Land South of Brackmills

Appendices to Proof of Evidence of
Philip Brashaw BSc (Hons) BLD CMI
On Behalf of the Appellant

Landscape and Visual Matters
Appendices 1 to 10

PINS Ref: 2228866
LPA Ref: N/2023/0338

May 2015
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Figure 12
Topography the 'Ridge' between Hunsbury Hill and Cogenhoe, and Views Towards the Nene Valley

PROJECT TITLE
LAND SOUTH OF BRACKMILLS

DRAWING TITLE

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

© LDA Design Consulting LLP. Quality Assured to BS EN ISO 9001: 2008
Sources: Ordnance Survey, Nextmap
LEGEND

- Application Boundary
- Brackmills Country Park

Land Ownership
- Northampton Borough Council
- Homes and Communities Agency

Note:
The areas shown are approximate but illustrate the broad areas of the Country Park owned by the Homes and Community Agency and
understood to be owned by Northampton Borough Council.

* The approximate boundary of Brackmills Country Park is based on
  Northampton Open Spaces web site:
  http://www.northamptonopenspaces.info/parks/brackmills.html

LDADesign

PROJECT TITLE
LAND SOUTH OF BRACKMILLS

DRAWING TITLE
Figure 13
Brackmills Country Park Ownership

ISSUED BY Peterborough T: 01733 310 471
DATE 15 May 2015 DRAWN JB
SCALE A3 1:12,500 CHECKED PB
STATUS Final APPROVED PB

DWG. NO. 3943_013

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

© LDADesign Consulting LLP. Quality Assured to BS EN ISO 9001:2008
Sources: Ordnance Survey, Northampton Open Spaces
http://www.northamptonopenspaces.info/index.html
Site lies beyond vegetation

Hardingstone Lodge boundary planting

Brackmills Wood

Illustrative Viewpoint III (Left) - Public Footpath KU15 north of Saucebridge Farm

(0.8km north east of site)
Illustrative Viewpoint (Centre) - Public Footpath KU15 north of Saucebridge Farm
Illustrative Viewpoint III (Right) - Public Footpath KU15 north of Saucebridge Farm
Illustrative Viewpoint IV (Left) - The Green south of Great Houghton

(1.6km north east of site)
Site lies out of view to the left of the panorama. The site is not visible from this location.
Illustrative Viewpoint IV (Right) - The Green south of Great-houghton
Illustrative Viewpoint V (Left) - Lodge Road south of Little Houghton

(3.0km north east of site)
Site lies out of view to the left of the panorama. The site is not visible from this location.
Illustrative Viewpoint V (Right) - Lodge Road south of Little Houghton
Illustrative Viewpoint VI (Left) - Bridleway north of Brasfield-on-the-Green

(4.5km north east of site)
Site lies out of view to the left of the panorama. The site is not visible from this location.
Illustrative Viewpoint VI (Right) - Bridleway north of Brafield-on-the-Green
Appendix 3  Correspondence with NBC regarding the Northamptonshire Character and Green Infrastructure Suite, version 2.2, April 2008 (River Nene Regional Park CIC) (CD-101) and the Northampton landscape Sensitivity and Green Infrastructure Study, February 2009 (CD-94)
Hi Enda,

The Northamptonshire Environmental Character and Green Infrastructure Suite underpins the Green Infrastructure Strategic Framework Study: Making the Connection. The Study represented a significant shift in strategic environmental planning for Northamptonshire as it identified, for the first time, a Strategic Green Infrastructure Framework for the County area. The Strategic GI Framework illustrates the location of the Sub Regional and Local Green Infrastructure Corridors across Northamptonshire. These are intended to become fully multifunctional zones. The Strategic Green Infrastructure Framework was the basis of Policy BN1 Green Infrastructure Connections and figure 6 in the West Northamptonshire Joint Core Strategy. It is intended that the policy will be ‘bolstered’ through the Local Plan Part II where we will move from the strategic framework to a local level network enabling us to deliver GI through planning.

I hope this gives you what you need?

Kind regards

Emma

Emma V. Arklay (Planning Policy Officer)
Northampton Borough Council
Planning and Regeneration
The Guildhall, St Giles Square
Northampton. NN1 1DE
Tel: 01604 837635
Fax: 01604 837527
email: earklay@northampton.gov.uk

Northampton Borough Council has submitted a Community Infrastructure Levy (CIL) Draft Charging Schedule for examination.

To find out how your development may be affected visit www.northampton.gov.uk/cil

---

Dear Enda,

As far as I am aware there wasn’t a specific stakeholder meeting. The key stakeholders were consulted by email on a draft of the document in December 2008.

Kind regards

Colin

Colin Staves
Principal Spatial Planner
West Northamptonshire Joint Planning Unit
The Guildhall, St Giles Square, Northampton NN1 1DE
Tel: 01604 838678 Fax: 01604 838543
Email: cstaves@northampton.gov.uk

---

Dear Colin,

I’m aware that some time as past since you sent me this information but I have just following up question to this. Would you happen to be able to tell me a date for when the Stakeholder Meeting took place?

Kind Regards,

Enda Coughlan

Enda Coughlan

17 Minster Precincts, Peterborough. PE1 1XX
tel: +44 (0) 1733 310471
email: Enda.Coughlan@lda-design.co.uk | www.lda-design.co.uk
Dear Enda,

As discussed I can confirm that the study was prepared, on behalf of the Joint Planning Unit, as part of the evidence base for the Local Development Framework, in particular the preparation of the West Northamptonshire Joint Core Strategy. As a technical evidence base document it was not subject to public consultation, but the following key stakeholders were consulted on a draft of the document:

Anglian Water
Borough of Wellingborough Council
Daventry District Council
English Heritage
Environment Agency
Natural England
Northampton Borough Council
Northamptonshire County Council
North Northamptonshire Joint Planning Unit
River Nene Regional Park
South Northamptonshire Council
West Northamptonshire Development Corporation
Wildlife Trust

