

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.

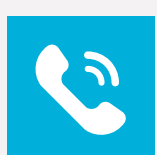
This is integral for us to develop the best possible scheme to complement the local area.

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:



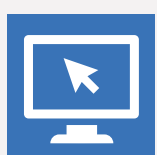
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NEW HOMES FOR NORTHAMPTON

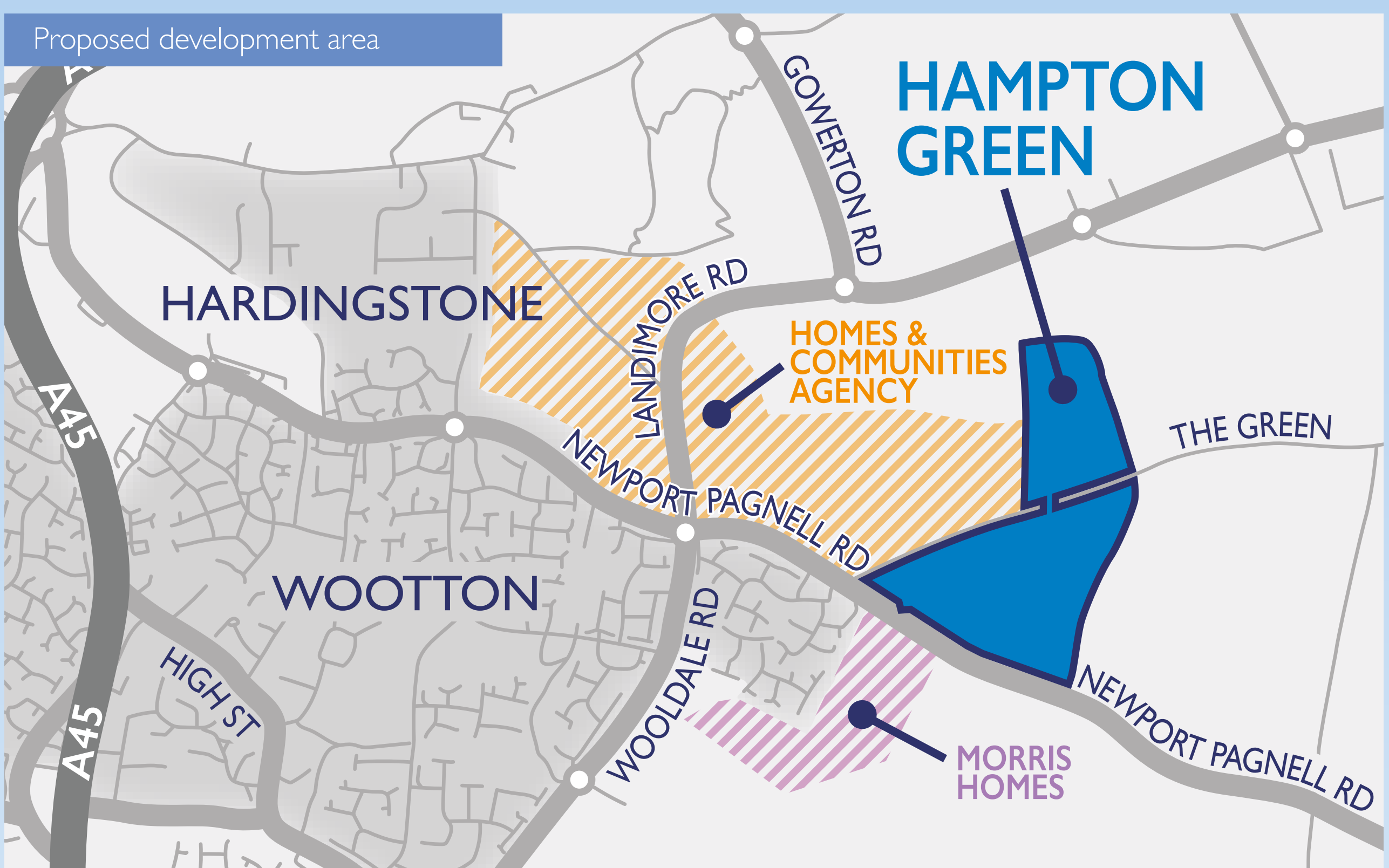
We are preparing a planning application to create a high quality residential development at Hampton Green.

