

## WELCOME

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.

We are hosting this exhibition, at the request of Dame Andrea Leadsom MP, following discussions in recent weeks, to provide further information and answer questions in relation to the planning application.

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

A full planning application (reference. WNS/2022/1741/EIA) is currently under consideration by West Northamptonshire Council.

The application seeks to deliver 9x employment units comprising circa 69,744sqm GIA. of floorspace within Class B2 or B8 Uses, with ancillary class E(g)(i) offices and E(g)(ii) research and development, together with country park, ground re-profiling in the country park, new vehicular access from the A508 and associated site infrastructure, including lorry parking.

Client



Planning



Solicitor



Design



Transport



Landscape



Flood Risk



Energy/Utilities



Lighting



Noise



Ecology



Archaeology



Heritage



Arboriculture



Air Quality



## PLANNING POLICY

The Site is allocated for 16 hectares of mixed B1, B2 and B8 employment uses within the South Northamptonshire Local Plan (Part 2).

The South Northamptonshire Local Plan (Part 2) forms part of the Development Plan for West Northamptonshire Council.

The West Northamptonshire Joint Core Strategy Local Plan (Part 1) (WNJCS) was adopted in December 2014, and sets out the long-term vision and objectives for the area covered by the former Daventry District, Northampton Borough and South Northamptonshire Councils for the period up to 2029.

The South Northamptonshire Local Plan (Part 2) was adopted in July 2020, and builds upon the Joint Core Strategy by identifying allocations and providing development management policies for the purposes of decisions within South Northamptonshire.

Both the WNJCS and the South Northamptonshire Local Plan have been through various stages of consultation.

Once a Draft Plan has been prepared, supported by evidence and consulted upon, it is submitted to the Planning Inspectorate for Independent Examination.

Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound.

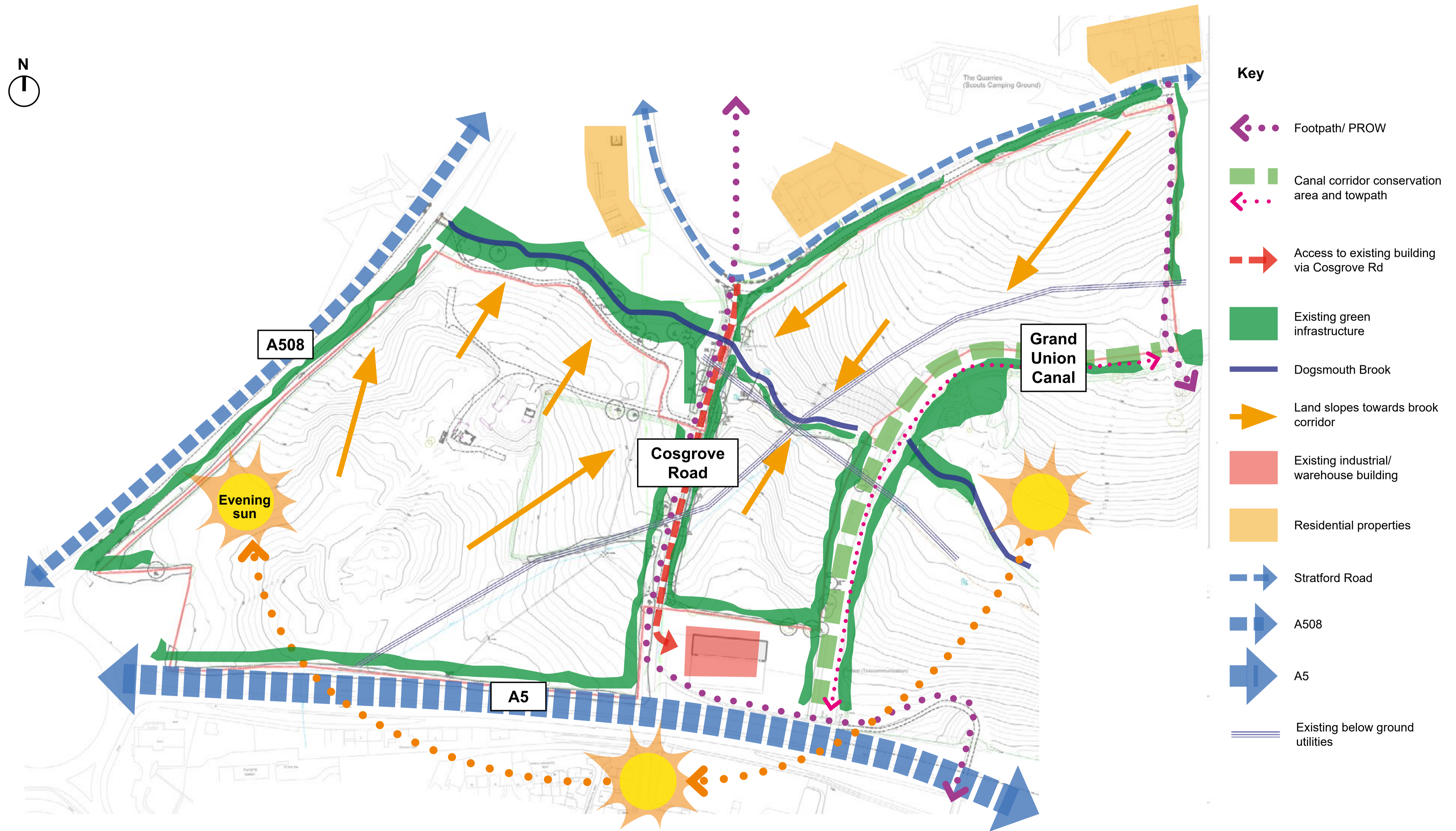
Plans are 'sound' if they are:

