data Privacy Notice

Martin Grant Homes and Harcourt Developments are committed to respecting your privacy and to complying with all applicable data protection and privacy laws.

Your information may be disclosed to or shared with the following: advisors who provide services to us, contractors and the relevant Local Planning Authorities (LPAs) only in relation to this consultation on proposals for Hampton Green, Northampton.

Please indicate if you attended either of the public exhibitions:

26 January – Wootton Club

28 January – Hardingstone Parish Hall

Please use the space below to record any comments or suggestions you would like to make on our proposals for Hampton Green:

PLEASE NOTE: If you need more space for your comments securely fix any additional pieces of paper you use to this feedback form. Please can you make sure you clearly indicate your contact details on each additional piece of paper you use in case they get separated.

6. Appendix 14 – Feedback submitted to consultation

TYPE	FEEDBACK
ONLINE FEEDBACK	
O1	<p>Your proposals seem fine however the major concerns we have are, 1 road networks in and around your site are currently under strain during certain hours, your proposals say nothing about how you intend to mitigate this with the impact of these new homes. 2 our schools currently operate at maximum intake, although there are plans to increase the size of Hardingston Primary this will only accommodate the shortage already there, your homes will add to this problem. 3 our health services, I.E. doctors, dentist currently are full to capacity and cannot accept further patients, your proposal will add to the problem. Unless you have proposals to help our current problems not increase them I will certainly be objecting to these proposals although I find the plans themselves very acceptable.</p>
O2	<p>We don't need you building any more houses, we need less people.</p>
O3	<p>The road infrastructure cannot cope with a large housing development without considerable improvement. The Newport Pagnell Road already struggles to cope with the volume of traffic as does the Mereway roundabout, which is often gridlocked and not just at rush hour. Roundabouts should be installed wherever the proposed development exits into this road. In addition a roundabout would be necessary at the Waitrose exit and the High School exit for reasons of safety. Finally the priorities/road markings at the Mereway roundabout would need to be changed to cope with additional traffic. This feedback is given from a safety point of view as without the above it is only a matter of time before a serious accident occurs as a result of the increased volume of traffic.</p>
O4	<p>I have great concerns about this number of properties being built in this area, my reasons are as follows:- 1. The road infrastructure is already inadequate and this will compound the problems especially during rush hour. 2. There is currently a 2 year waiting list for local doctor surgeries, the addition of these properties will only make this worse. 3. We already have low water pressure and have concerns about what impact this will have. 4. I moved to Hardingstone to live in a village on the outskirts of town, this will further swallow up our village identity and we will lose even more green space which I feel is very important</p>
O5	<p>It is currently already very busy along the Newport Pagnell Road, particularly around Wyevale Garden Centre and Waitrose. Adding this number of homes will only exacerbate the issue. Road improvements need to be heavily considered. Additionally, there is no mention of any additional schools that will be built to manage the inevitable pressure that the extra housing will place on local schools. Infrastructure needs to be sorted out first before any housing applications are granted. Wootton Fields is currently a quiet, calm residential area and it is extremely worrying with the amount of additional housing that is proposed that the infrastructure won't be taken into account and considered first before anything else. Your flyer states that the mix of housing will be one to four bedrooms. The housing estates in the immediate vicinity of the proposed site are mainly three, four and five bedroom detached properties. I think the mix of housing proposed needs to be re-evaluated so that it remains a similar mix to that of current housing in the immediate vicinity.</p>
O6	<p>Dear Sirs,</p>

