

Employment Site Allocations Development Brief

Welcome



These boards provide information on a new supplementary planning document (SPD) that sets out guidance on how a number of employment sites, identified within the Local Plan should be developed.

They summarise the content of the SPD, which includes guidance on how the development of these site's should consider / respond to their immediate and wider context in relation to site layout, building scale & form, landscape, visual, access, movement, heritage, ecology and drainage.

The final board gives further details on how you can provide comment on the SPD and the next steps & timetable for the SPD process.

Background

As part of the preparation of the West Northamptonshire Joint Core Strategy (2014) (Local Plan Part 2), five employment sites were identified to enable employment generating development to meet localised employment needs.

The five sites allocated for employment in the Local Plan were:

- **Policy AL1:** Land at Bell Plantation, Towcester
- **Policy AL2:** Land at Woolgrowers Field, Towcester
- **Policy AL3:** Land at Tiffield Lane, Towcester
- **Policy AL4:** Land at Shacks Barn, Whittlebury
- **Policy AL5:** Land at Former Furtho Pit, Old Stratford / Cosgrove.

These employment sites were identified to enable existing companies the potential to expand and provide opportunities for new companies to form.

Due to the recent approval of an application for development on the AL3 site the draft SPD does not consider or make recommendations in respect of Policy AL3. Any revised applications for AL3 will have to comply with the parameters set out in that consent.

Purpose

The SPD has been drafted to guide and support the future development of four of the five employment allocations AL1, AL2, AL4 and AL5. The purpose of it is to:

- Improve the planning and development process by reducing uncertainty and providing landowners, developers and the wider community with clear guidance on what is expected from future developments;
- Provide a robust and clear development framework with clear, specific development principles to inform the preparation and determination of planning applications. This will ensure a comprehensive approach to the appropriate uses on the allocated sites in accordance with the development plan ;
- Provide guidance ensuring that the evidenced land uses are appropriate to the wider context; and
- Raise design standards and the overall quality of development to create sustainable, exemplary places which are functional and respond to their surroundings.

The SPD will be a material consideration in decision making and provide more detailed advice and guidance in line with the adopted policies in the development plan.

Any planning applications for the sites will continue to be determined against the relevant policies of the development plan together with any other material considerations



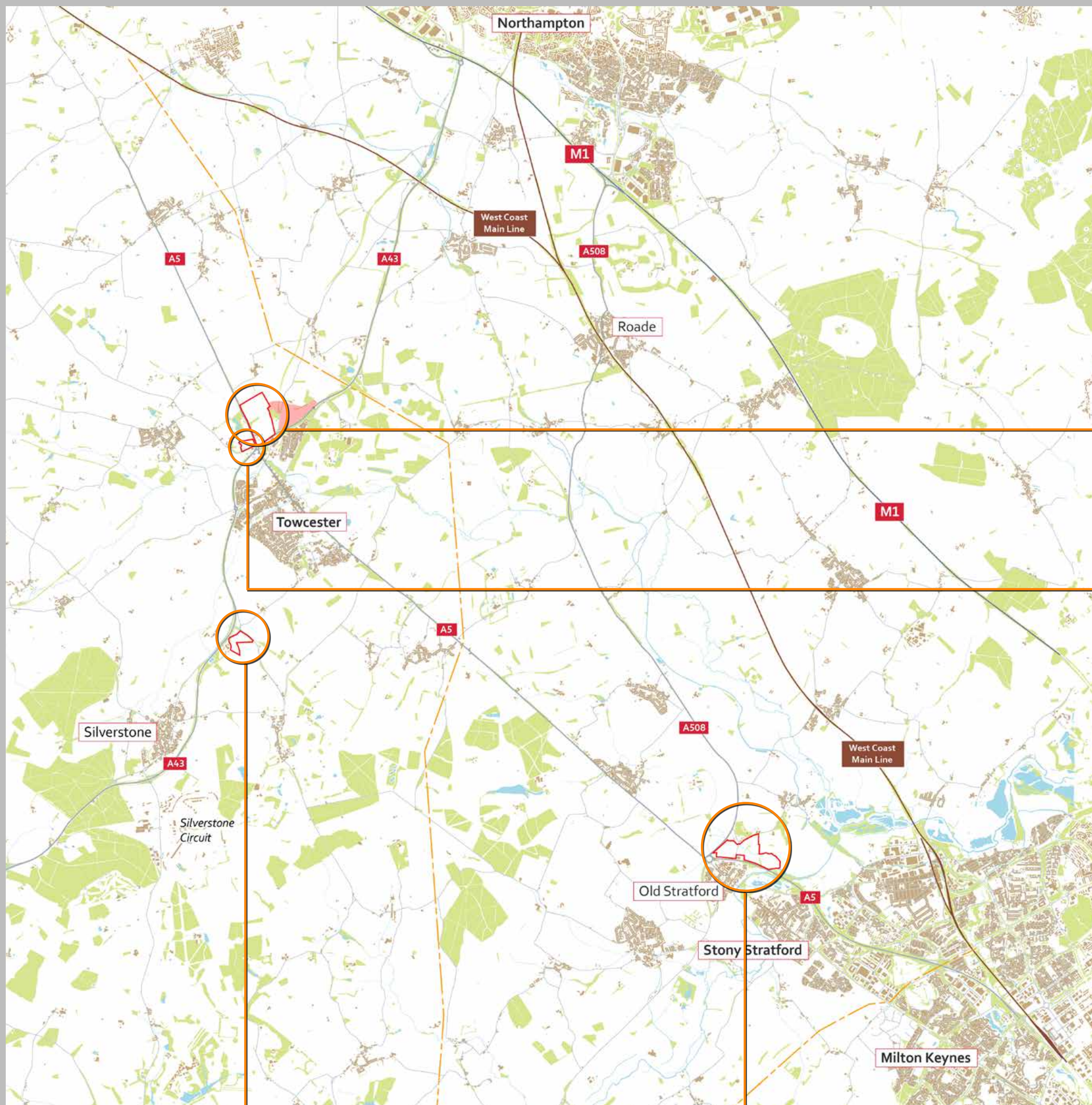
Introduction to Sites



Of the four employment sites, two (AL1-AL2) are located to the north of Towcester along the A43 adjacent to the Tove roundabout, which links the A43 with the A5. The Tove roundabout has already been a focus for a mixture of commercial, office and light industry development.

AL4, also along the A43 is located in an important position midway between Towcester and Silverstone, close to the A413 / Whittlebury junction.

AL5 is located at a prominent gateway position fronting onto the Old Stratford roundabout, extending east along the northern edge of the A5 towards Milton Keynes. It sits in between the historic settlements of Old Stratford and Cosgrove.



Sites AL1



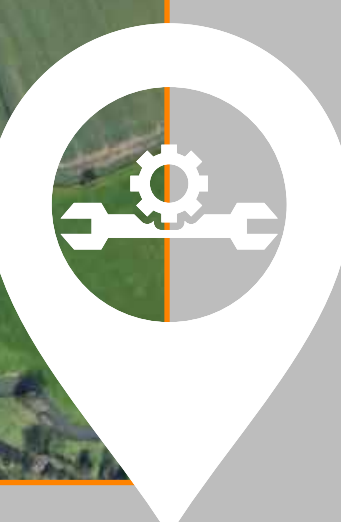
Sites AL2



Site AL4



Site AL5



Contextual Considerations

The following boards set out some of the key contextual considerations that any new development on the employment sites should seek to contribute / respond positively towards.

Contextual Considerations

- The existing scale, form and character of development along the M1 and A43 (**board 2**);
- The establishment/enhancement of two key gateways, a northern gateway into Towcester (**board 3**) and a gateway at the Old Stratford roundabout, marking a transition along the A5 from rural to more urbanised context (**board 4**).
- The requirement to settle new development within / adjacent to open countryside to the north of the A43 (**board 3**) and the Ouse Valley Parkland (**board 4**).

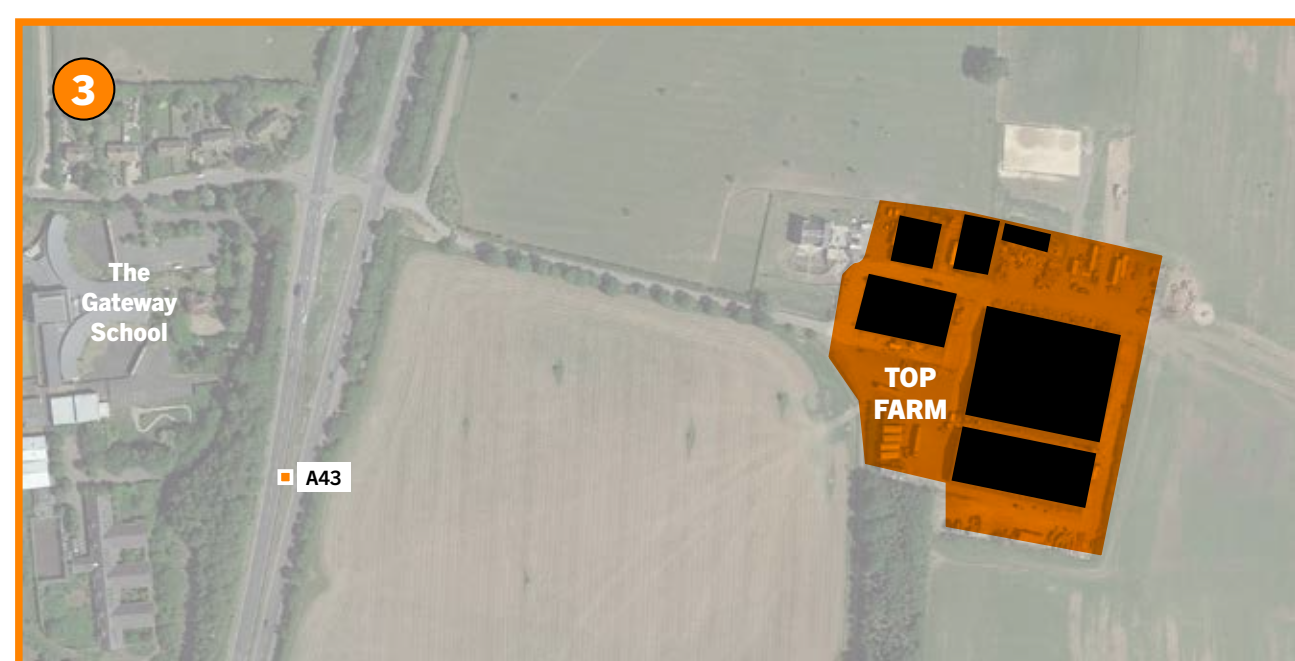
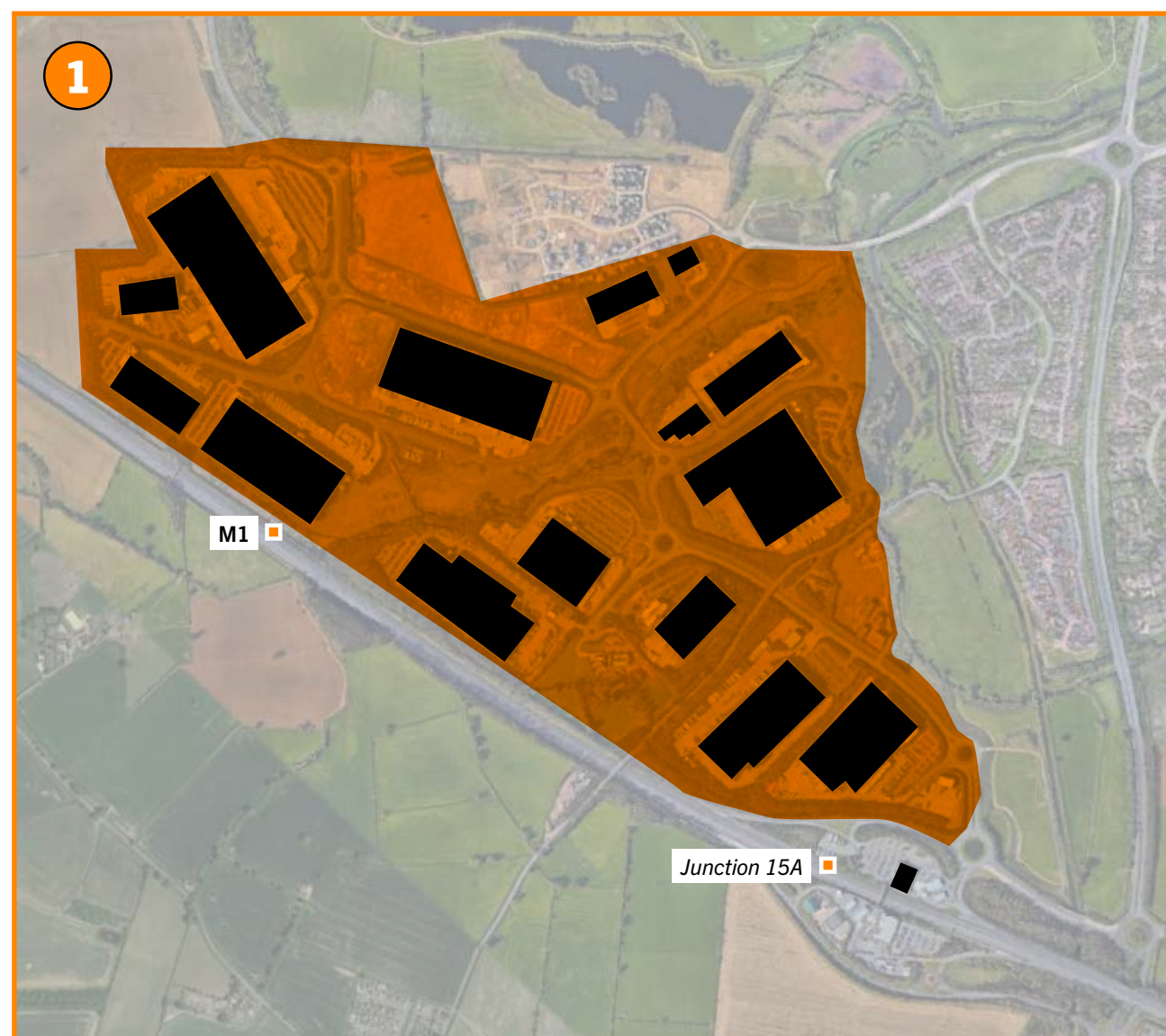
M1 & A43 Corridor - Scale, Form and Character