Kind regards

Colin Staves
Principal Spatial Planner
West Northamptonshire Joint Planning Unit
The Guildhall, St Giles Square, Northampton NN1 1DE
Tel: 01604 838678 Fax: 01604 839543
Email: colin.staves@northampton.gov.uk

From: Colin Staves [mailto:colin.staves@northampton.gov.uk]
Sent: 16 March 2015 13:32
To: Enda Coughlan
Cc: Emma Arklay
Subject: RE: Northampton Landscape Sensitivity & Green Infrastructure Study 2009

Dear Enda,

As discussed I can confirm that the study was prepared, on behalf of the Joint Planning Unit, as part of the evidence base for the Local Development Framework, in particular the preparation of the West Northamptonshire Joint Core Strategy. As a technical evidence base document it was not subject to public consultation, but the following key stakeholders were consulted on a draft of the document:

Anglian Water
Borough of Wellingborough Council
Daventry District Council
English Heritage
Environment Agency
Natural England
Northampton Borough Council
Northamptonshire County Council
North Northamptonshire Joint Planning Unit
River Nene Regional Park
South Northamptonshire Council
West Northamptonshire Development Corporation
Wildlife Trust

Kind regards

Colin Staves
Principal Spatial Planner
West Northamptonshire Joint Planning Unit
The Guildhall, St Giles Square, Northampton NN1 1DE
Tel: 01604 838678 Fax: 01604 839543
Email: colin.staves@northampton.gov.uk

From: Enda Coughlan [mailto:Enda.Coughlan@lda-design.co.uk]
Sent: 16 March 2015 12:18
To: Colin Staves
Subject: Northampton Landscape Sensitivity & Green Infrastructure Study 2009

Dear Colin,

As discussed in our earlier telephone conversation can you confirm by email the current status of the Northampton Landscape Sensitivity & Green Infrastructure Study 2009 within the Local Development Framework and also identify who were consulted in the production of this document.

Kind Regards,

Enda Coughlan
Enda Coughlan

17 Minster Precincts, Peterborough, PE1 1XX
tel: +44 (0) 1733 310471
e-mail: Enda.Coughlan@lda-design.co.uk / www.lda-design.co.uk

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Appendix 4  Note on open space provision
Note on Open Space Provision on Land East of Hardingham for Appeal
Reference APP/V2825/A/14/222886

May 2015

1.1. Introduction

1.1.1. This note sets out a summary of the process of consultation, design development and agreement regarding the provision of open space as part of the Outline Planning Application submitted to Northampton Borough Council for Land East of Hardingham Ref. No. N/2013/388. Registered 28/05/13. The purpose is to address the statement in paragraph 7.24 of the Officer’s Report (OR) (CD 57) which states that the quantum proposed falls short of the local standard as defined in the Parks and Open Space Strategy for Northampton (November 2000), and explain that the approach was agreed with NBC prior to submission of the Planning Application.

1.2. The Design Development Process: Early Consultation

1.2.1. A consultation meeting was held with members of the local parish councils of Hardingham, Wootton & East Hunsbury and Hacketon on the evening of 21st November 2011 at Caroline Chbosky School. An agreed record of the main points discussed is included in the Statement of Community Involvement submitted with the outline planning application (CD 10).

1.2.2. This meeting was purposefully arranged to engage with the local community representatives before discussions with statutory consultees. This was to allow them to have the first opportunity to influence the spatial arrangement of the proposed scheme.

1.2.3. Some key conclusions on the principles on the spatial arrangement of the proposed scheme were sketched out at this meeting including:

- the retention of the existing public footpath as part of a green link through the development;
- development should be greener (than other local existing examples) with plenty of tree planting;
- Hardingham representatives believe that a positive green interface between the existing and new communities that also offer opportunities for shared community use would be helpful;
- green space should be useful and not be a green barrier between the two communities;
- spatial arrangement should break the development into two main areas to mitigate a concern expressed by some of the potential for suburban sprawl;

1.2.4. The points expressed by the community representatives on the key issues and design principles were incorporated into the earliest proposals for discussion with the local authorities, statutory consultees and stakeholders on 22nd November 2011 (CD 123).

1.2.5. It was confirmed at the Statutory Consultee and Stakeholder meeting that the spatial arrangement principles of the emerging plan were supported by the stakeholders at the meeting.

1.2.6. NBC advised HCLA’s consultant team of the ‘Open Space, Sport and Recreation Needs Assessment and Audit update report from Northampton Borough Council September 2009’ It was suggested that we consider this as part of our masterplan development process.

1.3. NBC Open Space Standards and Agreement of open space provision

1.3.1. The ‘Open Space, Sport and Recreation Needs Assessment and Audit update report from Northampton Borough Council September 2009’ is a detailed report that identifies the location, quantity and quality of existing open space across Northampton Borough. The report describes the various existing green spaces under a set of types with minimum quantity standards per 1,000 population and accessibility standards as distances in metres and walking time as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Area per 1,000 people</th>
<th>Distance</th>
<th>Walking Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks &amp; Gardens</td>
<td>1.05 Ha</td>
<td>480m</td>
<td>10 minutes</td>
</tr>
<tr>
<td>Natural &amp; Semi Natural Open Space</td>
<td>1.52 Ha</td>
<td>720m</td>
<td>15 minutes</td>
</tr>
<tr>
<td>Amenity Green Space</td>
<td>1.57 Ha</td>
<td>240m</td>
<td>5 minutes</td>
</tr>
<tr>
<td>Play Provision for Young Children</td>
<td>0.04 Ha</td>
<td>240m</td>
<td>5 minutes</td>
</tr>
<tr>
<td>Play Provision for Young People</td>
<td>0.03 Ha</td>
<td>480m</td>
<td>10 minutes</td>
</tr>
<tr>
<td>Outdoor Sports Facilities</td>
<td>1.62 Ha</td>
<td>720m</td>
<td>15 minutes</td>
</tr>
<tr>
<td>Allotments &amp; Community Gardens</td>
<td>0.42 Ha</td>
<td>720m</td>
<td>15 minutes</td>
</tr>
<tr>
<td>Cemeteries &amp; Churchyards</td>
<td>0.013 Ha</td>
<td>Not set</td>
<td>Not set</td>
</tr>
</tbody>
</table>

1.3.2. With regard to new development and the Improvement Policies set out in the Northampton Borough Council Parks & Open Spaces Strategy 2009 and Refresh

is it important to note that these standards are intended for Development Control purposes to guide the amount of open space provided on site and to calculate off site contributions.

