

On behalf of Frontier Estates we are pleased to welcome you to view our proposals for a new high quality employment development and Country Park at the former Furtho Pit, Old Stratford/Cosgrove.

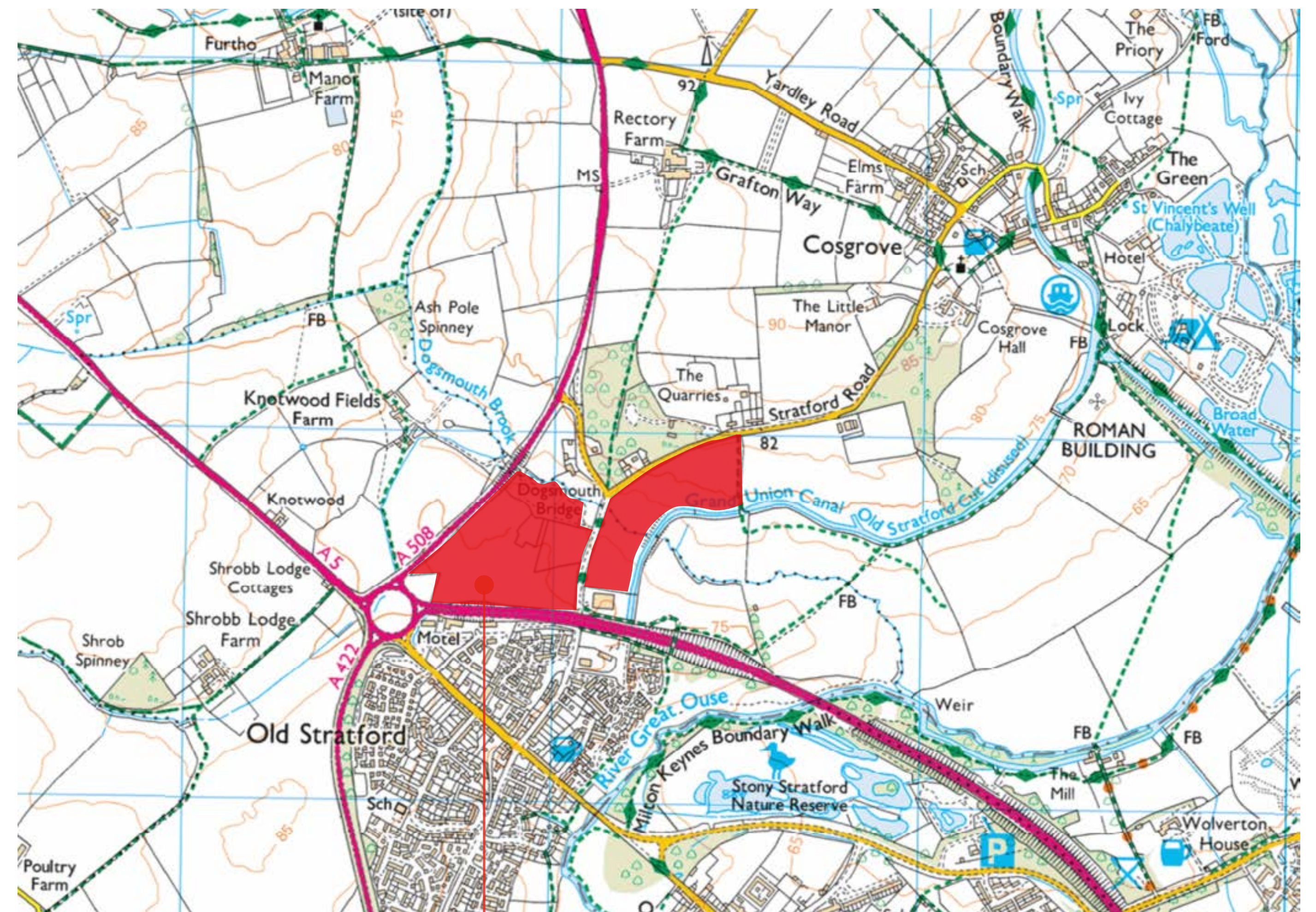
The site is allocated for 16 hectares of employment land in Policy AL5 of the adopted South Northamptonshire Part 2 Local Plan 2011 – 2029.

The proposed development seeks to deliver 9 no. employment units comprising circa 71,386 sq.m/768,385 sq. ft (GIA) of floorspace within Class B2 or B8 uses of the Town and Country Planning Use Classes Order 1987, with ancillary Class E(g)(i) offices and E(g)(ii) research and development, together with a Country Park, ground re-profiling in the Country Park, new vehicular access from the A508 and associated site infrastructure including lorry parking.