TYPE	FEEDBACK
	Please can I enquire what provisions or enquiries (if any) have been made regarding the provision of NHS GP services for the residents of the proposed development?
O7	Really concerned about the infrastructure supporting this development and the impact on the established properties. Volume of traffic, congestion and pollution resulting from this additional properties. I see nothing from your plans that would ameliorate these problems.
O8	Is there money to provide for primary and secondary schools? The residents will need to send their children to school and the local schools are all full. It is not right that existing community charge payers pay for new schools to be built
O9	This application if approved will cause untold additional traffic congestion in the area and destroy further wildlife habitat. The B526 is a feeder road for the A45 Nene Valley Way and both roads are currently running to capacity, with other building work already in progress elsewhere. We regularly use both roads and are getting really fed up with sitting in standing traffic. Although this is an SNDC application this will impact highly on Northampton Borough. There is insufficient infrastructure in terms of hospitals, GP's etc. to support any further development in the area.
O10	i am very concerned. We already have five schools in a one mile square area. The traffic is becoming unsustainable and i need a helicopter to get out of my house. This development will certainly not be the last in the area and it is becoming alarming. All the villages now have merged into one and there is no green space, just traffic and roads that are permanently jammed in all directions. I have to live here and it is my home. It is very unpleasant and quite scary on the Newport Pagnell road, especially trying to exit Waitrose or the huge garden centre., not least when the girls school opposite is also trying to exit. The parents are often forced into breath taking measures to get out at peak times. The Newport Pagnell road was never designed to take the huge volume of traffic that it now does and this will only get worse. We have to live here and the people who propose these developments do not.
O11	<p>Much emphasis is put on the joint core strategy (JCS) but you omit to point out that Northampton (NBC) which makes up two thirds of the population of West Northants voted against. This was forced through by one vote, from Towcester. It is fundamentally undemocratic that people from Towcester and Daventry can impact the lives of people in Northampton.</p> <p>NBC refused planning permission for both Hardingstone and Collingtree SUE. This was for legitimate planning reasons, as the local services particularly roads cannot cope with these developments. We need a proper democratic process, followed by a referendum as the majority of people in Northampton do not want the area turned into a second Milton Keynes.</p> <p>Hampton green is not a sustainable development as it does not provide essential local services, like schools. Schools should be provided as an integral part of and big development and they are the heart of the community. You need the school in the middle of the development so people can walk, rather than use their cars to get to neighbouring villages.</p> <p>there is a disused railway line through Brackmills which originally connected Northampton Castle station to Bedford. It would be beneficial to re-open this line and construct a station in Brackmills then people would have a proper alternative to using the car. Without this sort of foresight and planning this development will just cause yet more congestion. The capacity of</p>

TYPE	FEEDBACK
	the local road network is not being increased and the A45 in particular is gridlocked morning and night. The planned junction improvements do not address the lack of capacity. Without this the developments should be scaled back to a level consistent with the capacity of the local road network
O12	<p>From our discussions and visit to the public exhibition this morning, it seems likely that housing on Hampton Green will be built before homes on the Homes and Communities Agencies Site. The latter is where we understand a new Primary School will be built. I live on Wootton Fields but [work] [REDACTED] at Little Houghton CE Primary School in Little Houghton village. This is 10 minutes away from where Hampton Green will be. My school currently has capacity for 20 additional pupils which I would like to make the planners aware of. This means that there are school places available for children who move into homes on Hampton Green before the new school is built. Schools on Wootton Fields are all over subscribed so this provides alternative places.</p> <p>As a resident of Wootton Fields near to the Newport Pagnell Road, I have grave concerns about the capacity of this road (which is a 'B' road) to deal with the new traffic these new homes will generate. This road should definitely be altered to become an 'A' road before these houses are constructed, especially as this road is the link road to the A45 the Junction 15 of the M1. Traffic in this area is already extremely heavy and sending yet more traffic along the Newport Pagnell road will only exacerbate existing congestion issues at the Queen Eleanor roundabout and J15. This needs to be reviewed before construction takes place in order to avoid the kind of issues now having to be addressed at the Wyvale Garden Centre/ Waitrose entrance/exit.</p> <p>However the overall scheme looks reasonable and the provision for open spaces is good. What is vital is that infrastructure issues are addressed early on rather than after people have moved in. We like the mix of house but would also like to suggest that bungalows are included as an option for over 50s so that there is a mixed population on this development.</p>
O13	<p>I am very concerned about the proposed further development in the area for a number of reasons;</p> <ul style="list-style-type: none"> .The lack of local amenities, access to health provisions / doctors. School capacity, especially into the local high school CCS .The road network, [REDACTED] is already very difficult to exit in peak periods due to traffic volume, also Water lane, Wootton hope drive & Wooldale road are on local school routes & will become even more widely used as rat runs to the M1 junction thus putting local children at even greater risk! Add to this the awful Waitrose entry/ exit to the store & the A45 roundabout congestion, the area simply cannot safely take any more traffic! This area in my view is unable to accommodate any further development after the expansion of Wootton fields & the new Hardingstone development / expansion.
O14	<p>Unfortunately due to the lack of advertising and not receiving one of the 600 postcards sent out, I did not make it to either of the public exhibitions as I was not fully aware of them. My feedback for what I have seen so far is why are we building yet more housing on Greenland taking away the country side yet again. Wootton Fields is constantly being built upon squashing more and more housing in. Yet the overview does not mention any inclusion of schooling, dentist, doctors, bus services. The closest secondary school is already heavily over subscribed yet still more houses and families are squashed in. There is no mention of a dentist the closest one being on Grange Park (there wasn't one put on Wootton Fields from the start) which already has a 4 month waiting list yet more families will need to be added. The doctors in Wootton has a year waiting list. The bus service is virtually non existent yet</p>