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.



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.

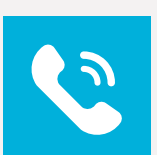
Once we have considered all the feedback submitted to this consultation, together with the findings from our own

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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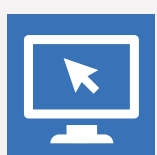
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OUR PROPOSALS

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

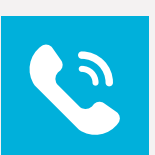


The scheme will be well designed and landscaped to respect its surroundings while promoting community integration and creating strong links to the wider area.

- 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.

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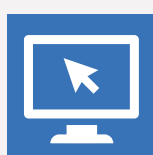
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OUR APPROACH TO THE SITE: ENVIRONMENT AND RECREATION

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.

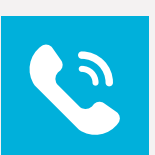


Our proposals include:

- 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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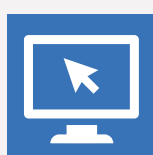
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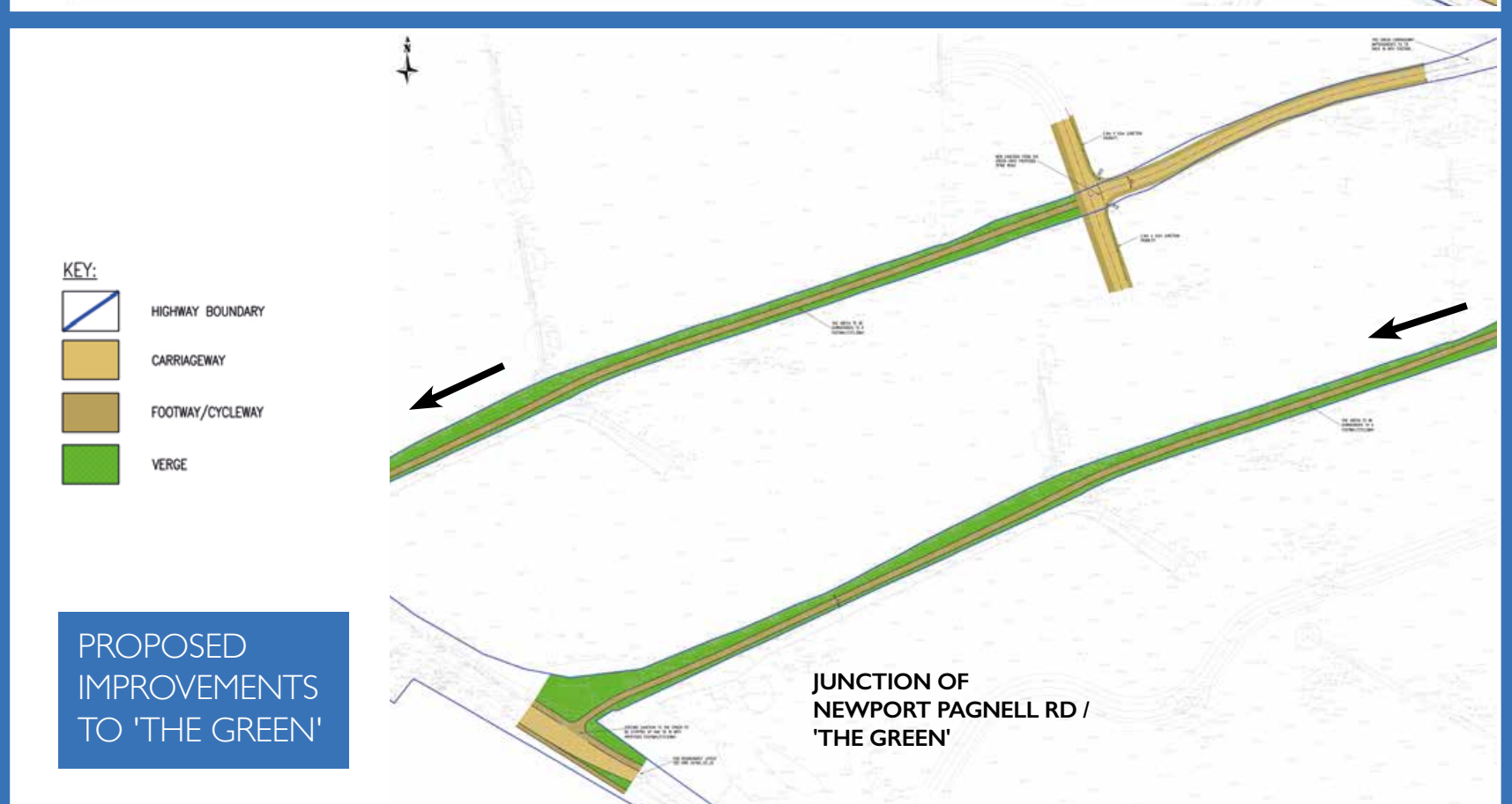
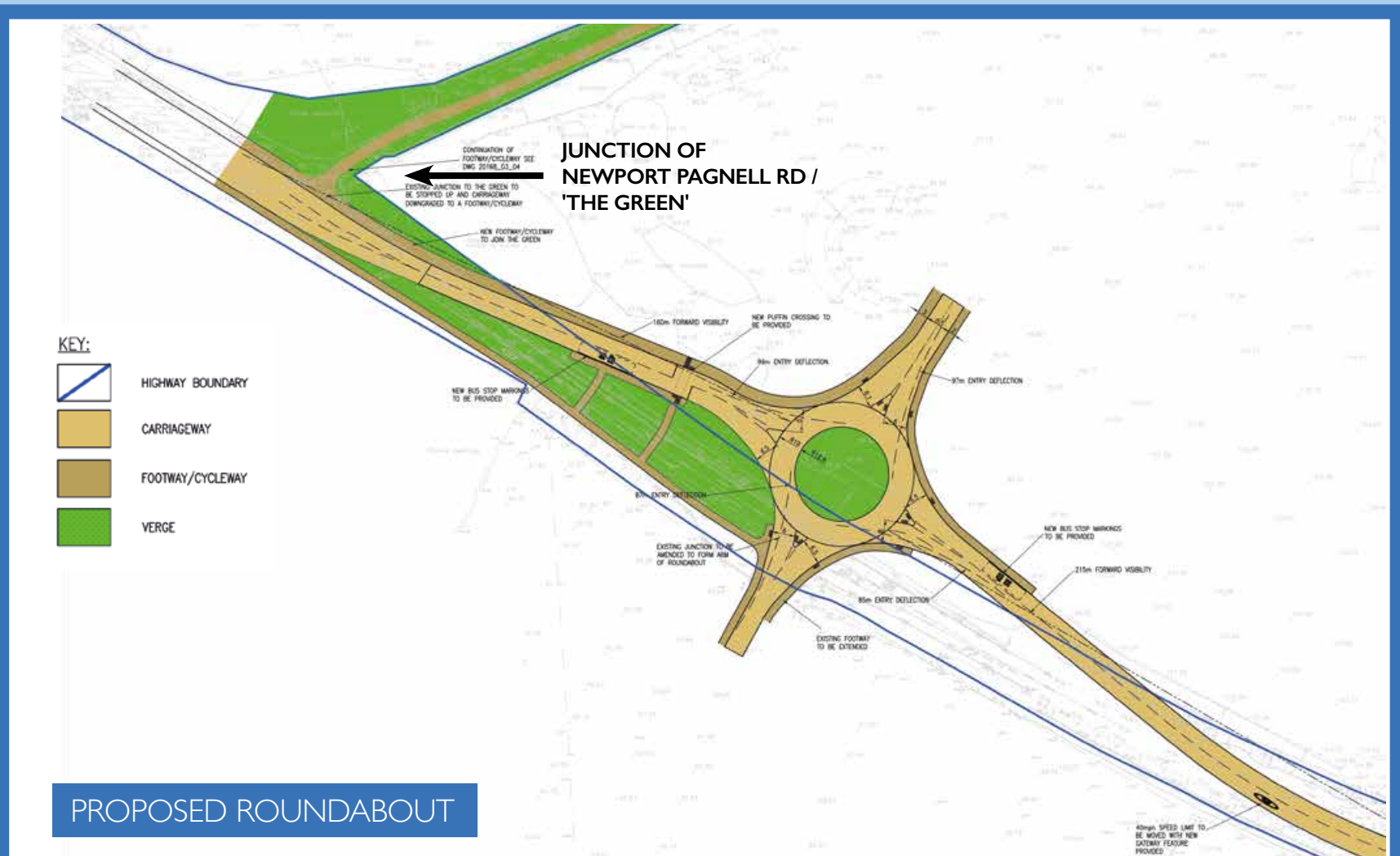
HIGHWAYS AND SITE ACCESS