This assessment provides a brief review of the scale, form and character of employment development, extending from the M1 down to Silverstone Circuit.

"Provide the ability to strengthen local supply chains."

Paragraph 13.1.5, Part 2 Local Plan

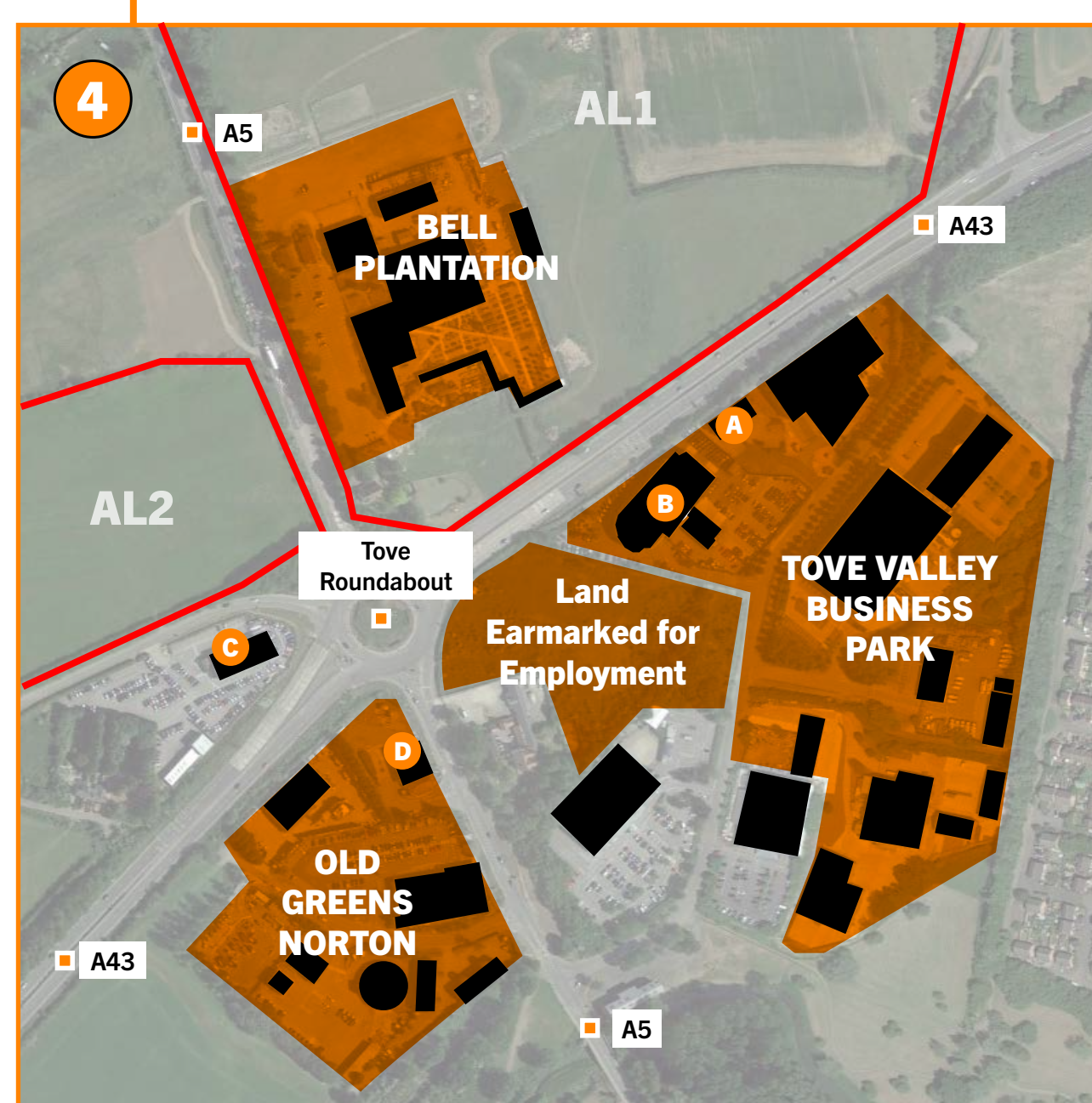
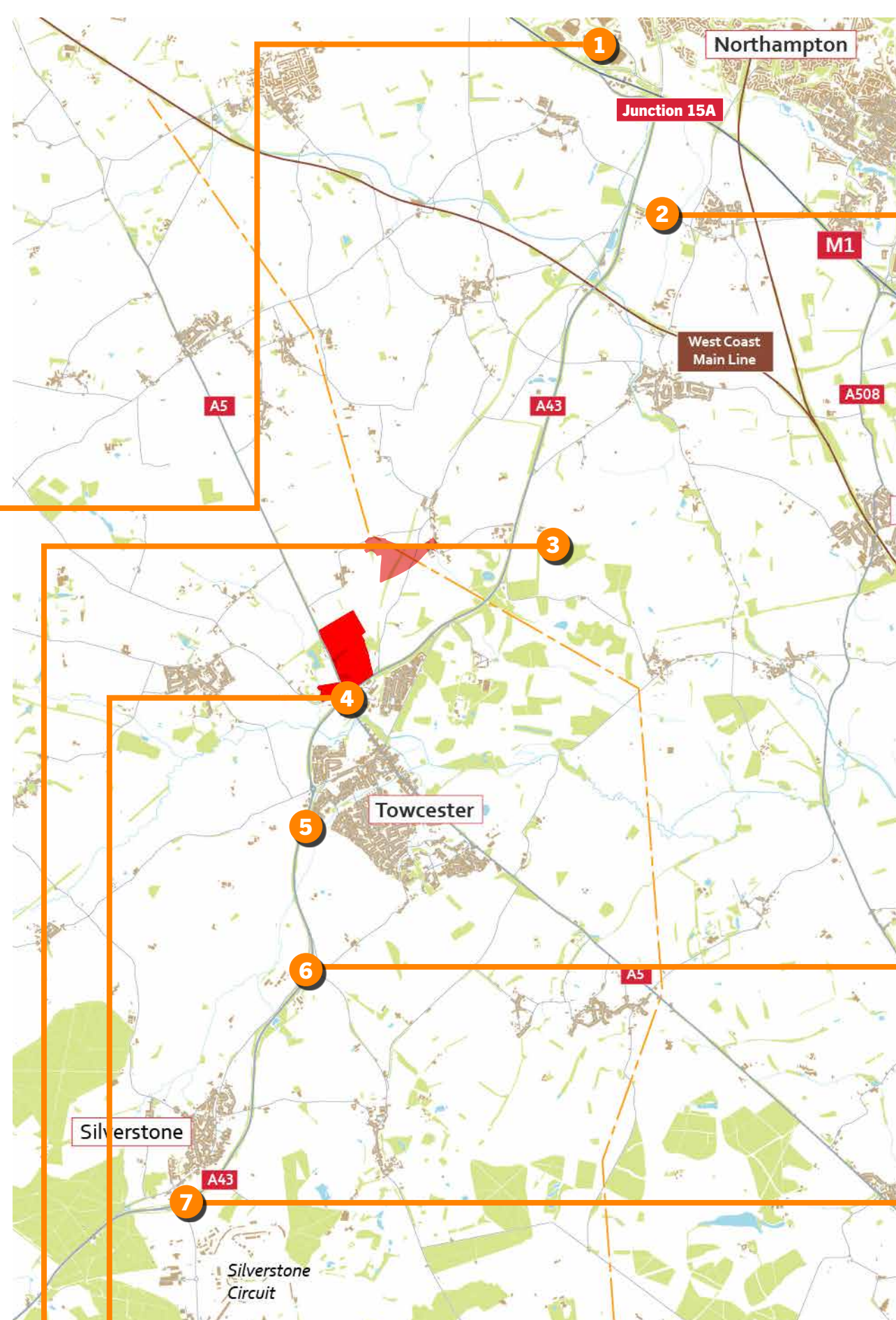
Swan Valley at junction 15A of the M1 accommodating large units of between 8,000m² to 50,000m²



Top Farm, a small leisure/retail/distribution development, including a mix of small and medium unit sizes ranging from 600m² to 4,500m²

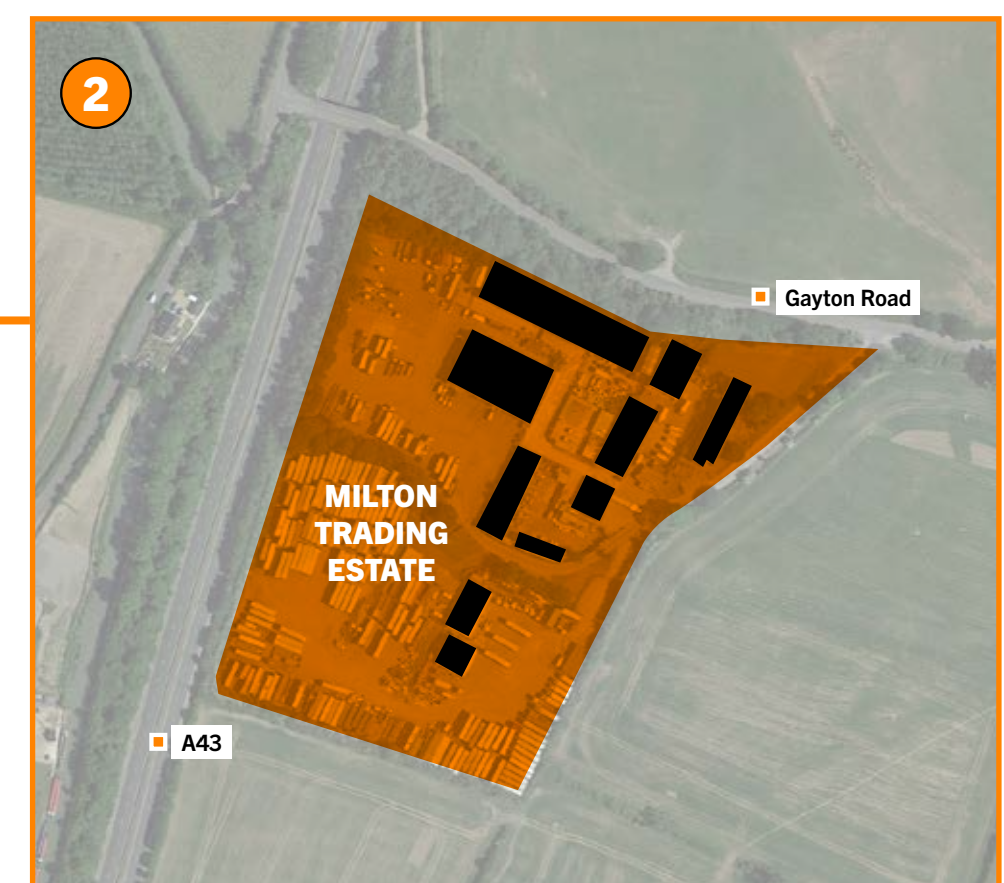


- 1 Swan Valley Distribution Park
- 2 Small area of industry
- 3 Top Farm, small leisure/retail/distribution development
- 4 Tove Roundabout
- 5 Abthorpe Junction
- 6 A413 Junction
- 7 Dadford Rd / Silverstone Junction