- (a) Positively prepared
- (b) Justified
- (c) Effective
- (d) Consistent with national policy

The Plan will only be adopted once they are found to be sound.



## SITE ANALYSIS



## ACCESS AND CONNECTIVITY

### Vehicle Access

The development is proposed to be served by a priority T-junction with ghost island right-turn lane with two exit lanes.

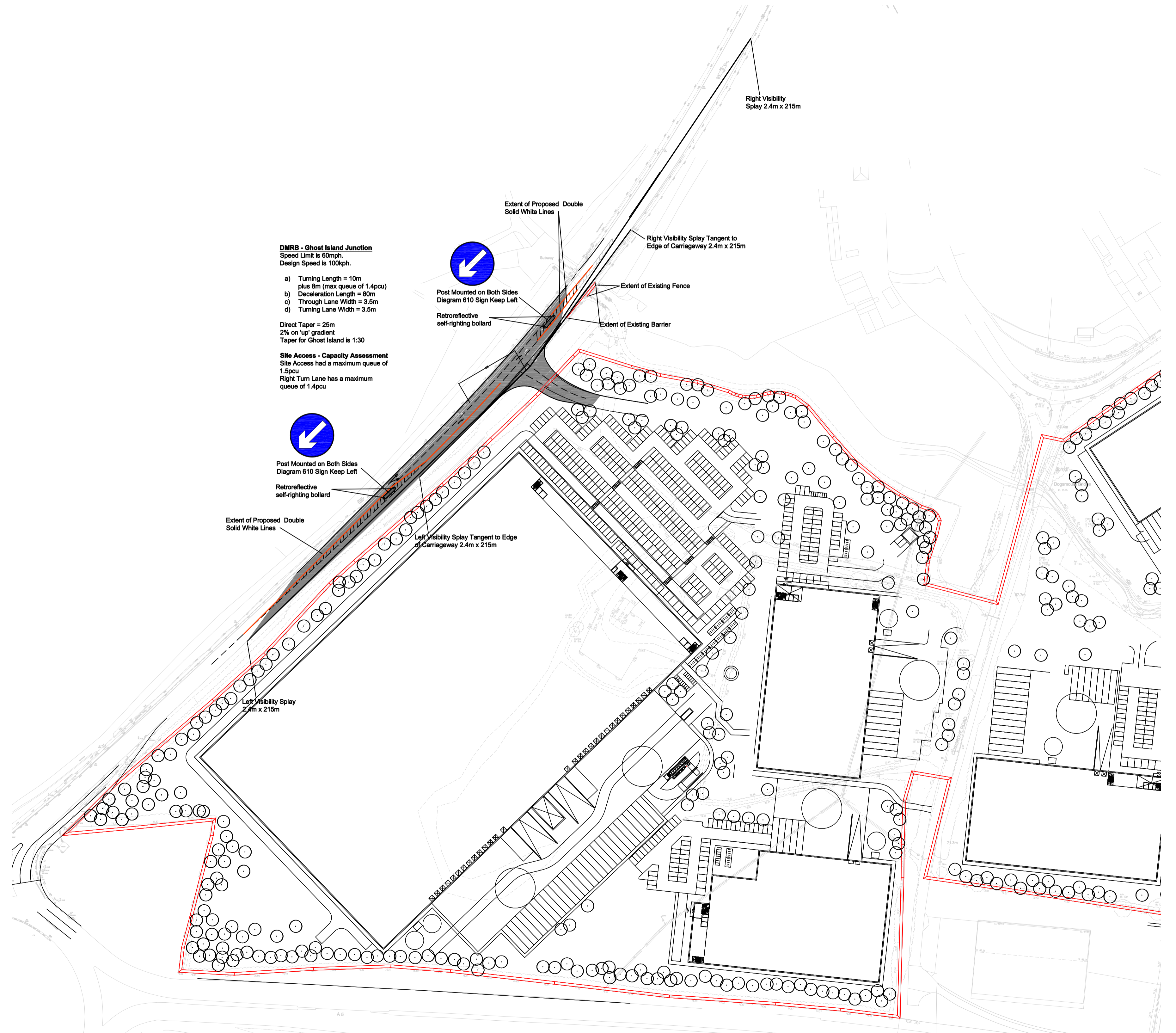
Policy AL5 refers to access being taken via a roundabout from the A508, as at the time this is what was anticipated. As part of the scoping process, new development trip rates and future traffic have been extracted from WNC Northamptonshire Strategic Transport Model. The design, layout and type of junction has been informed by these flows and discussion with WNC Highways.