1.3.3. At the request of the Planning Case Officer at the time, we provided a summary of the open space type and amount proposed in the draft masterplan in May 2012 (see, Wootten SUE – Open Space Standards Requirements (1,000 homes) within this Appendix). Our calculations identified that a total open space amount for the purpose of on-site provision and off-site contribution amounted to 14.046ha. This figure was based on total number of dwellings of 1,000 at 2.2 occupancy rate per dwelling. The forecast for Average Household Size in Northampton Borough is 2.23 (2011) falling to 2.13 (2026). "Population, Household and Labour Force Technical Paper: Table 16" (Feb. 2013) was prepared at the request of the Inspector and uses a different model to estimate future household projections compared with that used of the 2011 study. Under 79% it projects household sizes a 2.28 for Northampton Related Development Area.

1.3.4. The planning case officer did his own internal calculation to check on which set a total of 14.66ha for the calculation on-site provision and off-site contribution based on a 2.4 occupancy rate per dwelling. A copy of this calculation was sent to LDA on 18th July 2012 and is included this Appendix (two pages headed POLICY BACKGROUND STATEMENT ON OPEN SPACE).

1.3.5. A later study completed in December 2013, ‘West Northamptonshire Joint Core Strategy, Population, Households and Labour Force Technical Paper. Second Update’ was prepared at the request of the Inspector and uses a different model to estimate future household projections compared with that used of the 2011 study. Under 79% it projects household sizes a 2.28 for Northampton Related Development Area.

1.3.6. Our summary of May 2013 Wootten SUE – Open Space Standards Requirements (1,000 homes) note set out our approach to open space provision as part of an integrated design for green infrastructure to create an attractive outdoor environment where recreation, ecology and sustainable drainage are combined in a harmonious way. Our approach made it clear that Parks, Amenity Space, Natural & Semi-Natural Space and Play for Children & Young People would overlap and be integrated and provide improved access to adjacent green spaces and facilities. This is in keeping with best practice open space design and paragraph 6.2 of the Northampton Borough Council ‘Open Space, Sport and Recreation Needs Assessment and Audit 2009’, which states:

“The function of amenity space can overlap with that of parks and gardens and natural areas. Amenity green space can also provide informal opportunities for children’s play where there are no other facilities. It is important therefore to consider the provision of amenity green spaces in the context of other types of open space.”

1.3.7. As a result of the design approach, which balances the provision of development defined under Policy N6 and the quantity of open space in the NRC standards guidance, the outline planning application proposed a total of 0.87ha of open space on the site; the balance is provided through Section 106 contribution in accordance with NRC assessment of local need.

1.3.8. A key meeting was held with the Planning Case Officer to fix the masterplan proposals on 18th July 2012. The open space provision was discussed and agreement reached as 3.3 of the minutes (CD 121) states:

"CP advised that when the existing open space provision is taken into account for the area assessed as assessed in NRC audit, the additional required across a number of open space types is reduced. Based on this information and a review of the green infrastructure of the proposed masterplan, CP is satisfied that there is a well distributed provision of open green space of the various types provided.”

1.3.9. The matter of provision of sport facilities was discussed and agreed separately to other open space. The planning case officer advised that we review the NRC commissioned report, ‘Northampton Playing Fields Strategy Key Issues and Recommendations (2012)’ report by Neil Allen Associates against our masterplan. We did this and based on the recommendations in this report concluded that a more appropriate strategy for sports pitch provision would be through Section 106 contributions to meet the objectives of the report rather than new facility provision on site. Having discussed this with Chris Preston, we were asked to provide a summary of our justification in writing for him to consider. This was completed and issued to Chris Preston on 17th July 2012 by e-mail (see, Land South of Bracknills SUE Open space policy review & sport within this Appendix).

1.3.10. The key meeting with the Planning Case Officer to fix the masterplan proposals on 18th July 2012 confirms this in 3.4 of the minutes stating:

"CP confirmed that he had reviewed the summary statement from LDA on the proposed strategy for formal sports playing field provision. CP concurred with LDA’s understanding of the key priority recommendations as set out in the NRC ‘Northampton Playing Fields Key Issues and Recommendations Report’ (2011). It was agreed that the preferred approach should be for a financial contribution towards off-site sport facilities in the locality from this development through the section 106 agreement, rather than providing additional new facilities on site” (CD 122)

1.3.11. At this time, it was agreed that the proposed structural green space on the plateau in land east of Landmore Road should be designed to include space sufficient for a junior football pitch, should there be community interest in using it for this.

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1 Also available at [http://www.northampton.gov.uk/info/300205/planning-for-the-future/1730/planning-for-the-future...](http://www.northampton.gov.uk/info/300205/planning-for-the-future/1730/planning-for-the-future...

2 Available at [http://www.westnorthamptonshire.gov.uk/connect/publicwebsite/1023014](http://www.westnorthamptonshire.gov.uk/connect/publicwebsite/1023014)

3 Also available at [http://www.westnorthamptonshire.gov.uk/connect/publicwebsite/1023014](http://www.westnorthamptonshire.gov.uk/connect/publicwebsite/1023014)
1.3.12. The planning application with open space provision was submitted on the basis of these agreements in March 2013 followed by a period of consultation of over twelve months up to the date of the Planning Committee Meeting 6th May 2014. In that time the planning case officer changed.

1.3.13. The local authority re-engaged with LDA Design, as masterplanner for the proposals, in February 2014 on the matter of open space provision following consultation responses.