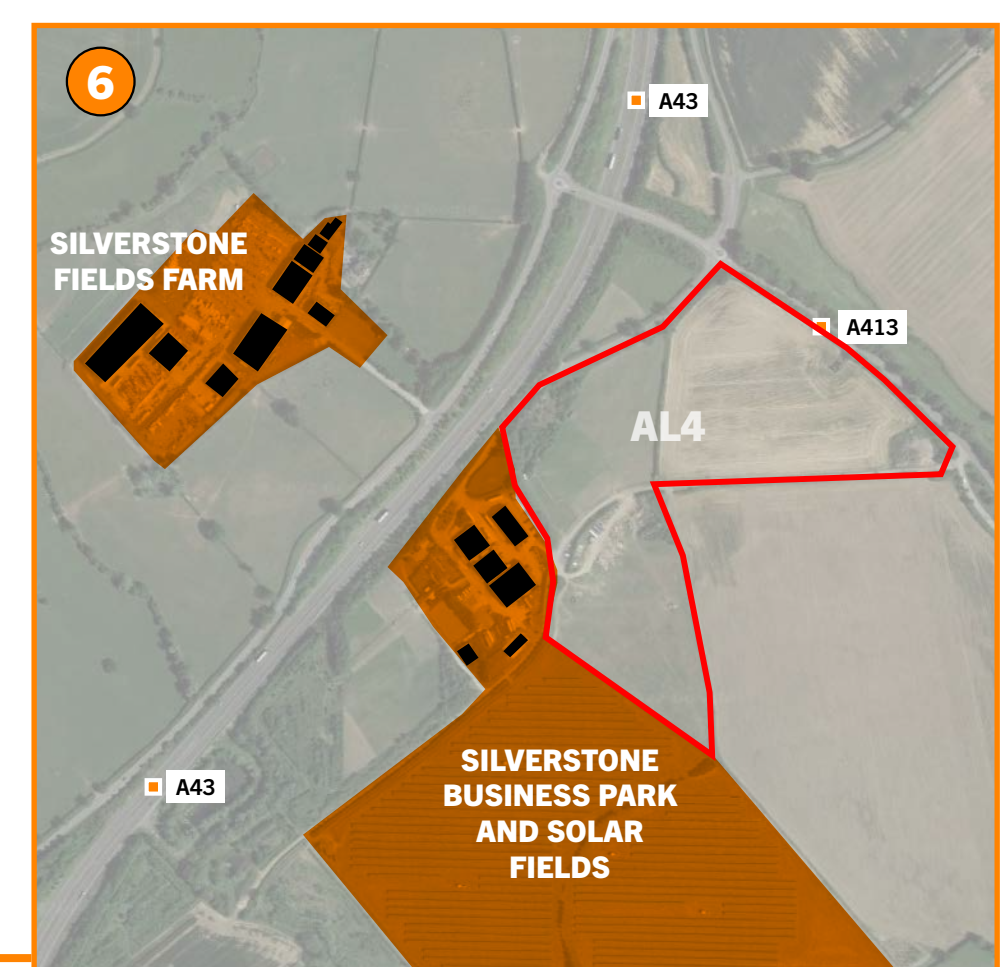


- A Screwfix
- B Porsche Silverstone Centre
- C Jardine Select Towcester
- D Esso Garage

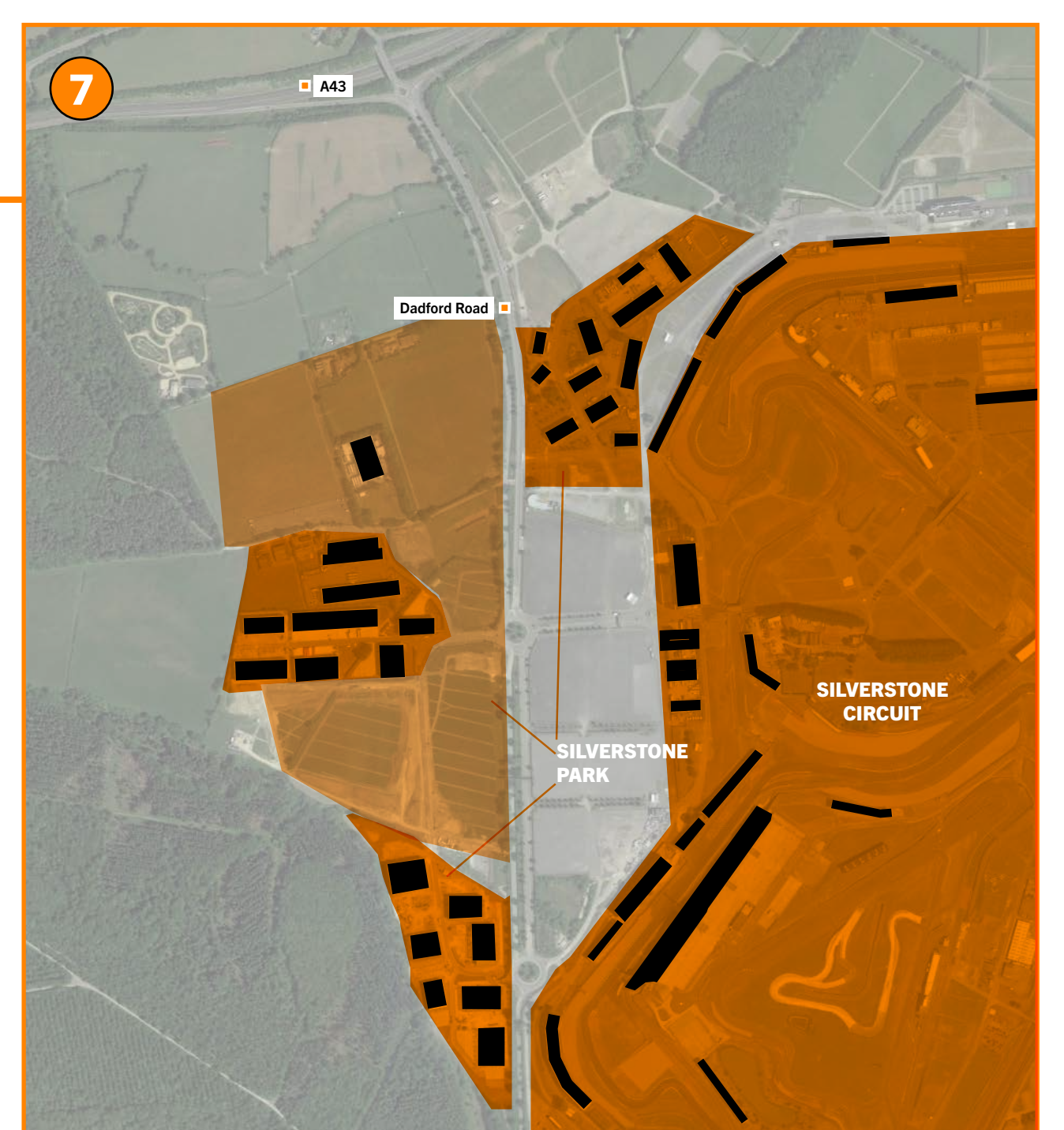
Tove Valley Business Park with buildings/units between 350m² and 5,000m²



Milton Business Park adjacent to A43 including small unit sizes ranging from 300m² to 1,700m²



Number of business parks and solar farms situated adjacent to A413 junction



Silverstone Park, accommodating a mix of small and medium units of between 500m² and 5,000m² (lighter orange recently developed / still being developed)

Relevant to

AL1, AL2 & AL4

Supporting LP Objectives

Objective 1 - "Deliver appropriate new employment opportunities in both the urban and rural areas..."

Contextual Considerations

Rural Setting North of A43

- The area to the north of the A43 is made up of agricultural farm land separating small rural settlements.
- This farmland is characterised by an arrangement of small and large fields defined by boundaries of hedgerow with intermittent blocks/belts of tree planting.
- The area's rural character is reinforced by land form gently sloping north to south to the River Tove, offering views from the public road and path network towards Towcester and the wider countryside.
- The ability to provide development whose form and scale considers and reflects the rural character of this area through built or landscape elements will enable a more gradual and sensitive transition from north Towcester to the surrounding countryside.



Building associated with Towcestrians Sports Club, similar in scale and mass to the agricultural buildings found in the area



Relevant to **AL1 & AL2**

Supporting LP Objectives **Objective 9 - "...conserve the tranquillity of the natural and built environment in South Northamptonshire through high quality design that is respectful to heritage assets and their settings, biodiversity and the environmental character of the locality and surrounding landscapes."**

"Meet local demand and strengthen the rural economy"

Paragraph 13.1.5, Part 2 Local Plan

Photo showing rural character of area north of A43



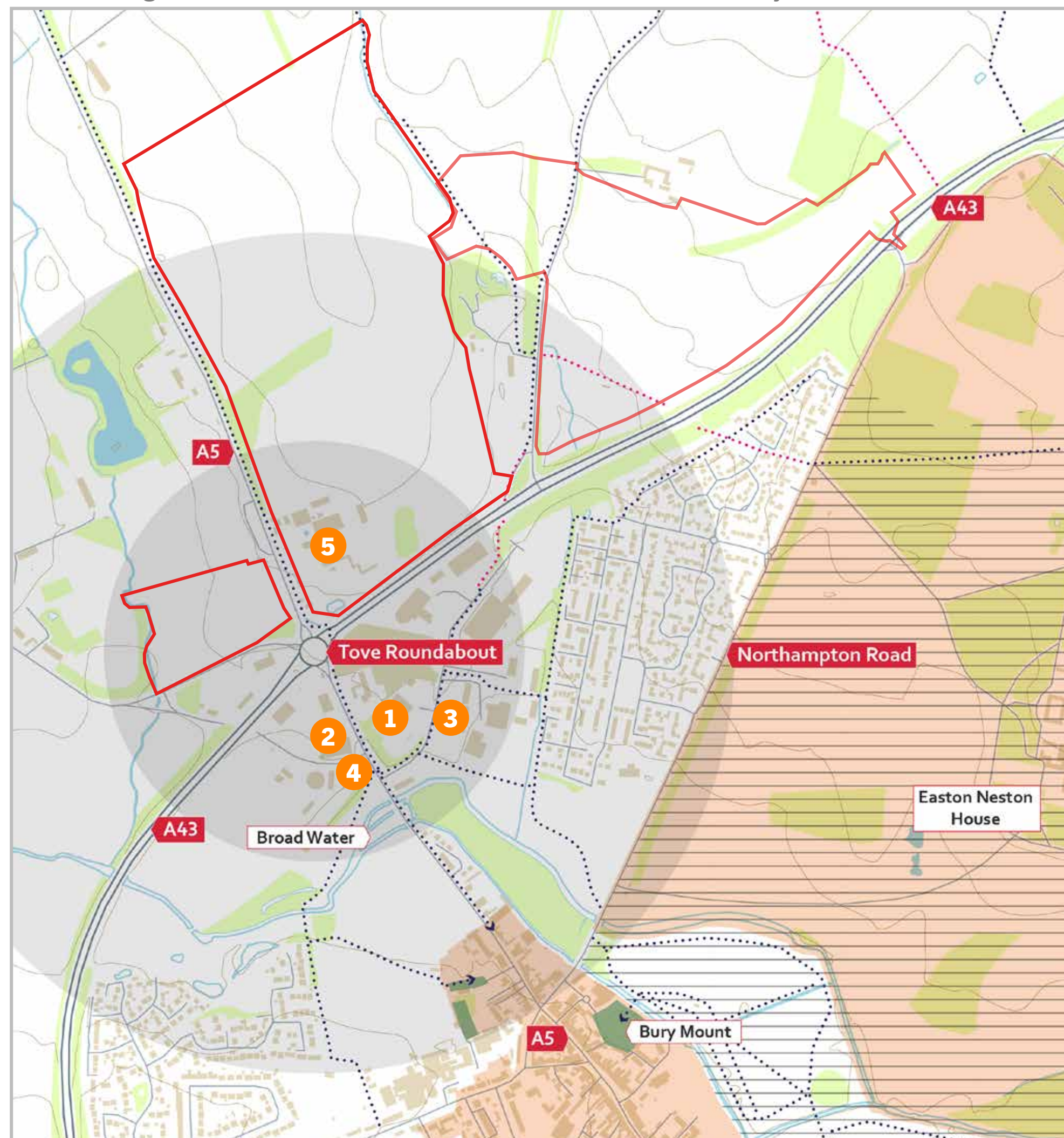
Caldecote, one of several small rural settlements in this area