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.

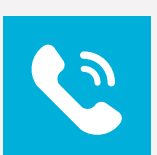
There would be an emphasis on:

- 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 Landimore Road; and
- Creation of pedestrian and cycle linkages from Hampton Green to the HCA scheme and Brackmills Country Park.



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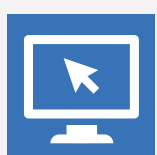
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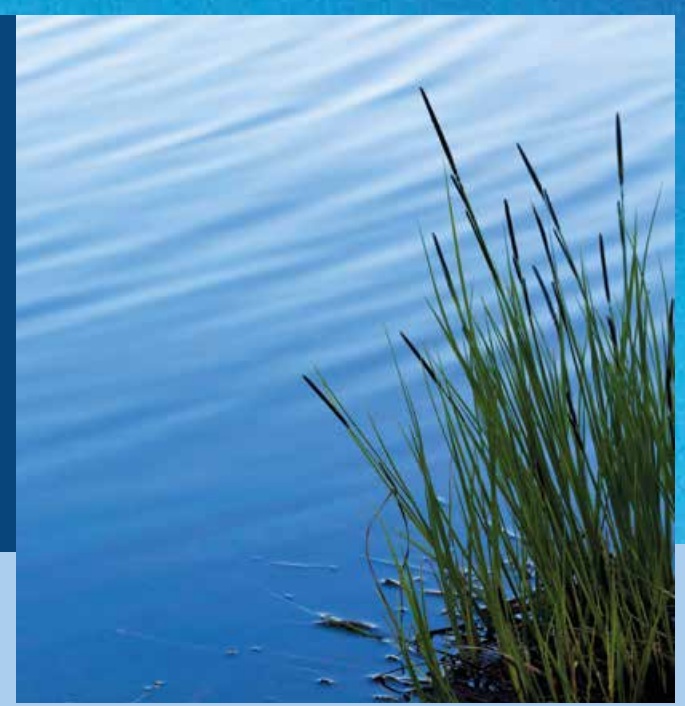