We welcome your feedback on these proposals. Please take the opportunity to complete one of our comment forms.



site location

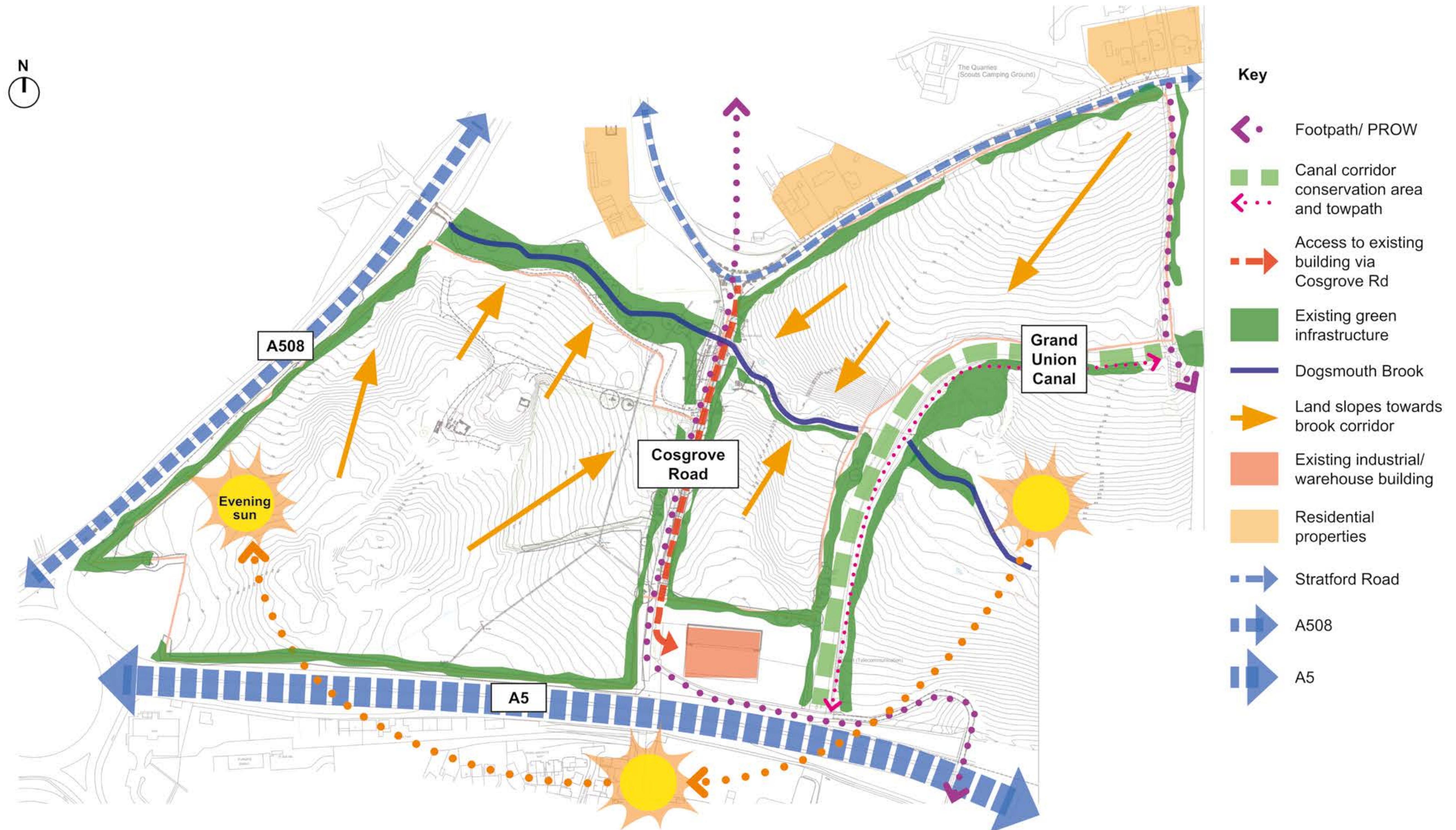


site location











Materials

Profiled metal cladding



Smooth metal cladding



Low pitch curved roof with integrated in-plane polycarbonate rooflights and solar panels



The concept for the design of the buildings stems from inspiration of surrounding agricultural buildings, and a local vernacular which is encouraged in the district of using curved roofs, and dark colours.