Typical agricultural building situated north of the A43



Plan showing services around Tove Roundabout and their accessibility from Towcester



- 1 Tesco
- 2 Aldi
- 3 B&M Home Store
- 4 Wellbeing Fitness
- 5 Bell Plantation
- 5 and 10 minute catchment
- Footpaths
- Conservation Area
- Parks and Gardens
- Scheduled Ancient Monument

Towcester Northern Gateway

- AL1 & AL2 are situated adjacent to Tove Roundabout, a key accessible gateway into north Towcester, sitting approximately 10 minutes walk from the town centre.
- Tove Roundabout is currently surrounded by a range of services and facilities that cater to residents of the town and the surrounding area.
- These services and facilities are connected to the centre of Towcester and outlying residential areas via a network of footpaths.
- New development may provide the opportunity to create a more active and distinctive approach to Towcester and the Northern Gateway from along the A5 and A43.
- On the northern side of the roundabout is the Bell Plantation, this includes a range of local resources, many of which appear to be 'start up' businesses.
- This cluster of uses indicate that the area is regularly used and visited by local residents, presenting an opportunity to introduce further service provision / employment land use of a similar nature.

"Contribute to reducing the level of out commuting."

Paragraph 13.1.5, Part 2 Local Plan

Relevant to

AL1 & AL2

Supporting LP Objectives

Objective 3 - "...to facilitate tourism and leisure related growth."

Objective 9 - "...high quality design that is respectful to heritage assets and their settings..."

Contextual Considerations

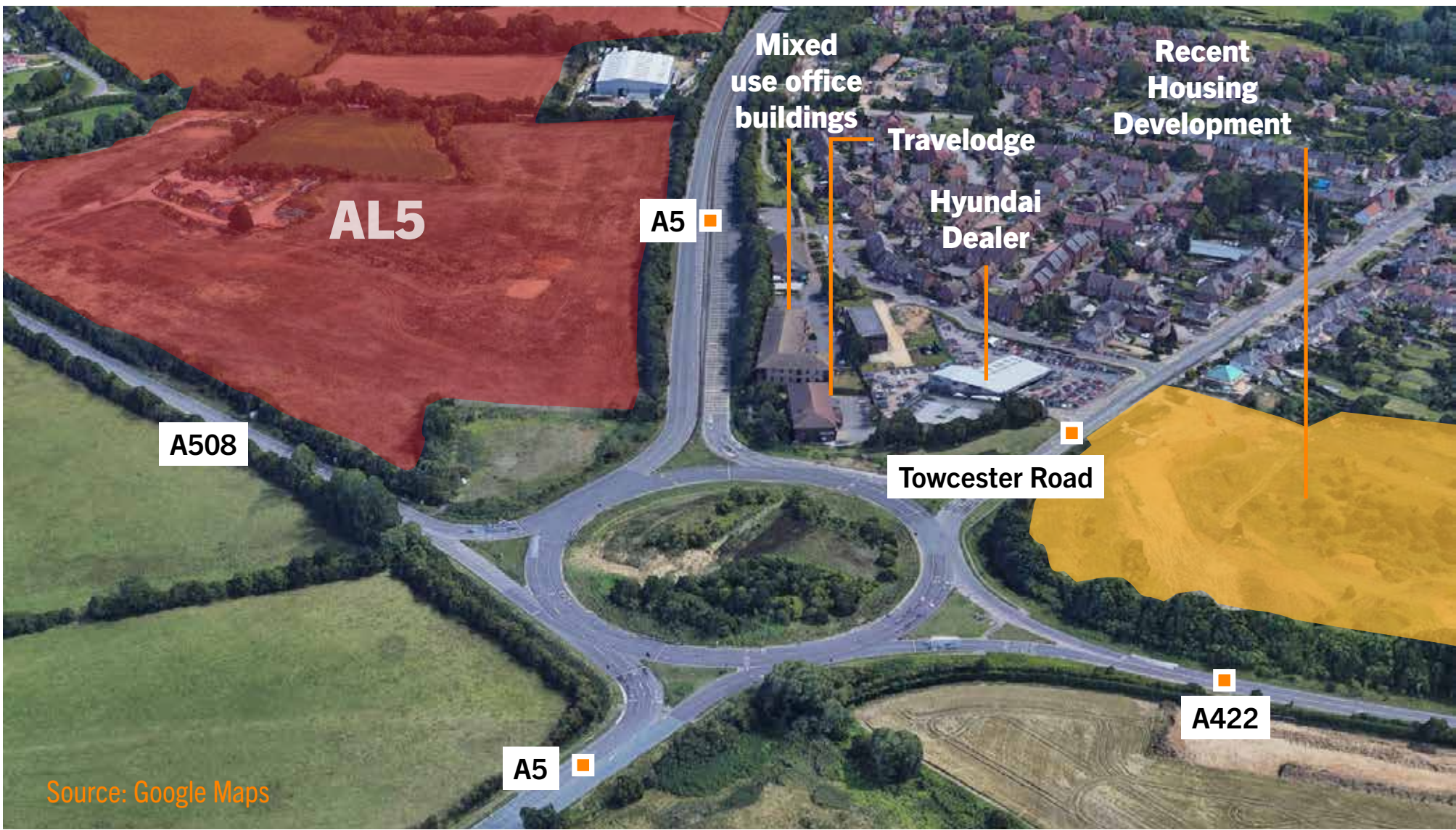


Image showing the Old Stratford Roundabout that marks a transition in the character of the A5

Relevant to	AL5
Supporting LP Objectives	Objective 9 - "...conserve the tranquillity of the natural and built environment in South Northamptonshire through high quality design that is respectful to heritage assets and their settings, biodiversity and the environmental character of the locality and surrounding landscapes. Objective 1 - "Deliver appropriate new employment opportunities in both the urban and rural areas..."

Ouse Valley Parkland

- The eastern end of AL5 abuts the Ouse Valley Park, an area of managed accessible semi-rural parkland that extends from the northern edge of Wolverton westwards, cutting across the A5 and between Old and Stony Stratford
- The parkland is accessed via a series of Public Right of Way and informal paths and is characterised by the River Great Ouse, Grand Union Canal and two nature reserves.
- The Dogsmouth Brook, runs both through and along the northern edge of AL5 and feeds into the river while the Old Stratford Arm section of the Grand Union Canal Conservation Area cuts through the centre of the site.
- A footpath overpass already provides links across the A5, connecting the parkland footpath network with paths along the Old Stratford Arm to Cosgrove, in addition to paths linking to settlements to the north west, such as Potterspury.
- This series of natural & heritage features and network of footpaths within AL5 help connect it both physically and in terms of character to the wider parkland area. This offers an opportunity, as part of any future development in AL5 for a sensitive extension to the Ouse Valley Parkland.

- 1

Stratford Arm

2

Wolverton Mill Balancing Lake

3

Footpath under A5 linking AL5 to Ouse Valley

4

Stony Stratford Nature Reserve

5

The Floodplain Forest Nature Reserve
- Flood Plain Area

Conservation Area

Scheduled Ancient Monument

Ouse Valley Park

Footpaths

Relevant to	AL5
Supporting LP Objectives	Objective 9 - "...conserve the tranquillity of the natural and built environment in South Northamptonshire through high quality design that is respectful to heritage assets and their settings, biodiversity and the environmental character of the locality and surrounding landscapes. Objective 1 - "Deliver appropriate new employment opportunities in both the urban and rural areas..."

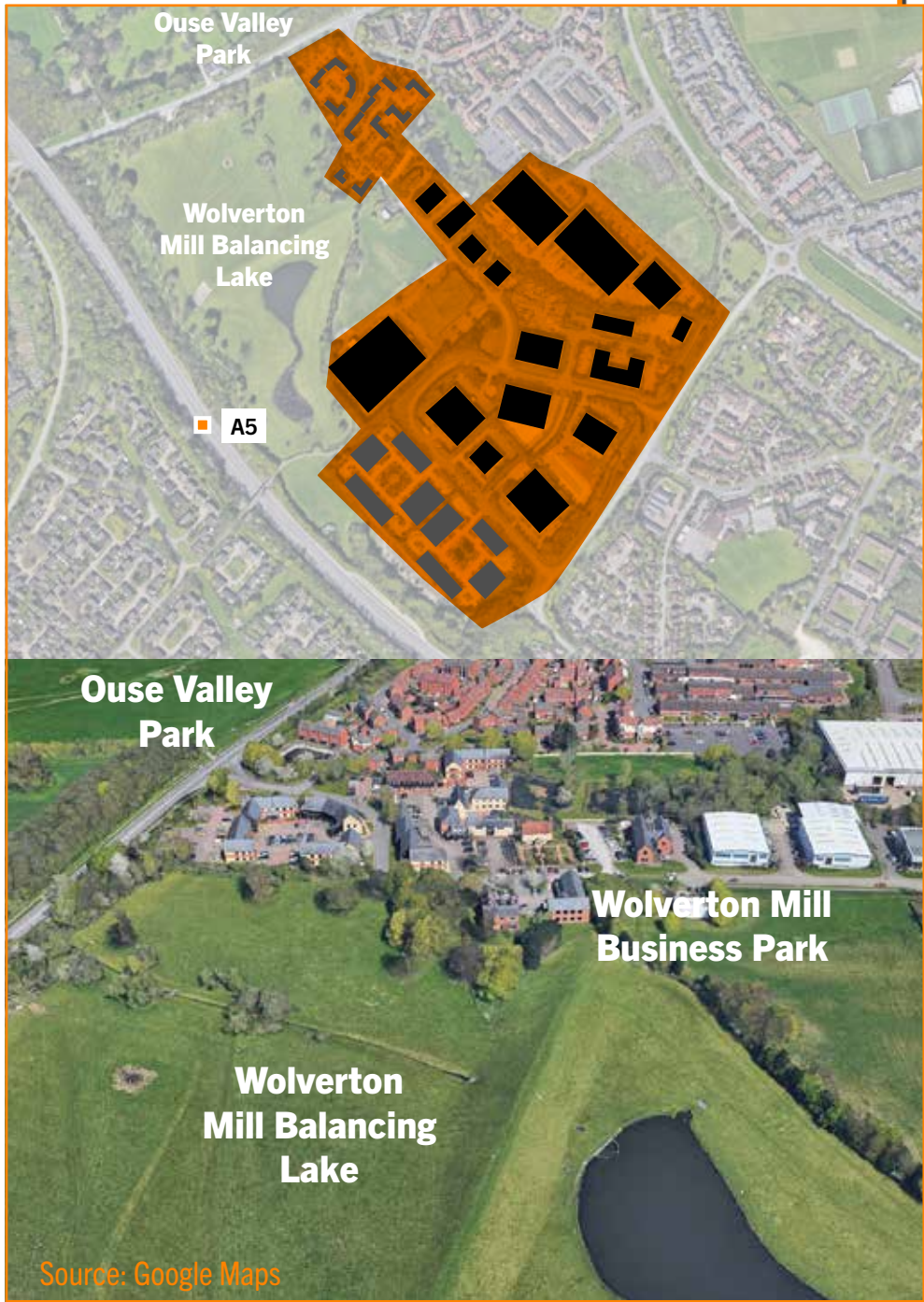
Old Stratford Gateway

- The western end of AL5 occupies a prominent and visible site at the Old Stratford roundabout, providing a key transition from a rural single carriageway stretch of the A5 to a more built up dual-carriageway stretch, continuing towards and through Milton Keynes.
- Current uses here include a Travelodge, car dealership, small office/retail buildings and an area of housing. These are all of a small scale with footprints ranging from 50m² to 150m².
- The buildings that currently sit beside the roundabout, although visible from it are not orientated to address and thus fail to form a positive gateway.
- **There is an opportunity for future buildings/units to:**
 - positively address the roundabout and enhance the visual approach to it, through the siting and orientation of buildings and the inclusion of a high quality facadal treatment.
 - contribute to the mix of uses that currently preside beside the roundabout, bringing a mix of activity and employment opportunities.