The priority T-junction with ghost island right-turn lane with two exit lane arrangement has been agreed in principle with West Northamptonshire Council Highways and has been subject to an independent Stage 1 Road Safety Audit. National Highways has confirmed no objection to the proposed development.

The location of the site access junction is proposed further to the northeast along the A508 than the position agreed at the allocation stage, to reduce the risk of queuing back from the Old Stratford Road roundabout.

### Public Transport Accessibility / Bus Strategy

The proposed site layout has been designed to accommodate access by bus, this includes a turning area at the eastern extent of the internal estate road. The location of two bus stops along the internal estate road has been agreed with WNC and ensures that all the buildings are within a short walking distance. 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.



## LANDSCAPING

The proposed layout been carefully designed to take account of the landscape character. The largest buildings are located within the well contained south western parcel, with smaller scale buildings in the more rural north eastern area 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.

Extensive high-quality landscaping is proposed, 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 Dogsmouth Brook watercourse.

The park is key to establishing a sensitive landscape buffer to the Tove Valley Special Landscape Area (SLA), to the east, ensuring that no significant change to the special qualities of the SLA or its setting will be perceived.

A sustainable re-use of the topsoil from the employment development will be used 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 Country Park will be seen as a natural continuation of the established Stony Stratford Nature Reserve, which will be directly linked via a series of attractive new country walks.



## ECOLOGY

Extensive survey work has been undertaken at the site in order to ensure that the proposed development is based on up-to-date ecological information.

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 Country Park will 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.

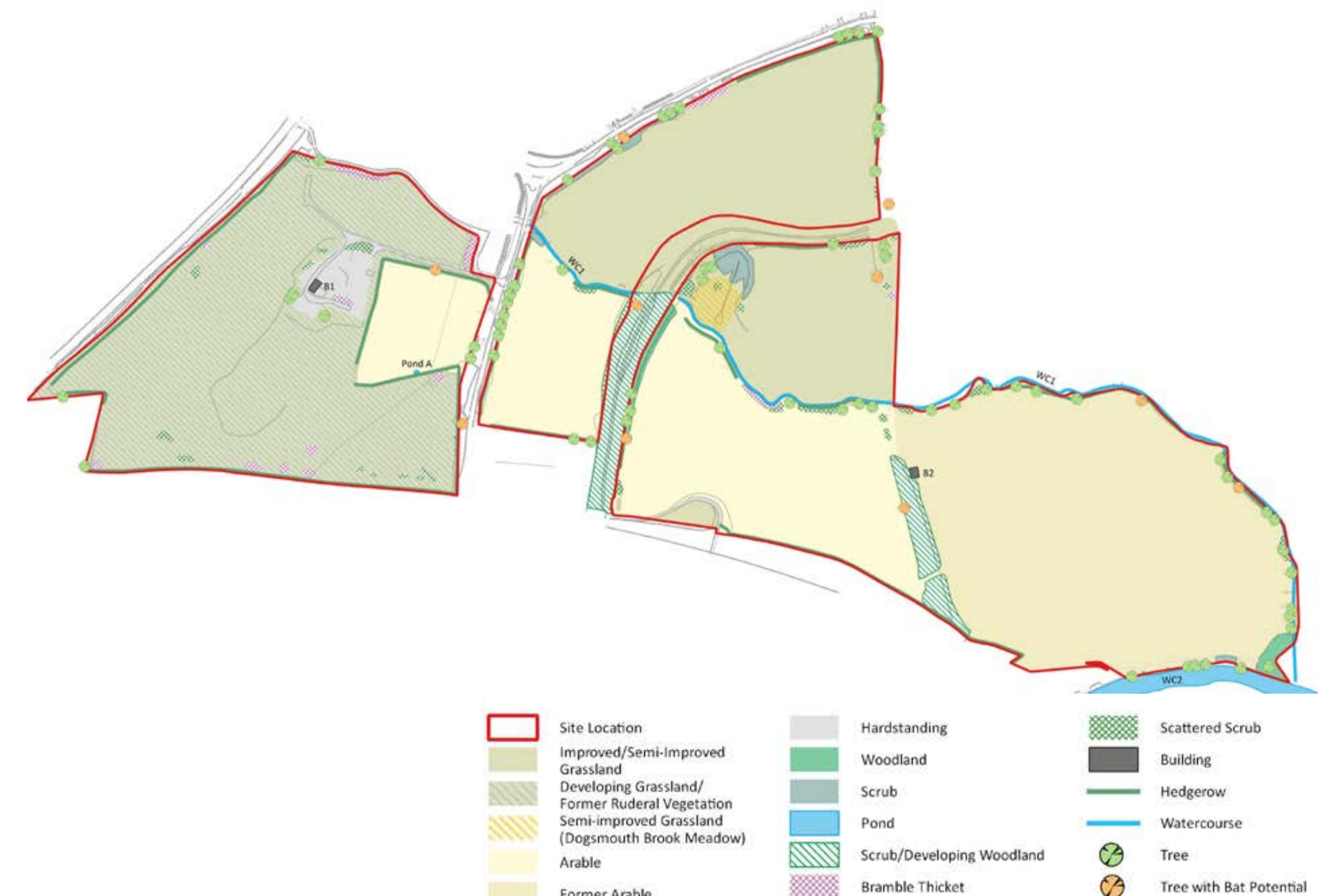
The proposals will provide an overall net gain in habitat value of 20.94%.