These elements will establish a strong identity to the development, and help reduce the visual impact of the buildings when viewed in the landscape setting. The darker palette of ‘recessive’ colours will be less visually intrusive than brighter, lighter colours, and will help the buildings settle into their context.

A rigorous approach to a modular grid and bay size will enable off-site fabrication of components which helps reduce on-site waste and reduce construction times.



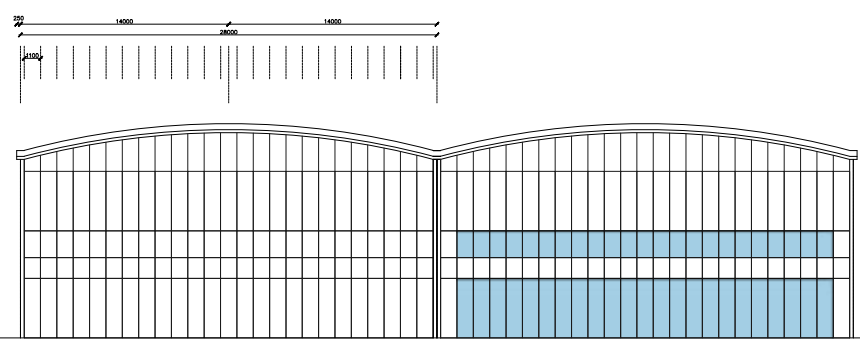
**Key**

Footpath/ PROW retained	Strengthen existing landscape boundaries	Existing industrial/ warehouse building
Canal corridor conservation area and towpath	A508 with new junction access	Existing below ground utilities
Access to existing building retained	New spine road within site	
Frontage of adjacent residential properties	Strategic landscape/ SUDS	
	Development area (including SUDS)	