1.3.14. In February 2014, NBC advised that if a junior football pitch was to be provided on site, it would be expected to include changing facilities and possibly floodlighting and perimeter fence. We suggested that these additional requirements formalising the pitch would make the green space on the plateau in land east of Landmore Road an inappropriate location in terms of landscape and visual impact, particularly at night. It was agreed that if the green space within the proposed primary school land would be a more appropriate location with separation of access and changing facilities to work with out of school hours. This could increase the availability of the pitch for the community use. The Green Infrastructure Framework was updated for the submission. Although Sport England was not a statutory consultee, it was agreed with NBC that this response dealt with their objection to the Outline Planning Application.

1.4. Officer's Report to Committee (CD-57)

1.4.1. The OR in section 7.24 states "officers are satisfied that the location and quantum of open space is adequate to provide a range of both formal and informal open space to serve the recreational and amenity needs of the development and provide sufficient green infrastructure to mitigate ecological impacts." It is noted that it goes on to say that the quantum of open space falls short of open space required in Local Policy and a total quantum of space equal to 14.64ha would be required for a development of this size. Although NBC officers did take into consideration the masterplan framework proposal to provide access to the Brackmills Wood area adjacent to the site in a number of locations as mitigation of the higher open space requirement, the statement does not reflect NBC’s own policy guidance or the agreement reached in pre-planning consultation in July 2012.

- The OR 7.24 does not make it clear that the 14.64ha of open space is an overall total to guide the amount of on site provision and off site contribution through s106. The only reference to provisions for contributions through s106 is for a Management Strategy for Brackmills Wood. We would have expected the Council to have considered local off site need and the opportunity for contributions as identified in Improvement Policies set out in the ‘Northampton Borough Council Parks & Open Spaces Strategy 2009 and Refresh 2013’. Examples of this are the Hardingstone Parish Council funding requirements to bring some of their existing community building facilities back into use, or the restoration and improvement plans for the Hardingstone Recreation Ground, or contribution to the local community sports centre in Wootton.

- The OR (CD-57) does not make it clear that it is not feasible or expected that a total quantum of 14.64ha of open space for each use type is provided on site. Nor does it make it clear in relation to this point; that the 9.68ha on site provision is a result of a balanced integrated masterplan for the delivery of open space and development to the average density set for SUE’s in the adopted JCS for the quantum identified under Policy N6.

- The OR does not take into consideration the agreement to the arrangement for public access to green space on the land for the Primary School, which includes access to the proposed MUGA and Junior Football Pitch, as well as the surrounding amenity green space on that site. The inclusion of these facilities increases the on site provision of open space to 10.88ha.

- The OR does not make it clear that, whilst the overall figure for open space generated by each use type in isolation is not met by the on site provision, there is over provision on site for a number of use types as a result of the design response to the consultation and environmental drivers for the site. These include over provision of allotments and Community Gardens, Natural and Semi-Natural Green Space and Amenity Green Space. The OR report also does not make it clear that a burial ground would not be provided on this site in accordance with NBC expressed view in consultation that it would not be appropriate.

1.4.2. Had there been an opportunity to do so, these are points that we would have discussed and corrected with the local authority prior to the OR committee report being issued to the Planning Committee Members.

1.4.3. Open space provision is not a Reason for Refusal.
## 1.0 Wootton SUE – Open Space Standards Requirements (1,000 Homes)

The current draft masterplan shows the following potential open space provision compared with the Minimum Quantity Standards set out on the Open Space, Sport and Recreation Needs Assessment and Audit update report from Northampton Borough Council September 2009.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Open Space Type</th>
<th>Standard Req. Ha per 1,000 population</th>
<th>Standard Distance Req.</th>
<th>Wootton SUE Req. based on 2,000+ population</th>
<th>Wootton SUE current masterplan</th>
<th>% over/under provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Parks &amp; Gardens</td>
<td>1.05</td>
<td>10 min walk (480m)</td>
<td>2.310Ha</td>
<td>3.245Ha</td>
<td>40 over</td>
</tr>
<tr>
<td>2</td>
<td>Natural &amp; Semi Natural Open Space</td>
<td>1.57</td>
<td>15 min walk (720m)</td>
<td>3.433Ha</td>
<td>4.428 Ha</td>
<td>28 over</td>
</tr>
<tr>
<td>3</td>
<td>Amenity Open Space</td>
<td>1.37</td>
<td>5 min walk (240m)</td>
<td>3.010Ha</td>
<td>3.010Ha</td>
<td>Assume this is provided within the 7.675ha available under 1 and 2 above as part of integrated GI strategy</td>
</tr>
<tr>
<td>4</td>
<td>Play for Young Children</td>
<td>0.04</td>
<td>5 min walk (240m)</td>
<td>0.088Ha</td>
<td>0.088Ha</td>
<td>Accommodated within space for 1 and 3 and supplemented by reserved matters applications</td>
</tr>
<tr>
<td>5</td>
<td>Play for Young People</td>
<td>0.03</td>
<td>10 min walk (480m)</td>
<td>0.066Ha</td>
<td>0.066Ha</td>
<td>Accommodated within space for 1, 2 and 3</td>
</tr>
<tr>
<td>6</td>
<td>Outdoor Sport Facilities</td>
<td>1.62</td>
<td>15 min walk (720m)</td>
<td>3.56Ha</td>
<td>3.56Ha</td>
<td>Contribution to improvement/expansion of other local site. Potential for community use of primary school facilities</td>
</tr>
</tbody>
</table>