Wetland Features



Wildflower Meadow



## FLOOD RISK

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) has been submitted with the planning application.

It is proposed that the site will outfall to Dogsmouth Brook running through the site via two attenuation ponds, whereby discharge rates will be restricted to an acceptable flow level. The Dogsmouth Brook crosses under the elevated canal via a culvert. The culvert is undersized and prevents water passing through the canal, causing flooding upstream and into the site area.

The applicant is working proactively with the Canal and River Trust and Environment Agency in order establish a principal of reducing the current restriction caused by the culvert and to provide an additional Flood Storage Area with the county park. Detailed modelling has been undertaken and the hydraulic model has been validated by the Environment Agency.

The benefits in respect to flood risk are:

- Reduced flood risk both upstream and downstream of the site
- An increase of flood storage on the site of 21,676m<sup>3</sup>
- A 600l/s decrease of flow leaving the site
- Reduce to the baseline flood level upstream of the canal embankment and hence the risk of canal embankment instability

The proposed foul drainage strategy is to convey all foul flows from the development to an existing foul sewer running north-south through the centre of the site.

The drainage strategy demonstrates that an appropriate drainage system for both foul and surface water can be provided. Subject to the mitigation measures proposed, the development may proceed without being subject to significant flood risk.







## SUSTAINABILITY

The following sustainable features are embedded within the design:

- Plant will achieve a minimum EPC rating A;
- The development will achieve a minimum rating of BREEAM Excellent upon the completion of the development;
- Photovoltaics for generation of partial power to the buildings;
- Air Source Heat Pumps to provide heating and cooling to all buildings;
- The proposals will provide on-site cycle storage and shower facilities to encourage employees to cycle to the site; and,
- The proposals will provide EV charging points for staff and visitors.

### Solar Photovoltaics (PVs)

PVs can generate electricity from even on overcast days, from daylight, rather than direct sunlight. This makes them viable even in the UK, although peak output is obtained at midday on a sunny summer's day. PVs offer a simple, proven solution to generating renewable electricity.

There are two main types of commercially available PV panels on offer in the UK:

Crystalline silicon cells:

- The most efficient of the PV technologies with a conversion efficiency of between 18-20% (available solar energy to electricity produced).

Thin film cells:

- Have a conversion efficiency of between 5-10%. These are less efficient than silicone derived cells. Thin films can be mounted on folded or curved surfaces and are used extensively in Building Integrated PV products.

### Air Source Heat Pumps

Air source heat pumps (ASHP) work on the same principal as ground source heat pumps (GSHP). The difference is the medium in which the heat is extracted is the external air rather than the ground. An ASHP can be used for both heating and cooling and can also be used to provide simultaneous heating and cooling to different rooms as required



## ILLUSTRATIVE MASTERPLAN



## ARTIST IMPRESSIONS

View towards Unit 8



View on spine road towards Unit 1



View across northern parcel (Unit 9 to the west)



View at site entrance from A508



## WHAT HAPPENS NEXT?

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

**The planning application (reference. WNS/2022/1741/EIA) remains under consideration by West Northamptonshire Council. We will continue to work closely with West Northamptonshire Council and the relevant statutory consultees.**

**The planning application is expected to be considered by the planning committee shortly for determination.**

**Please leave any questions you have, and we will seek to answer them at tomorrow evenings virtual presentation.**

For further information please contact:

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