"Local flexibility and choice of locations"

Paragraph 13.1.5, Part 2 Local Plan

Plan showing Ouse Valley Parkland in relation to site and a number of example employment areas that bound or are in close proximity of the Ouse Valley Park



Wolverton Mill Business Park, with a mix of B1 (in grey), B2 and B8 employment uses with units ranging in size from 500m² to 7,150m²

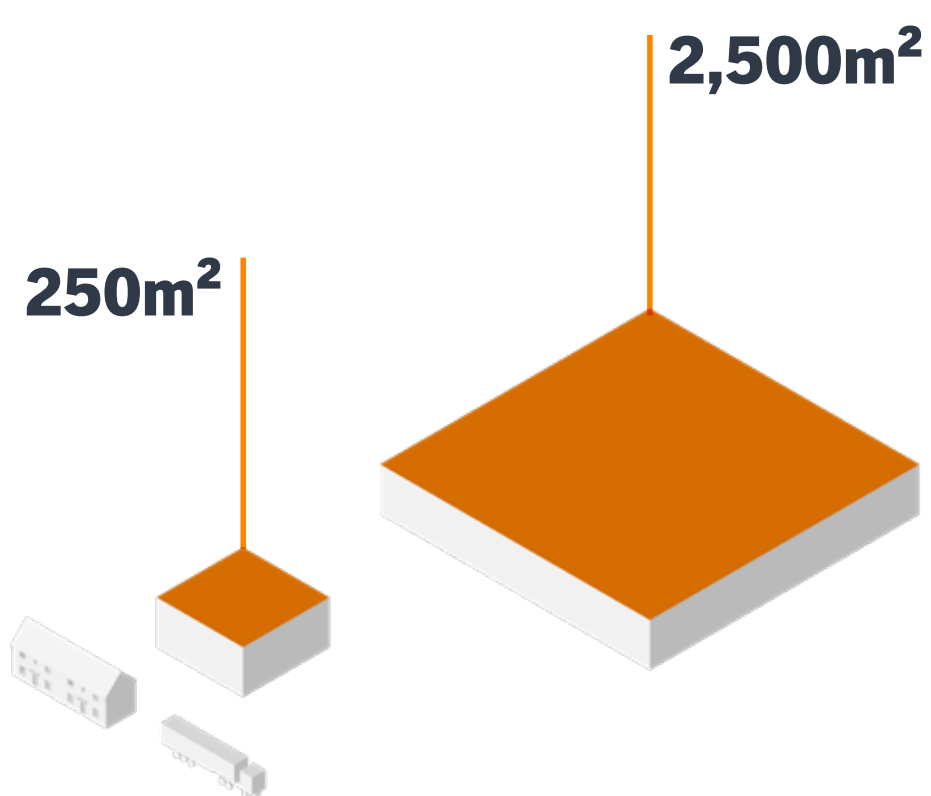


Old Wolverton Industrial Park with a mix of B2 and B8 employment uses with units ranging in size from 220m² to 33,000m²

Small, Medium and Large Unit Sizes

To help establish a common understanding of what a small, medium or large building/unit is within the SPD, the document has set out a clear definition for these ranges in scale. These definitions have been informed by an understanding of the existing scale, form and character along the M1, A43 and around the Ouse Valley Parkland, as set out across boards 3 - 5. The definitions included will be considered applicable to the appropriate building/unit sizes set out within the development frameworks on boards 10 - 13.

S SMALL



The existing scale of employment buildings/units along the A43 sets a precedent scale for new development on sites AL1, AL2 & AL4:

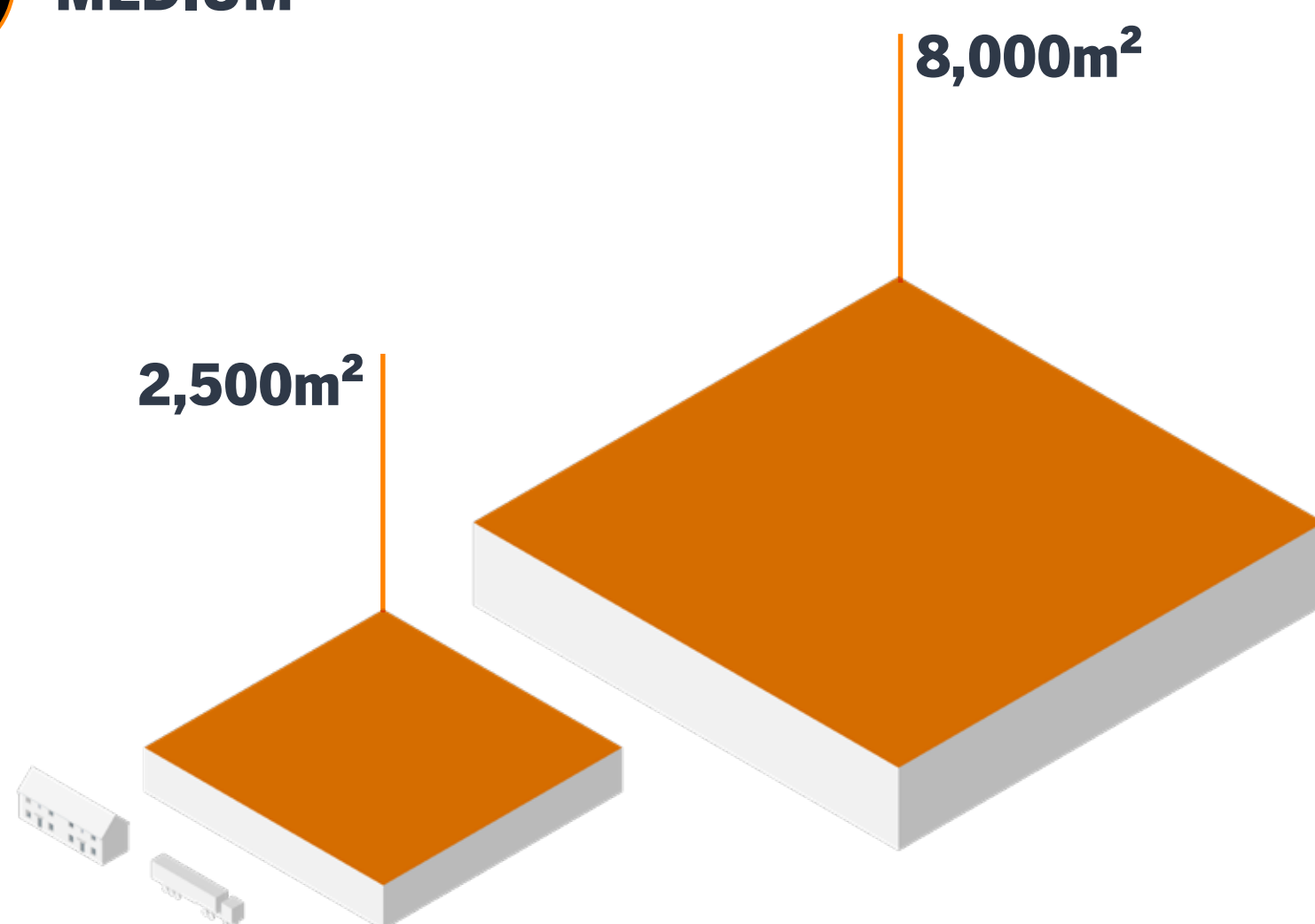
S Small business, light industrial and distribution parks range in size from **250m² to 2,500m²** and include Milton Trading Estate and Silverstone Business Park. This size range represents what the SPD considers as **small**.

M The SPD considers a **medium** scale to represent unit/building sizes that are in between small (**2,500m²**) and large (**8,000m²**). This medium scale is reflected in business parks along the A43 such as in Tove Valley Park and Silverstone Park and the smallest unit size in Swan Park.

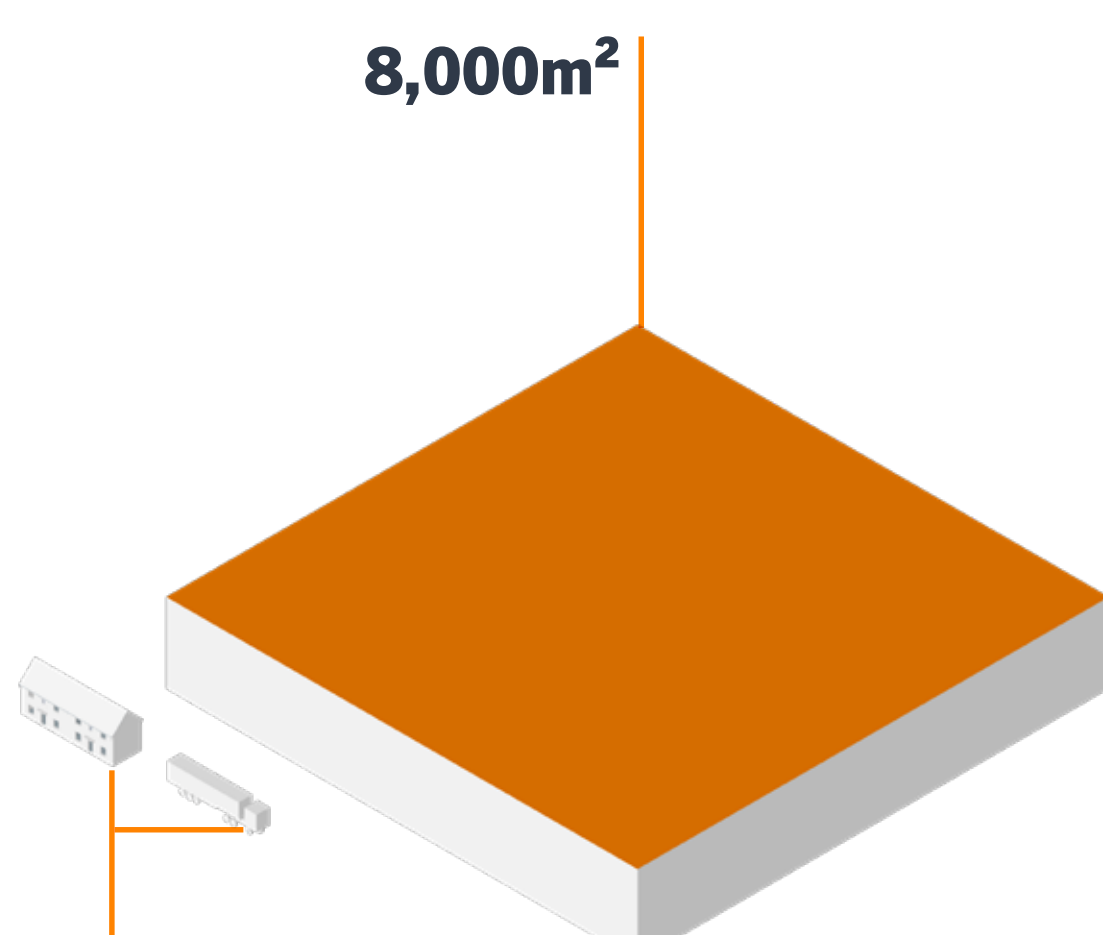
L Swan Valley, adjacent to the M1, includes units that have a minimal footprint of **8,000m²**. The SPD considers anything above this scale of unit/building to represent **large**.

For AL5 the scale of buildings in Wolverton Mill provides a broadly similar scale context for small to medium buildings/units, with units ranging from 220m² to 7,150m². As such the above will also apply to this site.