### Facilities

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Open Space Type</th>
<th>Standard Req. Ha per 1,000 population</th>
<th>Standard Distance Req.</th>
<th>Wootton SUE Req. based on 2,000+ population</th>
<th>Wootton SUE current masterplan</th>
<th>% over/under provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Indoor Sports Facilities</td>
<td>0.29 courts</td>
<td>15 min walk (720m)</td>
<td>0.696Ha</td>
<td>0.696Ha</td>
<td>Potential on Primary School site or as contribution to improvement to existing local facilities</td>
</tr>
<tr>
<td>8</td>
<td>Allotments</td>
<td>0.42</td>
<td>15 min walk (720m)</td>
<td>1.378Ha</td>
<td>1.378Ha</td>
<td>99 over</td>
</tr>
<tr>
<td>9</td>
<td>Churchyards</td>
<td>0.15 per annum subject to growth</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>Local community request for potential green burial ground to be discussed with LPA</td>
</tr>
<tr>
<td>10</td>
<td>Green Corridors</td>
<td>No standard set</td>
<td>No standard set</td>
<td>No standard set</td>
<td>4.85 Ha (provided as part of integrated GI strategy for development). Figure does not include proposed improvements to Landmore Rd. embankments and verges 7.41 Ha)</td>
<td></td>
</tr>
</tbody>
</table>

### Total

Assumes integrated Green Infrastructure approach 9.47 Ha (Equivalent to 23% of Site Area)
Conclusion:
The total open space quantity applying standards individually set out in NBC Open Space, Sport and Recreation Needs Assessment and Audit (2009) is applied to this development as strategic open space, it would require a total area of 1.4606ha on site.

We propose to take an integrated green infrastructure approach to the provision of green space in the development. This will create an attractive outdoor environment where recreation, ecology and SuDS requirements are combined in a harmonious way. The total green space for 2,000 homes applied to the site in accordance with the NBC Audit Standards is 9.85ha, assuming provision in open space types 1, 2, 3, 4, 5 & 8 are integrated with 57 contributes to 6 & 7 (outdoor & indoor sport). Under the same assumption the proposed masterplan is providing 9.97 ha of open space on site. The masterplan approach to movement and access as part of the green infrastructure also provides linkage to existing green space and woodland on the northern boundary of the development of about 28.83ha.

Note:
* Population based on total number of dwellings of 1,000 at 2.3 people per dwelling. Current forecast for Average Household Size in Northampton Borough is 2.2 (2013) falling to 2.1 (2021), "Population, Household and Labour Force Technical Paper, Table 18", Jan 2011 as published on NBU Website.

The area of the primary school site has been excluded from the development and open space calculations.
Planning Context
When considering the loss of an open space you need to consider the policy context. Is the principle of loss acceptable in policy terms? What other evidence is available to inform the decision making process?

Checklist
- West Northamptonshire Joint Core Strategy Pre-Submission Document (2011)
- Central Area Action Plan Pre-Submission Document (2011)
- Local Plan (1997)
- Playing Fields Strategy (PFS) (2011)
- Parks and Open Spaces Strategy (2009)
- Open Space, Sport & Recreation Assessment of Needs and Audit (2008)(OSSR Report)
- Northampton Landscape Sensitivity and Green Infrastructure Study (2009)
- Making the Connection: Green Infrastructure Strategic Framework Study (2008)

1.0 Land South of Brackmills SUE: Open space policy review & sport

1.1 Introduction:
We have reviewed the open space provision against the policy standards for a range of open space types contained in the NBC Open Space Audit report (2009) as provided by NBC for information.

The NBC Open Space Audit report (2009) sets out open space targets under separate headings. If applied strictly as an area calculation exercise on a development of 1,000 homes, it would result in about 14.5 ha of land being required for open space for defined uses. This is equivalent to about 20% of the site area on the Land South of Brackmills SUE site. When space providing sustainable primary infrastructure is added to this the viability of developing the site becomes challenging.

1.2 Overall Open Space Approach for Land South of Brackmills SUE
In reality, the design of strategic open space would usually integrate many of the individual use types in the NBC Audit Report, with areas of open space providing more than one function. We have developed an open space layout in the masterplan that provides an integrated and even distribution of predominantly green space across the site. This approach aims to create a desirable place that provides for the day to day enjoyment of residents through suitable spaces that:
- Are valued for informal use by residents and neighbouring communities
- Incorporate community food production, biodiversity gain and sustainable drainage solutions
- Provides attractive green links and through-the-development for the new residents and adjacent existing communities to enjoy and contribute to good place making

This approach will lead to the provision of green infrastructure that meets (and in some cases exceeds) the policy standards for a range of open space types defined in the NBC Policy. It will also respond to the consultation objectives not covered by this policy, such as Natural England comments on ecology.

1.3 Justification for not including formal sports pitches/facilities on the site:
The masterplan currently strikes a balance between the provisions of high quality open green spaces with the housing numbers necessary to ensure the viability of the scheme. To achieve this balance we have not included formal playing pitch provision on site. Instead we propose that a financial contribution to sports pitches or related facilities is made through the Section 106 Agreement. There are a number of reasons for this:

Policy L4 of the Local Plan applies to development ‘over’ 1,000 homes. Our application is for up to 1,000 homes. However, it is proposed to make a financial contribution to off-site sport facilities through the Section 106 Agreement.

We have reviewed the ‘Northampton Playing Fields Key Issues and Recommendations Report’ (2011) by Nell Allen Associates as commissioned by VK. This report focuses on formal sports provision recommendations for football, cricket, rugby and hockey. A summary of some of the key conclusions that have informed our strategy for this site is as follows:

Football:
- There is a limited latent demand for football in the borough
- There is more than sufficient adult pitches to meet the current and future requirements
• There are pressures on junior and mini pitches and it is recommended that some adult pitches are re-marked to use for junior and mini football
• Recommended that there is a move to AVG and artificial pitches
• There are issues relating to maintenance and quality of the existing pitch provision as follows:
  o Pitch quality issues affecting the long term capacity (cutting up and repair)
  o Lack of changing and toilet facilities
  o Shortage of equipment for maintaining pitches
  o Pitch numbers have increased in the borough but maintenance budgets have not
• The pitch booking system is outdated and leads to inefficient use of the pitches. Recommended that there is a move to upgrade the booking system to a computer based one to overcome this issue
• There are already a number of vacant/derelict pitches across the borough. It is recommended that these are proposed for other uses, which could raise funds to reinvest in improving facilities at other sports sites. It is also recommended that this funding be used to supplement affordability of access to FFI School facilities.