Rural barn typology



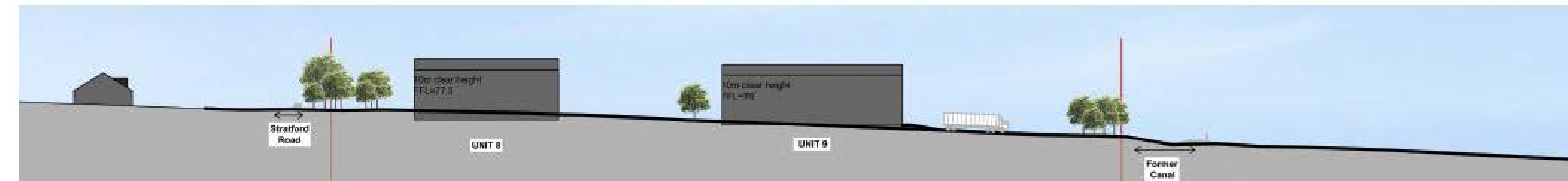
Modular + efficient



Recessive colours



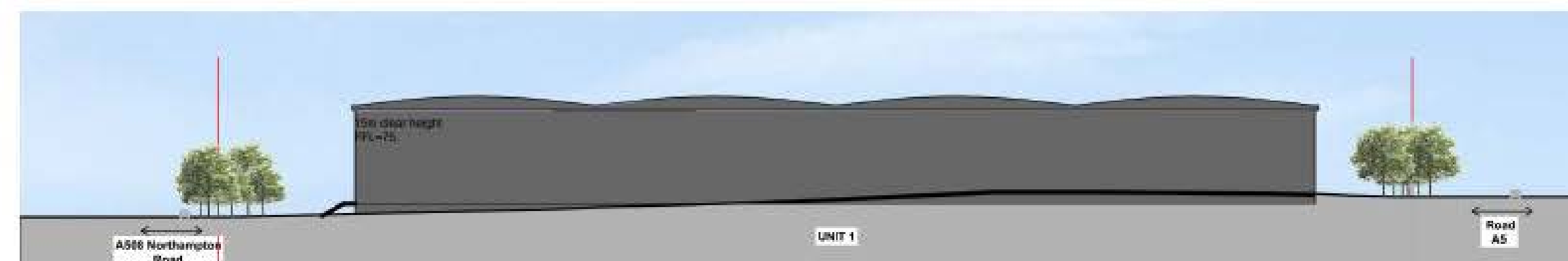
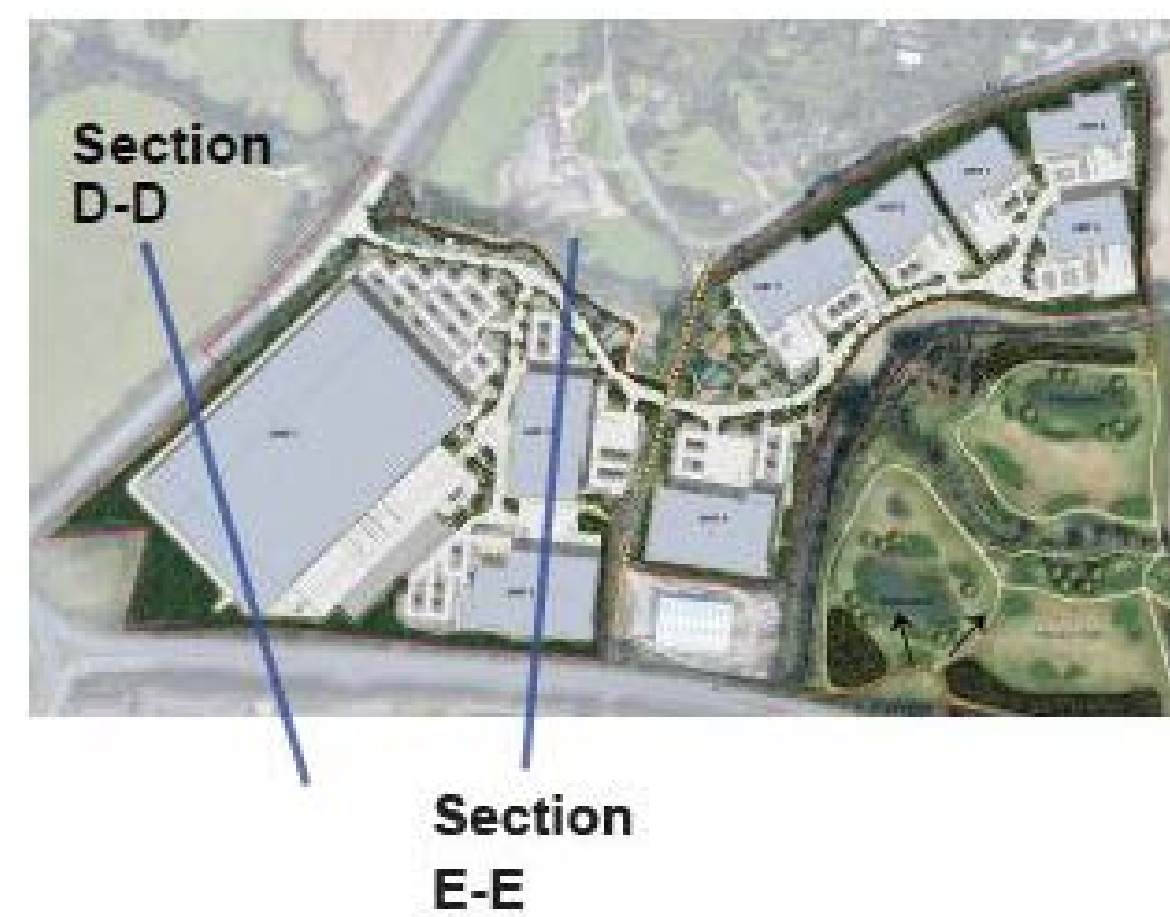
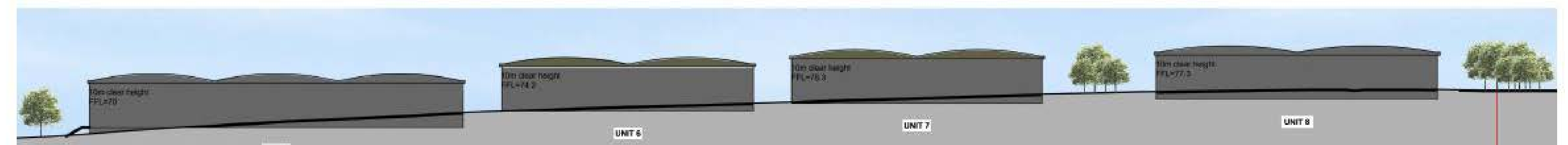