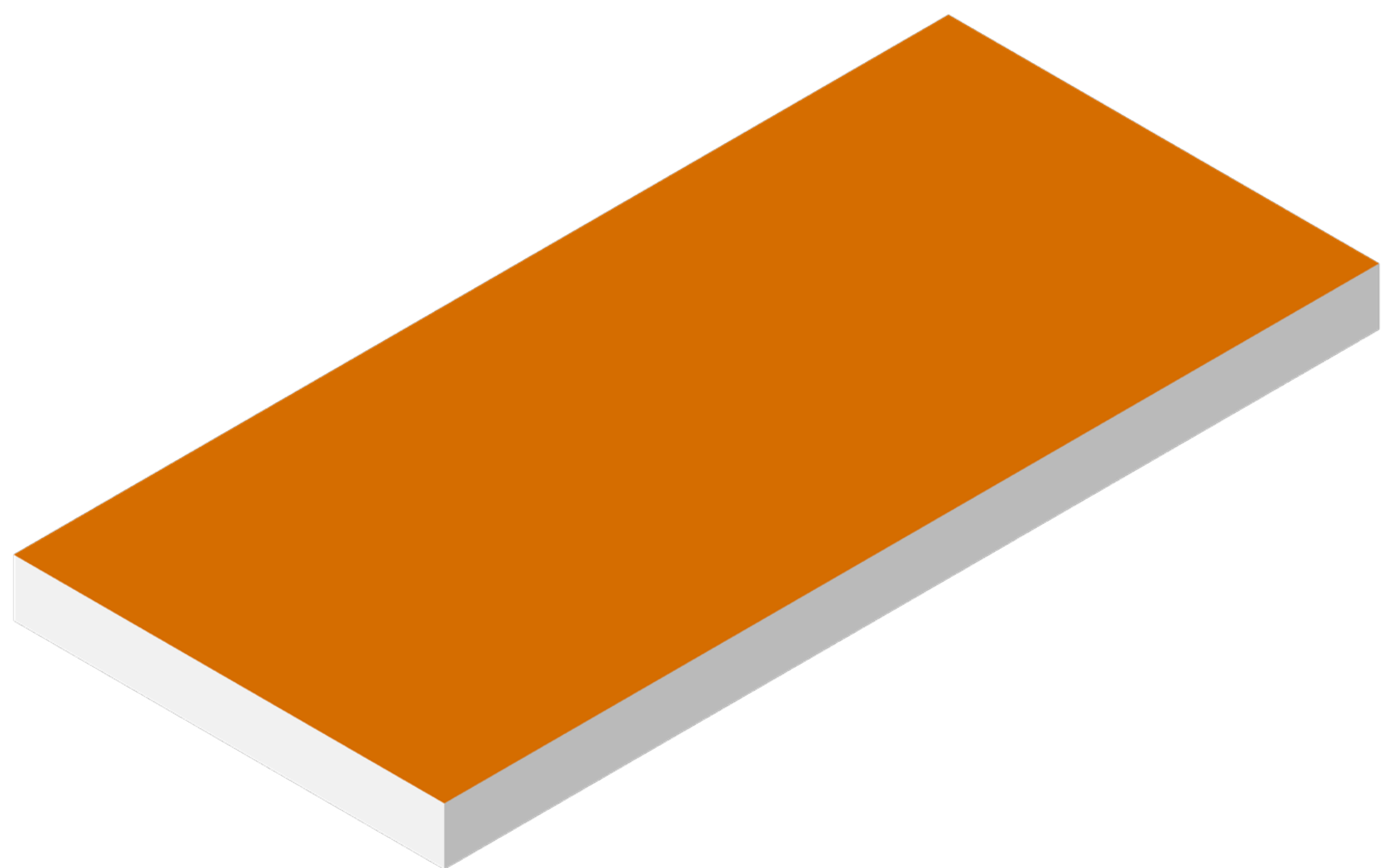
M MEDIUM



L LARGE



House and HGV included to provide sense of scale



Design Principles

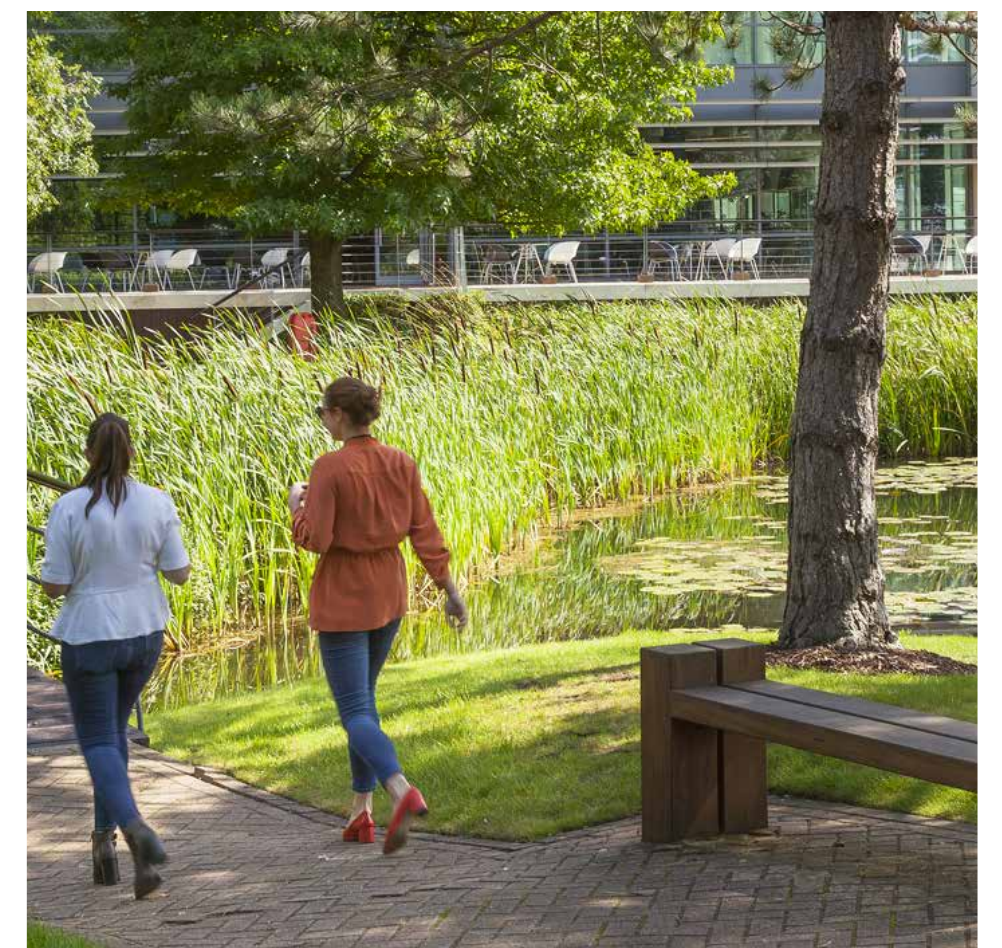
This board outlines a series of non-spatial overarching design principles that clearly express the need for a design-led approach to each of the four employment sites without dictating the form of that development. The form and layout of employment development is dependent on various factors, such as the needs of the user and market conditions. It is therefore not possible to be overly prescriptive about design, allowing for a level of flexibility.

These principles should either be reflected in any development proposed for the four employment sites or be addressed in proposals, with a clear justification as to why any proposed development does not reflect them.

Design Principles

- Support Local Plan policy to deliver high quality development that is respectful of its setting.
- Ensure that development platforms are created to reduce the impact of the scale and massing of buildings on local character and the setting of the site, either in response to their height and/or the long & uniform ridge lines they may introduce.
- Seek to minimise any visual overbearance on short distance views, through measures such as landscape screening and elevational treatment, and avoid significantly altering the character of middle or long distance views.
- Incorporate high quality design solutions (including the use of material, colour palette, and/or architectural articulations) and landscaping to reduce the impact of building heights.
- Recognise and enhance existing landscape features and planting, where possible using traditional field patterns and woodlands as design inspiration.
- Where possible contribute to the area's wider green network, including habitat corridors and linkages.
- Use footpath, cycle, and road networks to support and encourage sustainable travel to and around the site.
- Ensure the council and public transport operators are consulted to help explore opportunities for funding public transport improvements, including frequency and access to services for future employees.
- Seek opportunities to address the existing road network in a positive manner, be that through new active building frontage and decorative planting or the retention and enhancement of existing native planted boundaries/edges.
- Seek to visually break up new areas of parking with planting, areas of permeable material and SUDs features such as dry or wet swales, allowing the absorption and channelling of surface water.
- Look to integrate movement, landscape and SUDs networks within the site by combining new or retained tree planting/hedgerow and SUDs provision along new roads.
- Limit the impacts on tranquillity of each site's rural setting, this includes minimising/mitigating any light, noise & air pollution or visual clutter (i.e.. advertising) resulting from the future operation of new buildings.

Examples of business parks and employment development



Site Assessments & Frameworks

High-level site assessments and development frameworks have been prepared for each of the four employment sites. The frameworks illustrate spatial parameters for each site that avoid a prescriptive, one-size-fits-all approach and are based, in addition to each site assessment, on the contextual and landscape & visual considerations. Before proposed developments for each of the employment sites can be deemed acceptable they will need to be informed by further site survey & assessment work as part of a planning submission.

Site AL1 Assessment

Land Use & Scale: The Bell Plantation is situated within the south western corner of the site. This complex of buildings includes a garden centre, nursery, vet and play centre and are relatively small in scale, ranging from 4-10 metres in height. There are also a number of office, retail, light industrial and distribution uses situated around Tove Roundabout to the south of the site. Bairstows Lodges and Brickyard Farm, two clusterings of small buildings are situated to the west and east of the site.

Landscape: Intermittent tree planting runs along the north eastern, north western, south western and southern boundaries of the site. The scale of tree belts vary but more substantial mature tree belts are at an approximate height of 20 metres.

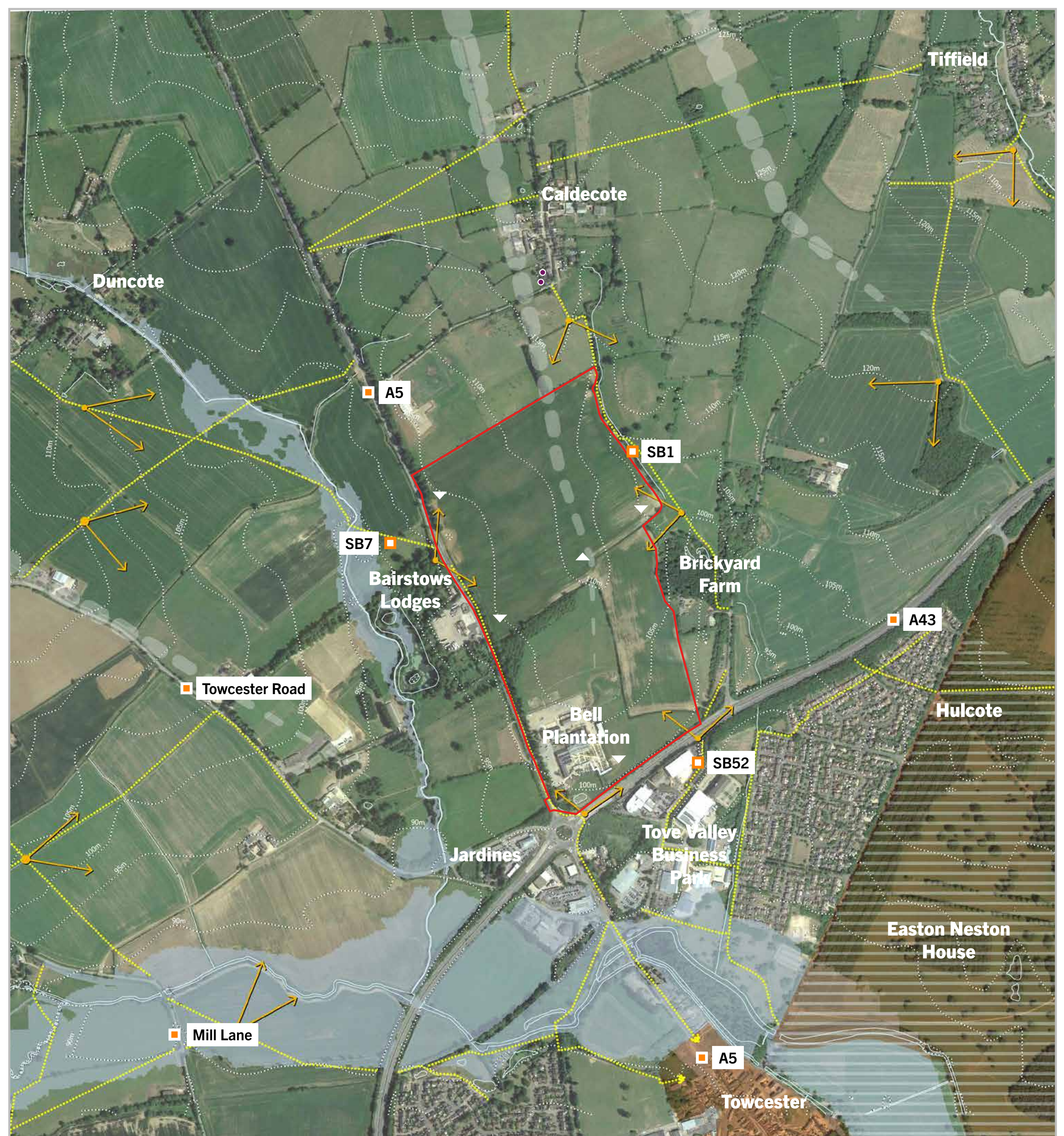
Topography: The northern half of the site gently slopes westwards from a central ridge line, dropping approximately 5 metres to its western/A5 edge. The southern half of the site slopes from the ridge line in a south western, southern and south-eastern direction, dropping between 5-10 metres.