Cricket:
• Overall there is a low latent demand for cricket across the borough
• Cricket is more club based structure than through municipal facilities, so it is recommended that existing pitches that don’t meet with the latest requirements for the sport are removed in favour of other facilities to reduce maintenance demands
• Recommended that any new cricket pitches are only led by club demand and not to have one pitch in isolation

Rugby:
• There is some latent demand for rugby in the borough and it is expected that this demand will continue into the future
• Rugby is a strongly club based culture and generally do not use satellite facilities
• Potential to explore better access to schools with RFU support
• Existing sites would benefit from investment

Hockey:
• Limited latent demand for hockey

The combination of the following points from our review of the Northampton Playing Fields Key Issues and Recommendations Report (2012) has led us to conclude that the proposed open space strategy and uses is the most appropriate for the Land South of Brackmills SUE-OPA:

• Generally low latent demand for formal sports provision
• An overall recommendation that ways of maximising the efficient use of the existing facilities before building more should be pursued
• Potential for investment contributions to existing facilities
• The likely additional pressure on local authority resources and finance for maintenance commitment to formal sports pitches and associated facilities
## Appendix 6  Illustrative views of the green spine on PRoW KN6

<table>
<thead>
<tr>
<th>DWG. NO.</th>
<th>Description</th>
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<tbody>
<tr>
<td>3943_VS_Locations</td>
<td>Outline Planning Application Appeal Illustrative Framework Plan with Visualisation Locations</td>
</tr>
<tr>
<td>3943_VS_A</td>
<td>Viewpoint A</td>
</tr>
<tr>
<td>3943_VS_B</td>
<td>Viewpoint B</td>
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<tr>
<td>3943_VS_C</td>
<td>Viewpoint C</td>
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<tr>
<td>3943_VS_D</td>
<td>Viewpoint D</td>
</tr>
<tr>
<td>3943_VS_E</td>
<td>Viewpoint E</td>
</tr>
</tbody>
</table>
A view looking southeast into the proposed development from the point near where the Public Right of Way crosses the application boundary. The proposed shared footpath/cycleway as a metalled surface starts at this point and passes along the north-eastern edge of the proposed amenity green space in the north western corner of the development. The existing hedge on the left hand side of the image is the retained boundary to the Bradkills Wood with the landscape of the proposed green corridor extending south into the development along the green spine through the western portion of the proposed scheme.

- The view illustrates the design principles described in the Design & Access Statement and the Urban Structure and Legibility Framework (refer to drw. 3238_207) including Green space and access routes that are well overlooked by development with shared surface streets off the primary street.

- Native tree species with irregular form, naturalistic ground flora planting, soft plot boundary treatment and a restrained palette of colour, tone and texture of materials are used to define development character of the ‘Permeable Edge’ as a sensitive response to the northern edge of the proposed development.
A view looking southeast along the primary street leading towards Landmare Road. The shared footpath/cycleway extends along the northern side of the carriageway with the SLRs feature incorporated into the naturalistic green space corridor running alongside the primary street.

- The view illustrates the design principles described in the Design & Access Statement and the Urban Structure and Legibility Framework (refer to drg. 3238_203_RevA) to the north of the primary street (centre left of image). The formal character of the ‘Permeable Grid’ character area to the south side of the primary street is defined by the regular rhythm and consistent scale of the homes. This is supported by the landscape elements including the formal shape and spacing of trees along the street and the consistent treatment of the plot edges along the footway.
A view looking northwest along the primary street and the Public Right of way towards Hardingstone. The shared footpath/cycleway extends along the northern side of the carriageway with a SUDs feature incorporated into the naturalistic green space providing a consistent green set back to the development on the north side.

- The design principles that define character are as described in Viewpoint B. In addition, this view shows the visual connection into the structural green corridor that runs north/south within the western portion of the proposed development (in front of and to the right of the red car) which will enhance the legibility of the place as one passes along this route.

- The scale of the space between the built frontages, combined with the cohesive and efficient design of the green space promoted by the Design and Access Statement is shown in this view.
A view in the portion of the development east of Landimore Road and looking southeast towards the existing properties of Pagnell Court. A structural green space incorporating a shared footway/cycleway along the southern edge serves to continue the Public Right of Way through the development and provides direct access to amenity green space.

- The view illustrates the design principles described in the Design & Access Statement and the Urban Structure and Legibility Framework (refer to doc. 3298_207) including Green space and access routes that are well overlooked by development.

- The scale of the green space between the built frontages combined with the principles of integrated design of access, drainage features and amenity and play promoted by the Design and Access Statement are shown in this view.

- The visual connection to the larger green space at the end of this space with longer distance views to the landscape beyond enhances the legibility of the scheme, connects the development to its context and supports the transition in the development character from the area west of Landimore Road to that in the eastern part of the proposed scheme.
A view looking north into the development from a point just to the west of the Public Right of Way west of Pagnell Court and a retained hedgerow.

- The view illustrates the design principles described in the Design & Access Statement and the Urban Structure and Legibility Framework (refer to drg. 3338_207) including Green space and access routes that are well overlooked by development.

- A space is created by the enclosure of the overlooking development and the improvement to the existing retained hedgerow to the eastern side, which will contrast with the wider open spaces that characterise this part of the development.

- The landscape incorporates a SUDs feature with native tree species within an informal habit. These elements work with the consistent soft plot edge along the shared surface street to create an intimate space with a distinctive natural character upon entry into the development from this southern end of the Public Right of Way.
1.0 Potential alternative treatments to the western and south western edges

1.1. Alternative 1

Drawing number 3238_205 Rev B and 3943/ SK01 show one potential alternative treatment where new gardens are currently proposed adjoining existing gardens on The Warren and Newport Pagnell Road.

Application Green Infrastructure Framework Plan 3238_205 Rev A and the Illustrative Masterplan 3238/200 (CDs 2 and 135) show a primary street north of proposed houses north of Newport Pagnell Road (treed integrated with SUDS - a swale) with houses fronting onto this street. The potential alternative on 3238_205 Rev B and 3943/ SK01 illustrates that the swale could be moved to become part of the green corridor on the southern boundary, and the primary street reduced in width.