TYPE	FEEDBACK
	still more housing is being built. You have said additional transport provision, is this going to be public transport? It also begs the question where is northampton going to end?
O15	A range of home sizes should be included, with a suitable allowance for affordable housing, as there is a lack of available affordable smaller dwellings in the area. It is important to see infrastructure fully considered, such as extra traffic, and additional pressure on local services such as schools and doctor surgeries. Environmental concerns should be considered - support for low energy homes and possibilities for accommodating charging points electric cars should be considered.
O16	Secondary Schooling will be an issue. Due to the fact that CCS is known to be good school, it is already oversubscribed, additional secondary school places would need to be provided.
O17	I welcome the idea of downgrading part of the 'The Green'. I also support the idea of a roundabout between this proposed site and the present Morris Homes site. There needs to be traffic calming measures along this part of the Newport Pagnell Road. Overall the site does seem to be ok and so I hope that these proposals are kept in place for the planning application.
O18	My main concern with the development is the increase in traffic and vehicle movements through the village of Great Houghton. The connection of the development to through to The Green road will mean that residents in the development will use Great Houghton as a through route due to the high levels of traffic on Newport Pagnell Road and through Brackmills Industrial Estate. I feel it would be better than the development was one way access only from Newport Pagnell Road to ensure that the unsuitable road infrastructure in Great Houghton and on the country road (The Green) is not used for anything other than village access only. My other concerns are regarding the general overdevelopment of this area of south Northamptonshire overstressing the local infrastructure including GP services, schools and transportation. With ongoing development along Newport Pagnell Road and no investment in infrastructure the local services will not cope. I didn't attend the public exhibitions as they were only advertised in our Council Newsletter after the events were held.
O19	My main concern with the development is the increase in traffic and vehicle movements through the village of Great Houghton. The connection of the development to through to The Green road will mean that residents in the development will use Great Houghton as a through route due to the high levels of traffic on Newport Pagnell Road and through Brackmills Industrial Estate. I feel it would be better than the development was one way access only from Newport Pagnell Road to ensure that the unsuitable road infrastructure in Great Houghton and on the country road (The Green) is not used for anything other than village access only. My other concerns are regarding the general overdevelopment of this area of south Northamptonshire overstressing the local infrastructure including GP services, schools and transportation. With ongoing development along Newport Pagnell Road and no investment in infrastructure the local services will not cope. I didn't attend the public exhibitions as they were only advertised in our Council Newsletter after the events were held.
O20	A little reference is made regarding some roads and public transport services investments that you propose to make to benefit the wider Wootton/Hardingstone communities as a result of the development. Personally I would like to see this go further to consider the road junctions at Northampton High School as this is already extremely busy during the peak morning rush hour period without the additional traffic from 500+ additional homes feeding