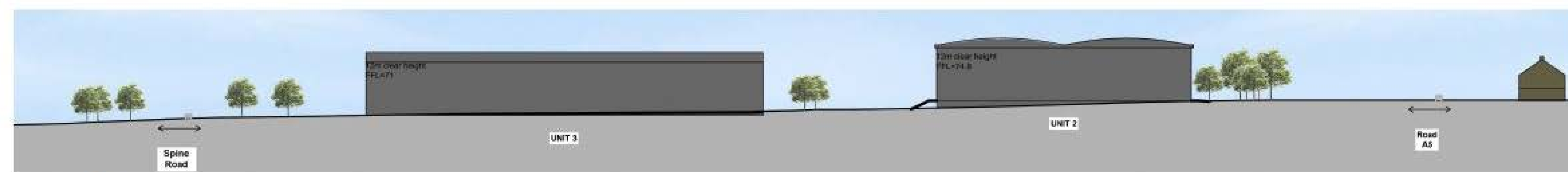
Section A-A



Section B-B



Section D-D



Section E-E



The distinctive roof profile of vaulted roofs is reinforced with a simple material palette and careful consideration of the cladding modules, window arrangement for offices, and solar shading.

Vertical or horizontal solar shading/ brise soleil will be used to suit the building orientation and provide natural shading to offices to limit overheating and reduce energy required for cooling.

Entrances will be defined on certain units with a projecting roof canopy forming a covered arrival space from the carpark.

The smaller units (5-9) continue the same design approach but tailored to suit the smaller footprint and lower height.

These images show a unit with office area at ground floor only, again incorporating solar shading and a projecting roof to the main entrance, and explores a smaller roof profile to suit the size of the building.





View from Old Stratford Roundabout



View at site entrance from A508





View on spine road



View across northern parcel





View to unit 8



View on Old Stratford Road





### Vehicle Access

It is proposed the development is to be served by a direct vehicular access from the A508 in the form of a three arm signalised junction.

### Consultation

West Northamptonshire Council and National Highways are being consulted regarding the impact of the development on the local and strategic highway networks respectively. A Transport Assessment Scoping Note has been submitted to both authorities in order to agree suitable traffic generation and distribution assumptions.

### Walking and Cycling Connectivity / Strategy

There are a number of existing walking routes and infrastructure in the vicinity of the application site. The proposed site plan has been designed to exploit the opportunity for walking and cycling trips to be made via the existing public right of way on the A5 overbridge, which links the site with Old Stratford. Opportunity is also being taken to enhance pedestrian routes through the Country Park, to the east of the site, to improve the local walking environment for existing residents and future users of the development.

### Public Transport Accessibility / Bus Strategy

The proposed site layout has been designed to accommodate access by bus, this includes a loop road arrangement to eastern extents of the masterplan to accommodate turning and associated bus stop infrastructure. Discussions are on-going with the Council and local bus operators to confirm the potential to divert existing services or a new service in the site to serve the local area.







The layout of the employment development has been carefully designed, with the largest buildings located within the site's well contained south western parcel giving way to smaller scale buildings within the more rural north eastern parts of the site.

Development has been set back from the boundary to protect the existing mature boundary vegetation, allowing for significant new strategic native woodland planting, which will establish a mature and robust landscape framework from Day One. This approach is also fundamental in protecting the residential amenity of the neighbouring properties, established along Stratford Road.

Extensive high quality landscaping is proposed within the development, providing natural focal points and accessible open space.

The establishment of the new Country Park will provide an attractive, accessible, high quality recreational area for the local community, with a series of wetland habitats and areas of managed scrub enhancing the setting of the Dogsouth Brook watercourse, which will provide the main focal point within the Country Park. The park is also key to establishing a sensitive landscape buffer to the Tove Valley Special Landscape Area (SLA), located to the east, ensuring that no significant change to the special qualities of the SLA or its setting will be perceived.

A sustainable use of the topsoil resulting from the employment development will be promoted within the Country Park, to form gentle earth mounding within the park. These will be planted, enhancing the wooded character of the localised area and will provide elevated viewing points across and beyond the Country Park taking in the route of the Grand Union Canal.

It is intended that the local community will perceive the Country Park as a natural continuation of the established Stony Stratford Nature Reserve, to which the Country Park will be directly linked, via a series of attractive new country walks.





All of the works have been undertaken in accordance with WSIs submitted to and approved by the Local Planning Authority (LPA). The LPAs advisor has confirmed that she now has sufficient information to make an informed recommendation – which will be a standard condition securing the excavation of the late Iron Age/Romano-British settlement remains in advance of construction, and a statement showing how the Saxon activity can be preserved.



Trench 5: (AAS1) NE-facing section of ditches (1m scale)



Trench 6: (AAS1) NW-facing section of pit and ditch (1m scale)

The planning application is supported by an Archaeological Desk-based Assessment, which assesses the results of a geophysical and photogrammetric survey undertaken across the whole 39.8 hectare site. The site was known to contain settlement remains of late Iron Age/Romano-British date, that had been partially destroyed by the operation of Furtho Pit, together with eroded ridge and furrow. The former Buckingham Arm of the Grand Union canal effectively separates the site into two parcels.