Visual Sensitivity: There is a need for greater sensitivity in developing areas along the northern and north eastern edges of the site due to the rising topography and rural character of the land.

Access: There is a continuous, at grade frontage of approximately 650 metres onto the A5 along the western edge of the site, this excludes the Bell Plantation frontage (approximately 300 metres). Footpath access opportunities are provided off a continuous footway along the A5 and a public right of way along the north eastern edge of the site.

Heritage: AL1 is situated approximately 550 metres from the north western boundary of the Easton Neston House Conservation Area and Historic Park and Garden, with the A43, housing and employment development situated between it and the protected estate.

Plan of AL1 illustrating site assessment issues



- | | |
|-------------------|------------------------------|
| Flood Plain Area | Footpaths |
| Conservation Area | Potential Sensitive Receptor |
| Parks & Garden | Watercourse |
| Listed Building | Ridge line |
| High Point | |
| Low Point | |

Development Framework AL1

Development Framework plan for AL1

Height, Scale & Massing: Small and medium sized building will be acceptable where there is no significant visual impact, and is effectively screened from sensitive views by either existing or proposed tree planting*, heights likely rising to approximately 16m.

Green Infrastructure: Framework indicates a series of enhanced and new edges/belts of woodland/hedgerow planting to mitigate visual impact of new development; a new central green link to separate northern & southern areas of development, and; green spaces with integrated SUDs provision.

Drainage: An integrated and attractive sustainable drainage network** should include swales located along woodland edges, the site's A43 frontage and a central green link directing surface water to a basin located on the site's periphery.

Access: Framework provides a number of key access points into the site off the A5. These include an access located to the immediate north of the Bell Plantation and an access half way along the northern field boundary. The development framework AL1 includes new east west active travel routes that link the A5 footpath with PRow SB1***.

Placemaking / Urban Form: Framework identifies a series of key frontage opportunities, including along the central green link, the A5 and the A43****. The latter mirroring frontage on the southern side of the A43.



Key Features

- 1 Northern development area (18 ha.)
- 2 Southern development area (12ha.)
- 3 Sensitive development area along northern and north eastern site edge
- 4 Towcester Football Club pitches (6 ha.)
- 5 New A43 Corridor frontage
- 6 East West Green Link with key frontage treatment and active travel link
- 7 Access off A5 to both employment land and sports pitches
- 8 East-west footpath linking existing paths
- 9 Enhanced woodland edge treatment
- 10 Enhanced planted A5 frontage

- | | |
|----------------------------|-------------------|
| Development Area (DA) | Key Frontage |
| Sensitive DA | Primary Link Road |
| Green Space | Secondary Access |
| New Tree Planting | Existing Footpath |
| Existing Juvenile Planting | New Footpath |
| | SUDs Location |
| | Green Link |

Site Assessments & Frameworks

Plan of AL2 illustrating site assessment issues

Site AL2 Assessment

Land Use & Scale: The Bell Plantation is situated to the east of the site and A5. This complex of buildings includes a garden centre, nursery, vet and play centre and are relatively small in scale, ranging from 4-10 metres in height. There are also a number of office, retail, light industrial and distribution uses situated around Tove Roundabout to the south of the site. Jardines, a car forecourt is located to the south of Towcester Road, comprising buildings no higher than 8 metres in height.

Landscape: AL2 is bound by a substantial belt of woodland along its western boundary, hedge and low-level tree roadside planting along its eastern & southern boundaries and a fence line with intermittent hedgerow planting along its northern boundary. A block of structural planting sits at its south eastern corner associated with the neighbouring roundabout junction.

Topography: AL2 gently slopes by approximately 8 metres from its eastern A5 edge to its western edge, adjacent to a watercourse.

Flooding: Along the western edge of the site flood zones 2 and 3 follow a watercourse along the site's western edge. Zone 3 is contained within the watercourse itself with zone 2 spreading no further than 10 metres into the south western corner of the site.

Visual Sensitivity: There is a need for greater sensitivity in accommodating new development within the north eastern and south eastern corners of the site due to views offered when approaching south along the A5 and west along the A43.

Access: The site has a continuous, at grade frontage of approximately 120 metres and 180 metres onto the A5 and Towcester Road, respectively. A footpath runs along the eastern edge of the A5, providing a continuous footpath that links into the centre of Towcester. There are no footpaths currently along Towcester Road.

Heritage: AL2 is roughly 1km west of the boundary of the Registered Park and Garden/Conservation Area of Easton Neston House, with the A43, housing and employment development situated between it and the protected estate. AL2 sits on the alignment of a tree-lined avenue in front of the House, this once provided a visual link from the House to the church in Greens Norton.



- Flood Plain Area
- Alignment of Tree-lined Avenue at Eaton Neston House
- Listed Building
- High Point
- Low Point
- Footpaths
- Potential Sensitive Receptor
- Watercourse
- Ridge line

Development Framework AL2

Development Framework plan for AL2

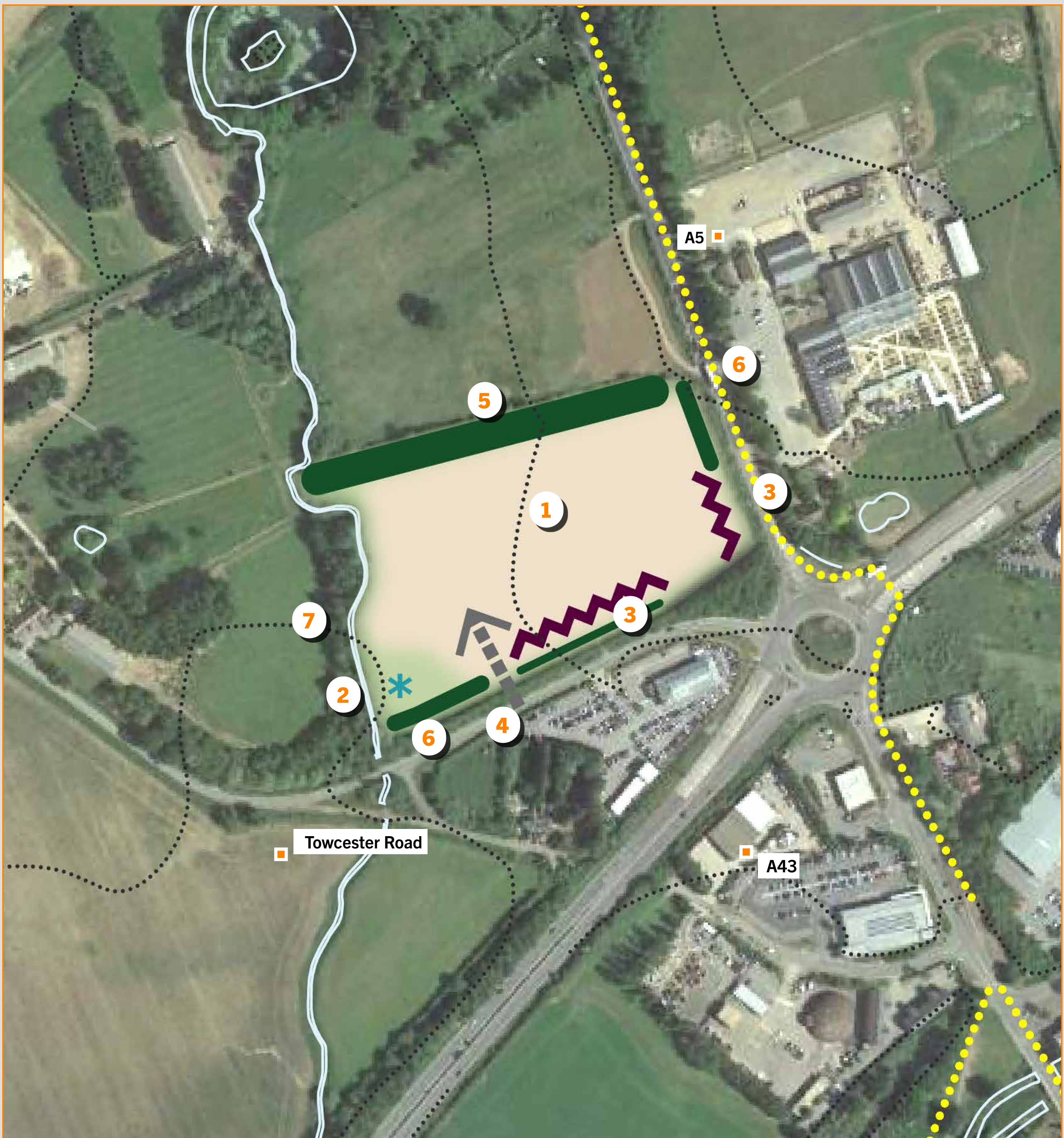
Height, Scale & Massing: The site's size and proximity to development of a moderate scale at Tove Roundabout suggest small and medium sized building will be acceptable, with a height likely rising to 10-12 metres. These should be located where there is no significant visual impact, where existing or proposed tree planting can effectively screen development from sensitive views*.

Green Infrastructure: Framework indicates the introduction of new tree planting to reinforce the northern, eastern and southern edges of any new development, linking up to the existing tree-lined watercourse and an extensive belt of tree planting along Towcester Road.

Drainage: An integrated and attractive sustainable drainage network should include swales located along green and woodland edges directing surface water to a basin located on the site's periphery**.

Access: Framework provides an access point into the site off Towcester Road / Greens Norton Road. New development should explore opportunities of providing a new pedestrian connection to Tove Roundabout from along Towcester Road***.

Placemaking / Urban Form: Framework identifies an opportunity to address stretches of the site's A5 & Towcester Road frontage with a bolder form and scale helping contribute a new gateway frontage/approach into Towcester****.



Key Features

- 1 Development area (2.5 ha.)
- 2 New SUDs pocket park
- 3 Key gateway frontage along the A5 and Towcester Road
- 4 Access off Towcester Road
- 5 Substantial northern woodland edge treatment
- 6 Enhanced planting along sections of Towcester Road and A5 edges
- 7 Open space edge integrated with adjacent watercourse

- Development Area (DA)
- Green Space
- New Tree Planting
- Key Frontage
- Primary Link Road
- Existing Footpath
- New Footpath
- SUDs Location

Site Assessments & Frameworks

Site AL4 Assessment

Plan of AL4 illustrating site assessment issues



Land Use & Scale: Silverstone Business Park is situated on the western edge of AL4, it and Silverstone Field Farm are detailed further on board 2.

Landscape: The site's boundary with the A413 is a mix of hedgerow and semi-mature tree planting. Its western edge, along the access route to the Silverstone Business Park and around the edge of the Business Park is defined by a broad hedgerow and block of woodland planting that surrounds a pond feature.

Topography: The site gently slopes in a westerly direction, dropping approximately 10 metres to a local pond feature within AL4's western edge.