TYPE	FEEDBACK
	<p>into the Newport Pagnell road.</p> <p>Also I have seen no proposals regarding investments into other infrastructure services such as Doctors, Schools, Policing and Primary care (Hospital) services to support the increased population brought by the planned additional 525 mainly family orientated homes.</p>
O21	<p>Adding more houses on to the already cpo of 1700 homes behind me, with no more services is crippling the already stretched schools, surgery etc. and don't get me started about the extra traffic. The businesses at Brackmills all refused the 1700 homes due to all the constant traffic issues on the A45 which are harming their businesses and this will cause even more damage to them, us and the countryside (what's left of it!)</p>
O22	<p>The infrastructure of roads need to be improved first as they are already struggling with traffic during peak time. Need to build a Dr's surgery in the plan as well as all the current Dr's surgeries are struggling. Need a throughout school before all these houses are built. The Newport Pagnell Road during the morning and evening gets busy near the big roundabout past Waitrose. The A45 is always busy during the morning and evening rush hour these days. There should be a road build for Brackmills that by passes the A45 and joins the M1 as that junction is a bottleneck. Houses need to be build but not before the intrasturcture is in place otherwise it is going to be chaos on roads, and long waiting times at Surgeries, no places at School.</p>
O23	<p>We were impressed by both your proposals and exhibition. Your representatives indicated that our 3 main concerns were outside your control: further congestion on the Newport Pagnell Road (backing up from the totally inadequate Queen Eleanor roundabout junction), a second vehicular access for the development via Brackmills, and underprovision of secondary schooling. We would urge you to use any influence that you have to address these key impacts on the local area with the relevant authority.</p>
O24	<p>Our feelings are that the presentation material we saw did not adequately cover the additional infrastructure that will be required to support the proposed development. At peak times, I.e. Morning rush hour including school drop-off time and afternoon/evening rush hour the local roads are busy with many cars parked on the side of the road causing blockages and congestion. Many vehicles are speeding with little or no controls in place to limit the speeding.</p> <p>Furthermore Landimore Road and Wooldale Road are both used as a 'rat run' by commuters making their way to and from the M1 which creates a lot of traffic passing through the residential area at speed, at times with little regard to pedestrian safety. The roundabout at the junction between Wooldale and Landimore Road is both too small and too tall which results in traffic approaching it too fast which cannot be clearly seen. As a pedestrian or cyclist wishing to cross the Newport Pagnell Road, it can often be the case that a car will appear on the roundabout leaving little time to cross the road safely. There needs to be proper traffic controls implemented in the form of traffic lights to enhance safety. The projected additional volumes of traffic that will approach this roundabout from all directions in order to access or exit the proposed development is a major concern. We neither saw or heard adequate plans to deal with this. There were also no clear details on additional schools planned for the area which is vital as the schools in the area are already over subscribed. No details either about dentists and doctors, which are already busy.</p> <p>Another major concern is that of the Waitrose and Wyevale access on the Newport Pagnell Road. The fact that access is either a left or right hand turn into the car park via a filter from a busy Road is dangerous. In particular, turning right onto the Newport Pagnell Road when</p>