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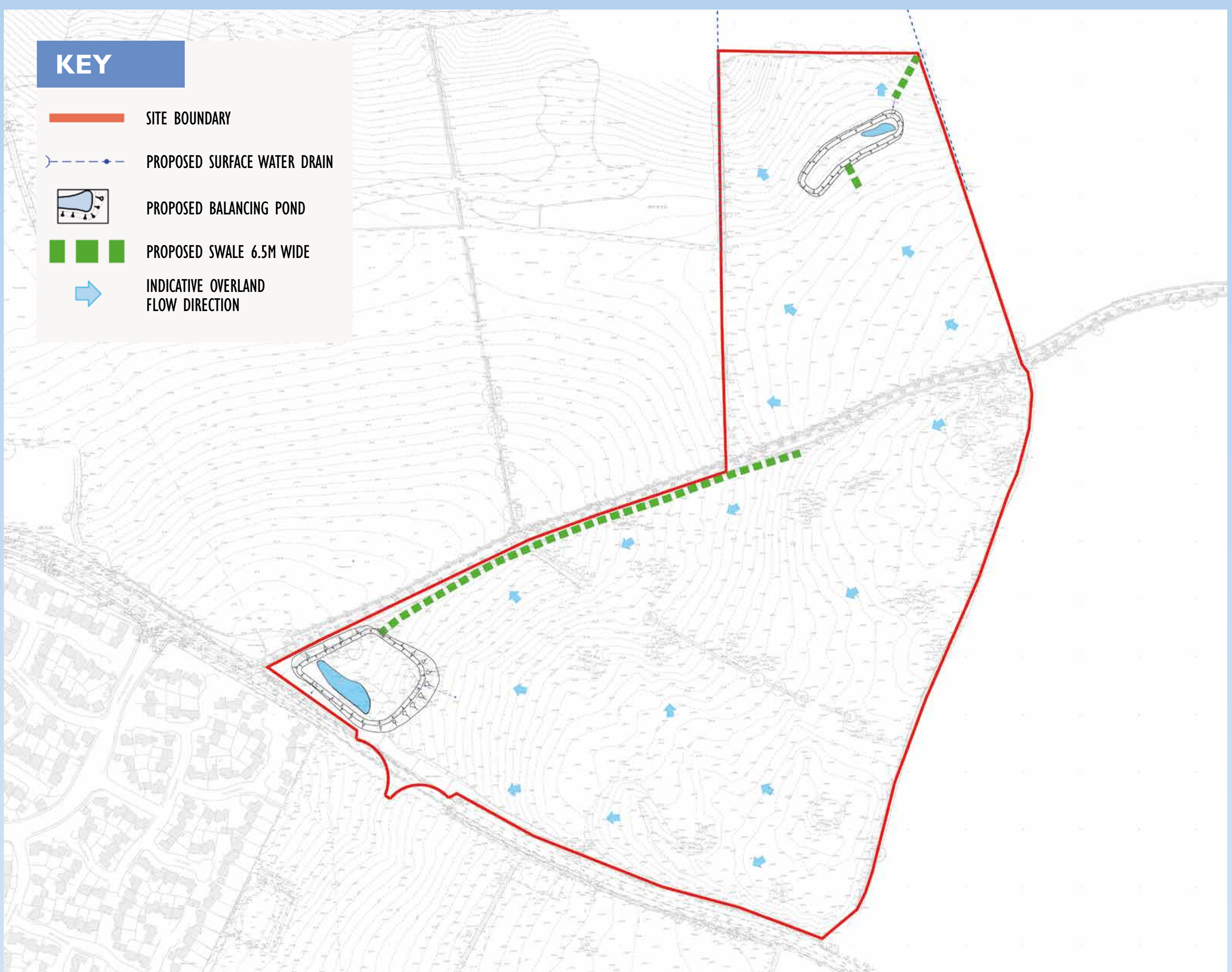
DRAINAGE STRATEGY

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.

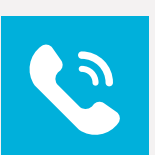


OUR APPROACH

- 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.

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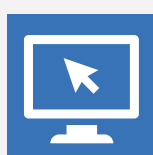
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SITE REMEDIATION

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.