Flooding: Along the western edge of the site flood zones 2 and 3 follow a watercourse along the site's western edge. Zone 3 is contained within the watercourse itself with zone 2 spreading no further than 10 metres into the south western corner of the site.

Visual Sensitivity: There is a need for greater sensitivity in developing areas at the southern and eastern corners of the site due to their position on rising land exposing them to sensitive receptors from the south and west

Access: The A413 provides a continuous, at grade frontage of approximately 320 metres along the north eastern edge of the site. Existing tracks run along the north-western edge and through the centre of the site, providing access to Silverstone Business Park.

Heritage: AL4 is situated approximately 800 metres from Lordsfield Farm Moat, a Scheduled Ancient Monument.

- | | |
|----------------------------|------------------------------|
| Scheduled Ancient Monument | Potential Sensitive Receptor |
| High Point | Watercourse |
| Low Point | Ridge line |
| Footpaths | |

Development Framework AL4

Development Framework plan for AL4

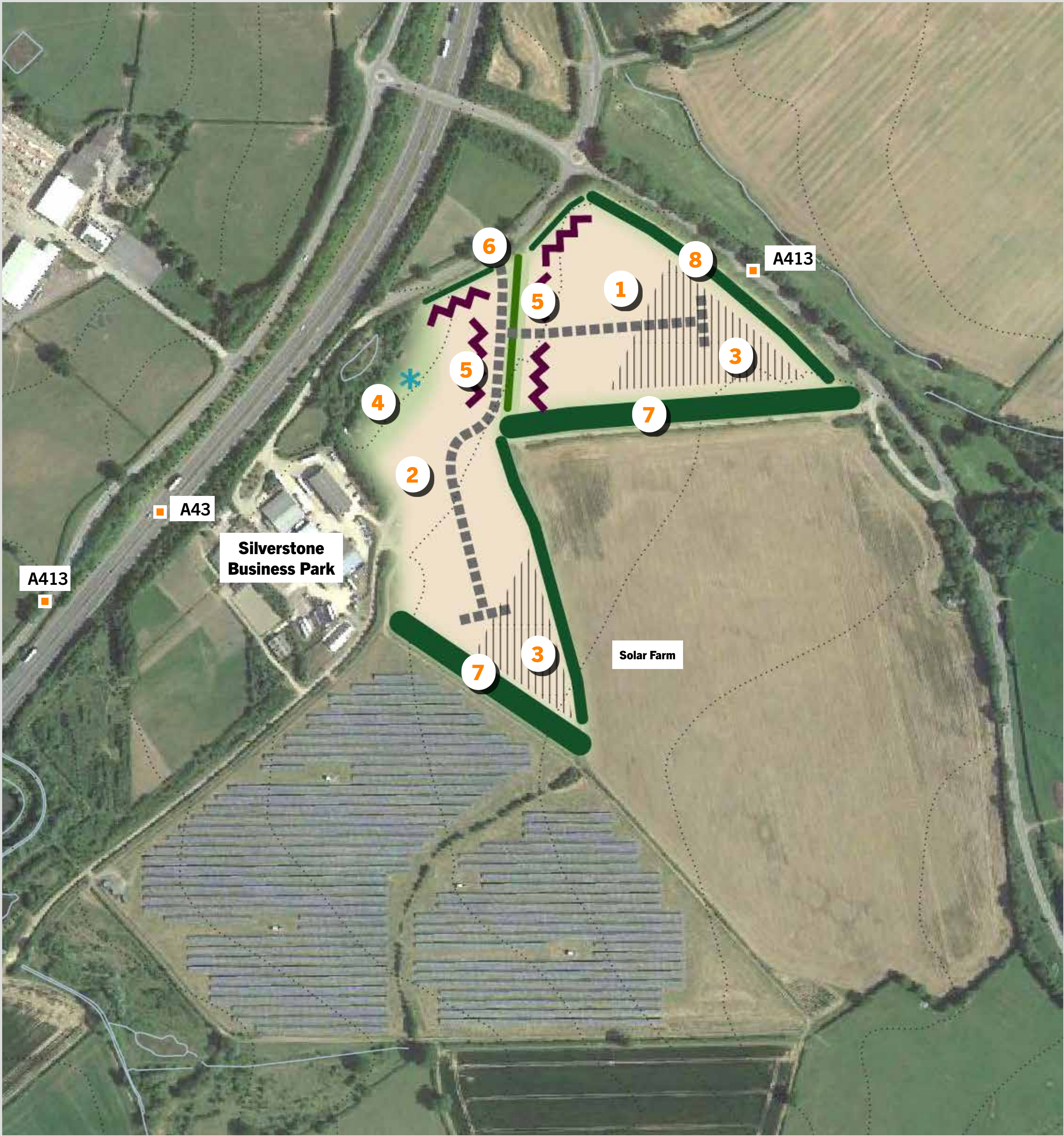
Height, Scale & Massing: The appropriate scale of buildings on AL4 is likely to be small to medium due to its topography, irregular shape and proximity to Silverstone Business Park, an area with small to medium units. This may see development heights rise to approximately 10-15 metres*.

Green Infrastructure: Framework indicates belts of woodland and hedgerow planting to enhance existing field boundaries in and along the edge of the site. The most substantial planting shown is along the southern edge of the two development areas, helping to mitigate the visual impact of development from the south while being mindful of any overshadowing to neighbouring solar farm panels.

Drainage: An integrated and attractive sustainable drainage network should include swales located along green and woodland edges directing surface water to a basin located on the site's periphery**.

Access: Framework provides an access point into AL4 off the existing access road to Silverstone Business Park.

Placemaking / Urban Form: Framework suggests a key frontage onto the central belt of planting/green space and northern access road***.



Key Features

- 1 Eastern development area (3.5 ha.)
- 2 Western development area (3.5 ha.)
- 3 Sensitive development area at eastern and southern ends of site
- 4 New SUDs green space
- 5 Key frontage onto central belt of planting
- 6 Access off existing road to Silverstone Business Park
- 7 Enhanced southern woodland edge treatment, height considered in relation to potential impact on adjacent solar farm
- 8 Enhanced planting along A413 edge

- Development Area (DA)
- Sensitive DA
- Green Space
- New Tree Planting
- Key Frontage
- Primary Link Road
- SUDs Location

Site Assessments & Frameworks

Site AL5 Assessment

Land Use & Scale: Along the southern edge of the site is a storage/distribution unit about 10-12 metres in height. There are a mix of uses fronting onto/adjacent to the Old Stratford Roundabout with buildings ranging between 6-10 metres in height. Detached residential properties and small workshop units are strung along the Northampton/Stratford Road to the north of the site.

Landscape: Substantial belts and clusters of tree planting run along the Stratford Arm of the Grand Union Canal, along the western edge of the eastern most field and to the north of the site. Structural planting is situated along the key roadside boundaries, particularly the A5 where an embankment separates the road from the site.

Topography: The site gently slopes down to Dogsmouth Brook as it passes through the site, firstly skirting along its north western edge and then through its centre. This represents a 12 metre drop from a high point in the northern half of the site and a 7 metre drop from a high point in the southern half of the site.

Flooding: Flood zone 2 and 3 closely follows the routing of Dogsmouth Brook through the site, with the former expanding out in the centre of the site. The flood risk extends eastwards to follow the Ouse Great River, which flows to the east and south of the site.

Visual Sensitivity: There are clear restrictions to developing in the eastern part of the site due to this area's sensitivity to receptors along the A5 and proximity to the Ouse Valley. Greater sensitivity needs to also be taken in developing areas along the northern and central parts of the site due to rising topography exposing these parts particularly to sensitive receptors from the A5 and from the north & north east, along Stratford Road.

Access: There is a continuous frontage onto the A508 of approximately 400 metres, the majority of which is continuous and at grade along AL5's western boundary. An existing network of paths provide links west, under the A508, south east, under A5 to Ouse Valley Park/Old Stratford (PRoW RS16 & 17) and east to Cosgrove along the Grand Union Canal (PRoW RG6 & 9).

Heritage: The Stratford arm of the Grand Union Canal, part of a conservation area cuts through the centre of the site. While Cosgrove, sitting approximately 300 metres to the north east of the site along Stratford Road is also covered by a conservation area.

Plan of AL5 illustrating site assessment issues



- | | |
|-------------------|------------------------------|
| Flood Plain Area | Footpaths |
| Conservation Area | Potential Sensitive Receptor |
| High Point | Watercourse |
| Low Point | Ridge line |

Development Framework AL5

Development Framework plan for AL5



Height, Scale & Massing: The western end of AL5 may be able to accommodate a mix of unit sizes given its direct access off the A508 and general limited exposure to views, with development heights likely rising to approximately 10-15 metres. Small to medium sized buildings are most likely to be acceptable on land that sits along, or to the north of Dogsmouth Brook & Stratford Arm*.

Green Infrastructure: Framework indicates the introduction of an integrated blue and green network, including a green accessible wetland corridor following Dogsmouth Brook that could incorporate SUDs provision, habitat corridor planting and footpaths. The framework shows the site's eastern & central fields retained as managed open countryside forming a potential expansion to Ouse Valley Park.

Drainage: An integrated and attractive sustainable drainage network should include swales located along green and woodland edges directing surface water to a basin located adjacent to Dogsmouth Brook**.

Access: Framework provides an access into the site off the A508, with a new roundabout located between Old Stratford Roundabout and the road's flyover of the Dogsmouth Brook. A Network of active travel routes should enhance connections to the existing A5 pedestrian overpass linking to Old Stratford and provide new links along the Brook and Stratford Arm towards the Ouse Valley Park***.

Placemaking / Urban Form: Framework suggests a series of key frontage opportunities at the Old Stratford Roundabout/A508 and along the new green accessible wetland corridor****.

Key Features

- 1 Western and Southern Development Areas
- 2 Areas abutting sections of Dogsmouth Brook and Stratford Arm to be treated sensitively
- 3 Eastern & central field and section of the brook to be retained as open countryside / future expansion to Ouse Valley Park
- 4 Key vehicular access off A508
- 5 New accessible green wetland corridor with SUDs provision
- 6 Network of new east west and north south footpaths.
- 7 Key frontages onto Old Stratford Roundabout
- 8 Key frontages along new wetland corridor
- 9 Retain and enhance blocks and belts of woodland within the site
- 10 New woodland to mitigate views from Northampton/Stratford Road and A5

- Development Area (DA)
- Sensitive DA
- Green Space
- Key Green Space
- New Tree Planting
- Existing Tree Planting
- Key Frontage
- Primary Link Road
- Secondary Access
- Existing Footpath
- New Footpath
- SUDs Location

Next Steps

The SPD is intended to help guide the future design and development across each of the four employment allocations AL1, AL2, AL4 and AL5 as set out within the Part 2 Local Plan. This SPD will be a material consideration in the determination of any planning application(s) across the sites.

These boards outline how the SPD has considered the wider policy context within which this SPD has been prepared. There has also been detailed consideration into the context, guiding principles and development parameters that need to be taken into account across each of the sites. This has included a thorough understanding of the physical constraints and opportunities that exist.

The purpose of the SPD is to improve the planning and development process by reducing uncertainty and clearly setting out guidance on what is expected from development proposals. The SPD will bring together the policy framework with clear guiding principles for the future development of the sites.

How to get Involved

We would like to hear any comments you may have on this draft SPD. You can provide comments to us in a number of ways, via a response form on the consultation website, by email or post. Details for these are below provided opposite.

If you would like to learn more about the draft document then you can gain access to a digital copy on the website or request a hard copy by calling the Planning Policy Team.

All comments should be submitted to us by Midnight 18th August 2022.

Contact Details



01327 322265



localplanconsultation.snc@westnorthants.gov.uk



www.westnorthants.gov.uk/have-your-say/current-consultations



Planning Policy Team, West Northamptonshire Council, The Forum, Moat Lane, Towcester, NN12 6AD



Next Steps and Timescale

Following the consultation, all comments will be carefully considered and where appropriate amendments will be made to the SPD. A summary of all comments and the Council's response will be clearly detailed within a Statement of Consultation. The Council will then be asked to formally agree the SPD, at which point it will sit alongside the development plan and can be used in the determination of planning applications.

July 2022

Public Consultation

September 2022

Finalise the SPD

September / October 2022

Policy committee approval

Autumn 2022

SPD forms a material consideration in determining planning applications