TYPE	FEEDBACK
	<p>exiting Waitrose is especially difficult and dangerous due to the existing traffic volumes and speed of traffic - unless the whole junction is re-thought this will only get worse and more dangerous with the additional traffic projected to use the road and Waitrose and Wyevale shops.</p> <p>There needs to be a lot more thought and investment put into ensuring that additional housing in the area can be adequately and safely supported by the local transport links and amenities.</p>
O25	<p>I am concerned at the increased traffic congestion on Newport Parnell road. It is already difficult to turn left out of water lane and almost impossible to turn right at any time of day. An alternative route out of the village via Berry lane is also heavily congested with traffic coming down Wooldale road. Extra homes means extra cars with an infrastructure that can barely cope as it is.</p>
OFFLINE FEEDBACK	
L1	<p>There are 3 developments planned for Wootton, 1 already in progress. Traffic congestion towards the A45 and on it is quite severe at rush hour times. It is now almost impossible to get out of the area towards town without queuing for a long time. Unless work is done to the road network prior to further development the quality of life for residents will deteriorate.</p> <p>In addition there are concerns that unless schools, doctors, dentists are built prior to the development the pressure on oversubscribed local facilities will further increase.</p>
L2	<p>Problem with increased traffic on Newport Pagnell Road – particularly junction at Waitrose. When exiting Waitrose more traffic onto Queen Eleanor Roundabout.</p> <p>Will there be Bungalows or Apartments on the development?</p>
L3	<p>Having read all your literature including posters and leaflets there is nothing that refers to the “quality of life for all” including the new and old residents. What benefits it will bring “to all”. You do say “your high quality residential development” and “high quality recreation and ecological land”.</p> <p>Firstly and most importantly without vast improvements to the all roads (single carriageway to dual, widening of singles carriageways and the vehicle channelling) use of no entry, weight limits, speed restrictions, smart travel, etc.</p> <p>This should all take place before and or alongside any new build.</p> <p>THE “QUALITY OF LIFE FOR ALL” IS THE MOST IMPORTANT ASPECT. THIS AND OTHER DEVELOPMENTS DO NOT TAKE THIS INTO ACCOUNT. WE ALL NEED TO BE ABLE TO TRAVEL FREELY WITHOUT HINDERANCE AND STRESS.</p> <p>Look at what is going on in the area and on the ground not on a desk model.</p>
L4	<p>Regular updates on progress to impacted residents, especially those on the periphery of proposed development.</p>
L5	<p>How much provision for bungalows/single storey houses in this development? Housing for older residents is at a premium in this area. The need will become even greater with an ageing population.</p> <p>Exit from Wootton Waitrose onto Newport Pagnell Road is dangerous and often almost impossible at certain busy times of the day. How can this problem be solved?</p>

TYPE	FEEDBACK
L6	<ol style="list-style-type: none"> 1. Excessive volume of traffic onto Newport Pagnell Road 2. Mud from lorry wheels deposited onto Newport Pagnell Road 3. Lack of doctors surgeries 4. Building on green belt land 5. query public transport
L7	<p>Hardingstone does not want your development any more than it wants the so-called SUE that is being imposed upon it, in spite of united local opposition, its rejection by the Borough Council Planning Committee and the acknowledgement of all the reason for that rejection, not least those relating to the impossibility of the Queen Eleanor roundabout to cope with the increased traffic, at an inspector's hearing, and was ignored and overturned by a government minister.</p> <p>So no doubt further speculative development by firms operating in distant Cotswold Cheltenham will likewise be approved when the profit motive is the quality of life a Northamptonshire village's population to be of no consequence.</p> <p>No amount of glossy boards and glib talk alongside the pretence that the creation of artificial open-space within a housing-estate can compensate for the loss of real open-space already there, can alter the brutal impact all these houses will have on our lives: sealed in from open land, choked road system – rat-runs through the village as well as a grid-locked Queen Eleanor roundabout – as well as the total extinguishing of our smothered village's identity. As for local infrastructure the hospital cannot cope now, schools are full, etc. etc. A, to where the people to fill all these are to come from one can only surmise, certainly not locally.</p> <p>Your plans – and perhaps even your fabricated name – are in error 'The Green' is in fact in the village, your lane, is Lewis Lane. This misidentification was first made on early plans for the SUE and in spite of correction is being perpetuated in your plans.</p>
L8	<p>Hampton Green Team,</p> <p>Re: Serious, anxious concerns of residential development of Hampton Green.</p> <p>When the Morris Homes were being built that part of the Newport Pagnell Road serving that building site was dangerously and filthily muddy and that was just because of less than 30 houses were being built!</p> <p>With the building of 525 homes there will be more mud and more troublesome traffic problems for a much longer time. That part of the Newport Pagnell Road will be quite a nightmarish journey for all of us who have to use that road regularly.</p>
L9	<p>I would like to see the inclusion of Bungalows in this development, as opposed to the unappealing 3 storey town house type that seem to be favoured by other developers in their desire to maximise a profit from land.</p>
L10	<p>Some observations to proposed development. First the name. It sounds harsh, why not St Edmunds Fields, Houghton Green or Skylark Fields. All these are names associated with the area. Also closure of the lane known as Lewis' Lane. I do object to the closure as it is a very old lane and part of the local heritage.</p> <p>Have you really considered the impact of the traffic on the Newport Pagnell Road? Perhaps somebody should visit the area at peak times.</p>
L11	<p>If Hampton Green is to proceed it is requested that the development benefit existing</p>