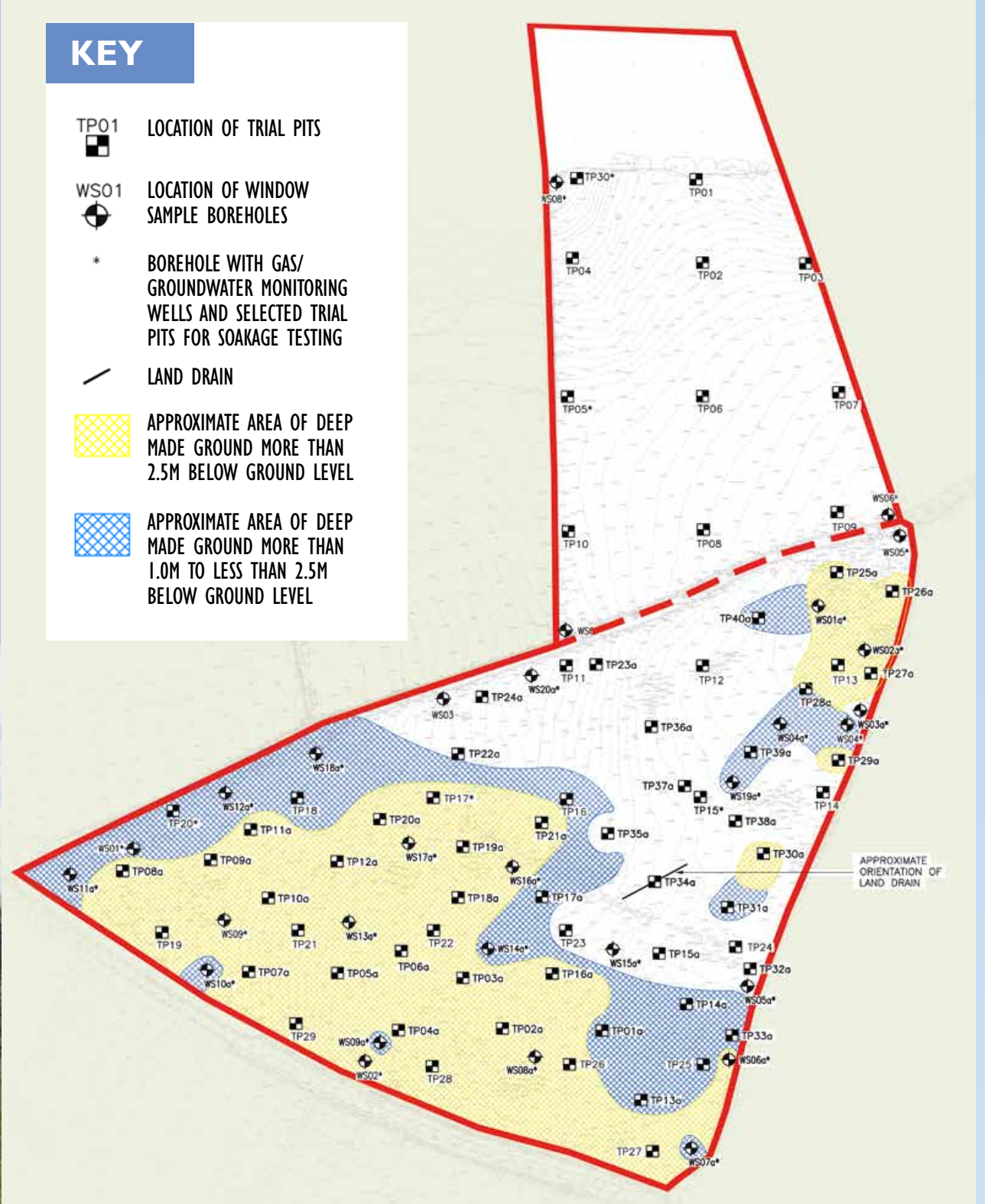


However, we are developing a remediation strategy as part of our application which sets out how we will clear away these areas of contamination ahead of any homes being built. The likely strategy will involve removal of material to suitable landfill sites or capping with clean soil.

Site investigations

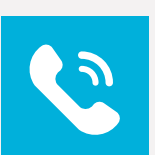
KEY

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



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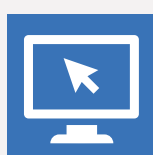
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HAVE YOUR SAY

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



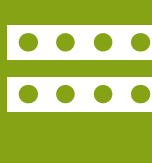
Collect a feedback form from this consultation event



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.

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