Archaeological trial trenches have been excavated across the unquarried areas within the site. These have confirmed that remains associated with the known late Iron Age/Romano-British settlement occupy at least c. 1.2 ha within the western part of the scheme. In addition, an area of previously unknown Anglo-Saxon activity has been identified towards the eastern extent of the proposed Country Park. This will be preserved in situ.



Trench 29: (AAS2) extension from south-east (1m scale)



Trench 30: (AAS2) North-facing section of sunken-featured building with posthole (1m scale)

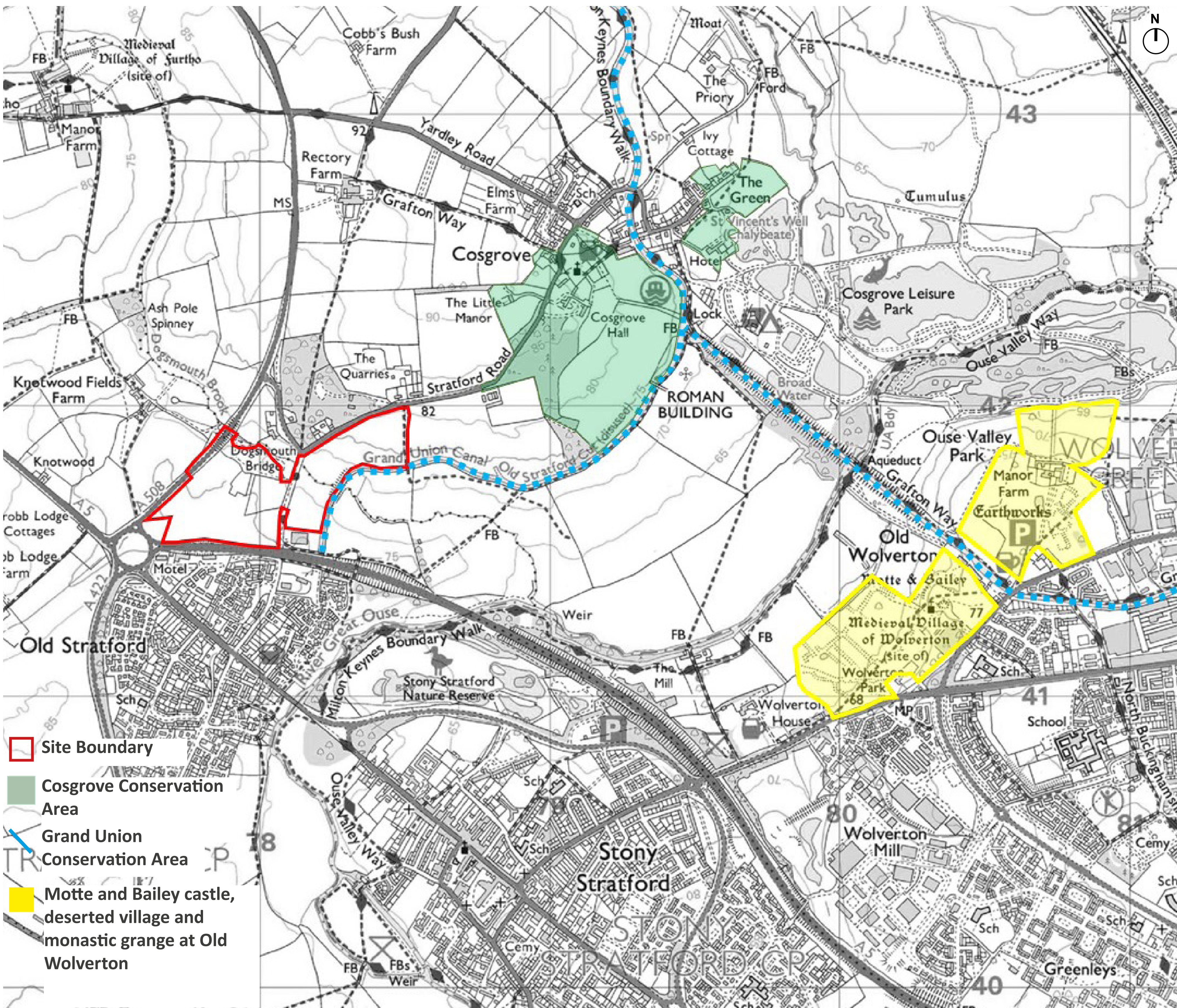


Neighbouring the site is the Grand Union Conservation Area which reflects the development of the important canal network that supplied industry throughout the area. The closest part of the Canal to the site is dry albeit that there are ongoing works to the east which seek to restore the canal.