TYPE	FEEDBACK
	residents. The internet in Hardingstone is very slow, particularly annoying for those working from home. We need the BT exchange box to be upgraded to fibre. I therefore ask that MGH and HD encourage BT to upgrade the broadband speed for the local area, benefiting new and existing residents
EMAILS	
E25	I received the leaflet ref the aforementioned proposed development, I already reside in Wootton and am interested in this new development. Could you please let me know if you have any approx. dates regarding the start of the build for these new properties.
E27	The website for the proposed development in Wootton Fields states the proposal includes financial contribution to off-site improvements to 9 junctions in the area. Do you have details of all 9 junctions this statement refers to?
E28	I read the piece on this in the Northampton Chronicle and Echo I wonder if you could clarify exactly where the 500 houses would be built? Many thanks
E29	Why are you holding this consultation event in Wootton Working Men's Club. Wootton has Parish offices and extensive rooms where most events such as this take place. You are not using the Sun or the Crown public house in Hardingstone. I believe Wootton Working Men's Club is not a suitable venue and you may not be for filling your proper and legal obligation to ensure you have given the community a venue which is fully accessible to all including disabled access and parking. I wish to strongly object to your venue. Your sincerely
E32	Re your Hampton Green development outside Wootton, Northampton, What are your proposals for traffic congestion? Already we are at a standstill during the morning and afternoons along the Wooldale Rd with traffic accessing Caroline Chisholm School or bypassing the A45 to access Brackmills. Also traffic tails back at the Queen Eleanor roundabout, due to a combination of short 'green light' time at the traffic lights and traffic build up onto the A45. It is almost impossible to exit Wootton village onto the Newport Pagnell Road safely at times. I am particularly interested in your proposals to prevent this situation from getting worse. I dare say none of your management live in this area to give a damn about our feelings as feelings will impact your profit margins. Cynical or realistic?
E34	The single carriageway B526 is totally inadequate for the thousands of extra vehicle journeys which will be generated if this, and other nearby developments go ahead. All traffic will be attempting to access the A45 which is near to, or over capacity already. Air pollution on nearby stretches of the A45 is at dangerous and illegal levels according to DEFRA.(See attachment). Measuring air quality on the proposed development site will, of course, indicate a much lower level at the moment Anyone who actually lives in this area will tell you that there is no amount of "management and mitigation" on the B526 or A45 which would substantially alleviate the situation, despite the disingenuous assurances of planners and developers.