The new green corridor could have a mixed native thicket of about 5m width along the property boundaries, incorporating quince species (e.g. hawthorn and blackthorn) provide some security and habitat connectivity. This strip could also include a mix of some larger broad leaf and evergreen trees (consistent with other verge planting in the area), which would provide some additional screening. However, this could be a security issue from where intruders could hide and break into existing properties.

The green corridor would also include a shared footpath cycleway (relocated from the primary street), to provide some animation/activity/casual security by surveillance through the space.

1.2. Alternative 1

An alternative treatment on this boundary is shown on drawing 3943/ SK01 which shows the original design solution for the primary street and homes backing onto the existing properties of Newport Pagnell Road Green Infrastructure Framework Plan 3238_205 Rev A and the Illustrative Masterplan 3238/200 (CDs 2 and 135). At the rear of the gardens to the new development a buffer strip of planting is shown at 3.5m wide, which could be comprised of a continuous strip of mixed native thicket/understory with groups of mixed native deciduous and evergreen trees. It would be possible to put an access in from both ends of the strip at Newport Pagnell Road and the allotment/food production area.

1.3. Alternative 3 - Treatment of north west boundary with The Warren

Drawing number 3238_205 Rev B shows a potential alternative treatment where new gardens are currently proposed adjoining existing gardens on The Warren. Proposed dwellings are moved eastwards slightly and the proposed amenity green space extended to meet the proposed green link and corridor between the proposed allotments and houses.

Northamptonshire Police, who did not object to the Application proposal, would need to be consulted on these Alternatives to obtain their views on security.
SECTION 106 AGREEMENT

LANDSCAPE AREA

THIS DEED is made the 20th day of April 1996

BETWEEN:

(1) THE COMMISSION FOR NEW TOWNS ("the Commission") of Glen House Stag Place Victoria London SW1E 5AJ

(2) Northamptonshire BOROUGH COUNCIL ("the Council") of The Guildhall St Giles Square Northamptonshire NN1 1DA

RECITALS

(a) The Council is the local planning authority for the purposes of the Act for the area within which the Site is situate.

(b) The Commission is registered as the freehold owner of the Site with title absolute at HM Land Registry under Title No: NN26118

(c) The Commission submitted the Planning Application and the Council is minded to grant the Planning Permission subject to the completion of this Deed without which the Planning Permission would not have been granted.

(d) The Commission is prepared to enter into this Deed on the terms and conditions set out below.

1.
NOW THIS DEED WITNESSETH as follows:

1. DEFINITIONS

1.1 In this Deed where the context so admits the following expressions shall have the following meanings:

"the Act" means the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and any statutory amendment variation substitution or re-enactment thereof.

"the Management Plan" means the proposals to be submitted pursuant to paragraph 6 of Schedule 2 hereto by the Commission to the Council and approved by the Council prior to the completion of the plan pursuant to paragraph 5 of Schedule 2 hereto for the scheduled management of the Landscape Area.

"Maintain public access" ensures access is retained and available to the public to use the Landscape Area continuously for their own enjoyment and in a way which will not prejudice the enjoyment of others PROVIDED ALWAYS that access may be restricted to a part of the Landscape Area when necessary for the purposes of safety and/or required in connection with any management tasks which are to secure the well-being of the Landscape Area and/or the public’s future enjoyment thereof.

"the Plan" means the plan annexed hereto.

"the Planning Application" the application received on 24 April 1995 and bearing statutory register number 95/0277 seeking permission for an extension of the Brackmills Employment Area for use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 together with a landscaped buffer zone on the site.

"the Planning Permission" means the planning permission for the Development to be granted pursuant to the Planning Application in the form of the draft set out in Schedule 1 hereto.

"the Section 278 Agreement" means the Agreement dated the seventh day of April, 1996 and made between Northamptonshire County Council and the Commission pursuant to Section 278 of the Highways Act 1980 relating to the the A45 New Valley Way including Queen Eleanor Brackmills and Barnes Meadow Interchanges Northamptonshire and other works to highways.

"the Site" the area of land the subject of the Planning Application shown for the purposes of identification only edged red on the Plan.

"Soft Landscape" means all grass trees shrubs hedges flower areas flowerbeds and water areas on the Landscape Area.

"the Landscape Area" means the area of approximately 65 hectares shown for illustrative purposes edged in green on the Plan.

"the Brackmills Link Road Preparation" means the work to be undertaken by the Northamptonshire County Council in the preparation for the Brackmills Link Road Works such works to include the matters listed in the Schedule to the Section 278 Agreement and the work to be undertaken by the Northamptonshire County Council in designing the Brackmills Link Road Works such work to include all the elements of design which would be undertaken by the Northamptonshire County Council were it engaged by the Commission under the Association of Consulting Engineers Conditions of Engagement.

"the Brackmills Link Road Works" means the design construction and supervision of the construction of the Brackmills Link Road.

"the Development" means the development permitted by the Planning Permission.

"the Hard Landscape" means all roadways parking spaces horse trails cycleways footbridges and paths not maintainable at public expense pergolas fences walls seats litter bins signs boards steps stiles and grilles and any other hard features on the Landscape Area.

"the Site" means the area of land the subject of the Planning Application shown for the purposes of identification only edged red on the Plan.

"Manage" means take all actions and decisions affecting the use of the Landscape Area which are reasonably necessary to ensure the proper use of the same for its intended purpose including but without prejudice to the generality of the foregoing measures to ensure safety, public hygiene, cleaning, control of pests and diseases of the growing stock, to deal with complaints and to display appropriate notices giving advice to persons as necessary with respect to the Landscape Area.
2. STATUTORY AUTHORITIES

2.1 It is hereby declared that this Deed is expressed to be made pursuant to Section 106 of the Act and

(a) the obligations are planning obligations for the purposes of the Act;

(b) the Commission is interested in the Site and other parts of the Landscape Area and the Woodland Planted Areas as proprietor with absolute title registered at HM Land Registry under title number NN26118;

(c) the obligations are undertaken by the Commission in its capacity as freehold owner of the Site; and

(d) the obligations undertaken by the Commission in this Deed shall be enforceable by the Council as local planning authority for the area of the Site.