The overall character and appearance of the Grand Union Canal Conservation Area is defined by the narrow expanse of water which snakes through the countryside, accompanied by the towpaths, surviving bridges, and the hedges and trees that line the side of the Canal. However, the linear nature of the Conservation Area means that its character and appearance relates more to the immediate rural setting of the canal, or where it passes through a more built-up area between historic buildings.

There is a Scheduled Ancient Monument – the Motte and Bailey castle, deserted village and monastic grange at Old Wolverton. The site is of particular historical interest as it is one of the few monastic sites which has been identified in the country and, most significantly, not built upon.

Other heritage assets within the wider area include the Cosgrove Conservation Area which includes several listed buildings to the east and the Old Stratford Conservation Area to the south (which also includes several listed buildings). These heritage assets have been excluded from this assessment given their distance from the site and the lack of intervisibility.





Extensive survey work has been undertaken at the site during 2021, including specific surveys in regard to a number of protected species groups. In particular with reference to bats, badger, reptiles, otter, water vole in order to ensure that the proposed development is based on up to date ecological information in respect of the site.

Habitats and features of ecological value are present, including a single small non-statutory ecological designation (Dogsmouth Brook Meadow LWS), along with existing watercourse, trees, hedgerows and associated features. The proposed site layout has been designed to retain and protect the majority of these features. The proposals will provide a number of ecological enhancements including new habitats and targeted management for the benefit of wildlife.

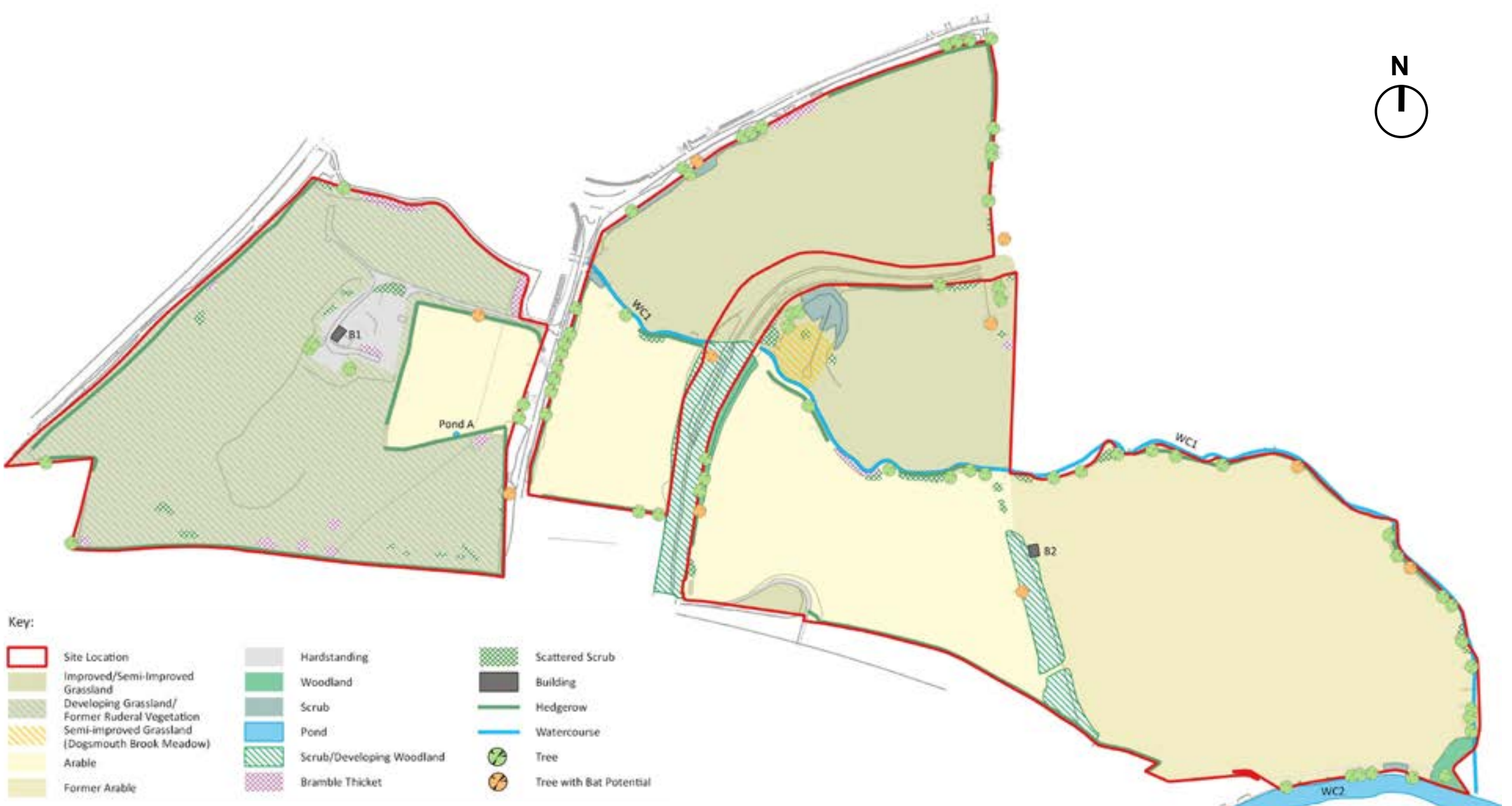
The proposed Country Park offers the opportunity to provide considerable ecological enhancement measures and benefits in the long term. New habitats will be created using native species common to the local area. These will be designed to maximise biodiversity value, and managed in the long term. The proposals will be assessed in accordance with the latest biodiversity considerations in order to demonstrate the overall net gain in habitat value.