TYPE	FEEDBACK
	<p>Adding the odd roundabout or traffic lights is just tinkering with the problem. Sheer volume of traffic on a road with inadequate capacity is the problem.</p> <p>The entrance/exit of Waitrose/ Wyevale needs urgent re-ordering now, before any further traffic uses the B526, as it is a serious accident just waiting to happen.</p> <p>The ensuing gridlock on the Newport Pagnell Rd. will result in Hardingstone village being used as a rat-run and the village streets will also be congested; especially in the morning when it is rush hour and drop-off time for the several schools in the area.</p> <p>What is most unbelievable is that there is no joined-up, co-ordinated planning for infrastructure and provision of services!</p> <p>Everyone involved is blinkered and doing their own thing, without regard for, or responsibility for, the whole social impact.</p> <p>Around one table the developers should sit with Northampton Borough, South Northants. and County Councils, Parish Councils, Highways England, bus service providers, energy companies, doctors' services, hospital officials, the Education Authority and academies and come up with real plans for all aspects of the development and its consequences.</p> <p>A regular convenient bus service to and from the town centre via the railway station at peak periods would, I'm sure, take a few hundred cars off the road.</p> <p>Throwing money at "education and health care facilities" via S.106 is vague and does not tell potential future residents where their children will be educated or where they will go when sick.</p> <p>Local G.P. surgeries and Northampton General Hospital are at breaking point now, and every school is over-subscribed.</p> <p>There is a chronic shortage of G.P.s and teachers in Northants. as a whole.</p> <p>It seems only logical that unless concrete plans for infrastructure and services are in place the development is unsustainable and should not proceed.</p> <p>By the way, the road which you call "The Green" should, in fact, be Green Lane.</p> <p>This error seems to have originated from Google maps.</p> <p>As there are The Green Hardingstone, and The Green Great Houghton, this could cause future confusion.</p>
E35	<p>Please can I enquire what provisions or enquiries (if any) have been made regarding the provision of NHS GP services for the residents of the proposed development?</p>
E36	<p>Your current proposal to provide financial contributions to existing health care facilities pre supposes that we have capacity to expand.</p> <p>Our current building was built for 6000 patients and we currently have 7000 with NO room for extension or expansion on the current site.</p> <p>May I suggest that that the local community and the new residents would like to see the current level of service that we provide remain the same and this wont be possible from this site. We will need a new building to service your development</p>
E37	<p>I am in support of this</p>
E38	<p>Good evening</p> <p>I am writing to raise concerns about the impact of the proposed Hampton Green development in Wootton, Northampton.</p> <p>I live at [REDACTED] which faces directly onto the B526.</p> <p>During the consultation event it was suggested that c. 400 extra vehicles will pass along the</p>

TYPE	FEEDBACK
	<p>B526 Newport Pagnell Road towards the A45; this is based on an overall figure of 1000 extra vehicles across Hampton Green and Hardingstone SUE but 60% were suggested to go along Wooldale Road or into Brackmills, which I would challenge as being overly optimistic.</p> <p>Even so, if 400 extra cars did pass along the B526 each morning and evening rush hour, this would create a lot of additional traffic and pollution, especially as cars already queue towards Waitrose each morning. A suggested pedestrian crossing at Waitrose will do little to change this or if anything make it worse.</p> <p>Furthermore, turning right from Gardeners View onto the B526 is already difficult due to limited visibility when turning right, as the road 'bends' behind the junction and is blocked by the hedge of the Northampton Girls school - unfortunately this appears a design fault from the original Redrow development.</p> <p>Solution - A roundabout at Gardeners View / B526 would be better as it would stop so many cars queuing outside at rush hour, and make turning out of Gardeners View safer. Currently cars take risks here, as you often hear horns behind sounded currently as cars pull out; this is unfortunately an accident waiting to happen.</p> <p>Also, some form of electric signage on the B526 would also help, either one that flashes up 30 when cars exceed this limit as they approach the sign, or one with a happy / sad smiley face based on the drivers speed.</p> <p>Traffic is for me the biggest problem this development will create, as unfortunately there is no suitable road away from this development as the B526, Landsdowne Road and Wooldale Road were not designed for these volumes of traffic.</p> <p>Further updates by email please</p>
E39	<p>comments/suggestions:</p> <p>As a local resident, I am very concerned about the traffic congestion on the roads surrounding Hardingstone and Wootton, as at peak times it is already congested with the current level of traffic. On some mornings, it can take considerable time to be able to pull out onto the Queen Eleanor roundabout. I would like to know what measures are being taken so that congestion is not worsened by the new development.</p> <p>Myself and my neighbours are much saddened by the loss of woodland, and the subsequent impact on wildlife as well as the loss of a popular area for locals to go walking. I would like to know whether any measures have been taken to relocate wildlife and to minimise harm to the environment.</p> <p>I am also concerned about the strain that this will put on local schools and GP services, which are already oversubscribed. In fact, I have been unable to register with my local GP practice due to them being full and not taking new patients. I would like to know what facilities are being built in order to not stretch already strained services even further.</p> <p>I would also like to know how aware the developers are of the deep level of opposition to this development and what their response is to this.</p>