Wetland Features



Wildflower Meadow





An ordinary watercourse, the Dogsmouth Brook, flows through the Site from west to east. The watercourse crosses under the A508, Cosgrove Road and the Old Stratford Arm of the Grand Union Canal, before discharging to a main river, which is the Great Ouse. Parts of the site have been identified as being in Flood Zones 2 and 3. A full Flood Risk Assessment (FRA) will be produced for the site in line with the national and local policy.

The FRA will assess the flood risk posed to the Site from fluvial, tidal groundwater, artificial (sewer, canal and reservoir) and pluvial sources. The FRA will also consider local guidance and includes consultation with relevant flood risk stakeholders where possible. Appropriate mitigation measures will be outlined in line with local and national guidance. The FRA will include a bespoke watercourse model of the Dogsmouth Brook to demonstrate how the proposed development will not increase flood risk within its boundaries or to third parties, and will identify the necessary mitigation measures needed.

A Sustainable Drainage Statement (SDS) will include an assessment of the existing surface water regime for the Site and the proposed changes as part of the development. As part of the SDS, Sustainable Drainage Systems using attenuation ponds, porous paving and wetlands shall be utilised to achieve the required retention and treatment standards.

A preliminary utilities study has been carried out to determine the load demand for the development and the ability of existing networks to provide the necessary infrastructure. Responses from the utility providers are awaited.

Western Power Distribution has existing 11KV overhead lines which run through the site which will require diversion. In addition, it has been found that an Anglian Water main runs through the site from east to west. This has been identified as a large 15" pipe, which has easements associated with it.

It is anticipated that utilities will be supplied by the following providers:

- Western Power
- Cadent Gas
- Anglian Water
- British Telecom





A bespoke Energy and Sustainability Assessment will be undertaken for the proposed development and submitted in support of the planning application and will consider the following policies:

- UK Sustainable Strategy – this strategy acts as an overarching document for implementing sustainable development across the UK;
- Building Regulations – specifically Approved Document Part L: Conservation of Fuel and Power has relevance to the requirements for energy efficiency and carbon emissions of new buildings with the aim to deliver zero carbon;
- National Planning Policy Framework – which introduces a presumption in favour of sustainable development;
- West Northamptonshire Joint Core Strategy – requires non-residential development over 500 m2 to achieve a BREEAM (BRE Environmental Assessment Method ) of 'very good'





**Thank you for visiting this virtual exhibition, which we hope has been of interest to you.**

**We welcome your views on the proposal and would ask you to fill in a Comments Form.**

**All responses should be received by 5pm on Friday 7th January 2022.**

**Your comments will be included in our Statement of Community Engagement which will accompany the planning application when submitted to West Northamptonshire Council.**

**We will look to incorporate feedback into the scheme design where appropriate.**

**Once the application is submitted, West Northamptonshire Council will undertake its own consultation exercise when you will have a further opportunity to submit comments if you wish.**

**For further information please contact:**

**[enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com)**

**01295 672310**