2.2 Each and every covenant contained herein is a planning obligation for the purposes of Section 106 of the Act.

2.3 The Council is the local planning authority by whom the planning obligations contained in this Deed are enforceable.

3. CONDITIONAL UPON IMPLEMENTATION

3.1 IT IS HEREBY AGREED AND DECLARED that

(a) the obligations under this Deed will not have effect unless:

(i) the Planning Permission has been granted in the form attached in Schedule 1;

(ii) the Planning Permission has been implemented by the carrying out of a material operation pursuant to Section 55(4)(a) to (e) of the Act PROVIDED THAT for the avoidance of doubt the Planning Permission shall not be deemed to be implemented for the purposes of this clause by any archaeological works, works of excavation, services diversions and site or soil investigations or the construction of any landfill gas works or the erection of hoardings and fences;

(b) once the Planning Permission has been implemented as mentioned in sub-clause 3.1(a)(ii) above the Commissioner shall except as provided herein be bound by the planning obligations whether development is pursuant to the Planning Permission or otherwise.

3.2 If the Planning Permission shall expire prior to its implementation as defined in sub-clause 3.1(a)(ii) above or shall at any time be revoked this Deed shall forthwith determine and cease to have effect.

3.3 In the event of the Planning Permission being quashed before it is implemented as a result of legal proceedings then this Deed shall absolutely determine and become null and void but without prejudice to the rights of any party against the other.

3.4 The Commission including for the avoidance of doubt its successors in title and assigns shall cease to have any obligation or liability under the terms of this Deed in relation to the Site or any part thereof once it shall have parted with all its respective interest in the Site or that part thereof but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest.

4. PLANNING OBLIGATIONS

4.1 The Commission hereby covenants with the Council that it will carry out and comply with its obligations set out herein and in Schedule 2 hereto.

4.2 In the event that the Commission or any statutory successor ceases to own the Landscape Area the Commission's successors in title or assigns as the case may be shall concurrently with the transfer of the Landscape Area to them provide if so required by the Council in its absolute discretion a guarantor (being a joint stock bank insurance company or guarantee corporation) satisfactory to the Council who shall enter into a bond with the Council to guarantee the performance of the Commission's successors in title or assigns as the case may be hereunder such bond to be in a form and in a sum to be specified by the Council.

4.3 The Commission hereby covenants with the Council that it will serve a written notice upon the Council of the date upon which the Development is to be commenced.

5. REASONABLENESS

5.1 Whereby this Deed any approval or consent or direction or authority or agreement or action is required to be given or reached or taken by the Council any such approval consent direction authority agreement or action shall not be unreasonable or unreasonably withheld or delayed except as where otherwise explicitly provided.

6. NOTICES

6.1 Any notice to be given hereunder shall be in writing and shall either be delivered personally or sent by first class pre-paid post. The addresses for service of the Commission and the Council shall be those stated in this Deed or such other address in
England for service as the party to be served may have previously notified in writing.

6.2 Each notice served in accordance with subclause 6.1 hereof shall be deemed to have been given or made and delivered, if by delivery, when left at the relevant address or, if by letter, 48 hours after posting.

7. ARBITRATION

7.1 All differences and questions which arise between the parties concerning arising out of or connected with this Deed shall:

(a) if such difference or question relates to the rights and liabilities of either party or to the terms or conditions to be embodied in any deed or document appertaining thereto be referred to a solicitor or barrister agreed upon by the parties but in default of agreement appointed at the request of either party by or on behalf of the President for the time being of the Law Society of England and Wales;

(b) if such difference or question relates to highway works engineering demolition building or construction works be referred to a Chartered Civil Engineer agreed upon by the parties but in default of agreement appointed at the request of either party by or on behalf of the President for the time being of the Institution of Civil Engineers;

(c) if such difference or question relates to issues of landscaping or forestry or otherwise to matters usually and properly within the knowledge of a landscape architect or forestry expert be referred to a landscape architect or forestry expert agreed upon by the parties but in default of agreement appointed at the request of either party by or on behalf of the President for the time being of the Landscape Institute or the Institute of Chartered Foresters as the case requires,

who shall act as an arbitrator in accordance with the provisions of the Arbitration Acts 1950 and 1979 or any statutory amendment variation substitution or re-enactment thereof for the time being in force.

7.2 If the parties fail to agree as to the nature of the difference or question then it shall be referred to a solicitor or barrister agreed upon by them but in default of agreement either of them may apply to the President for the time being of the Law Society of England and Wales to appoint a solicitor to decide in relation to any such matter which of the preceding sub-paragraphs is applicable thereto and the decision of such solicitor or barrister acting as an arbitrator shall be final and binding.

7.3 If the parties are unable to agree as to the appointment of such arbitrator within 21 days of one party serving notice on the other calling for the appointment of an arbitrator then such arbitrator shall be appointed on the application of either party to the President for the time being of the Law Society of England and Wales or the Institution of Civil Engineers or the Landscape Institute or the Institute of Chartered Foresters.

8. GENERAL

8.1 The headings appearing in this Deed are for ease of reference only and shall not affect the construction of this Deed.

8.2 For the avoidance of doubt the provisions of this Deed (other than those contained in this sub-clause) shall not have any effect until this document has been dated.

8.3 The covenants undertakings and restrictions contained in this Deed shall only be capable of being varied:

(a) by a memorandum to be endorsed upon or annexed to this Deed by or on behalf of the parties hereto, or

(b) in accordance with the provisions of Section 106A and 106B of the Act.

8.4 Any covenant contained herein whereby the relevant party is not to do an act or thing shall be construed as if it were a covenant not to do or permit or suffer to be done such act or thing.

8.5 Any covenant contained herein whereby the relevant party is not to omit to do an act or thing shall be construed as if it were a covenant not to omit or permit or suffer to be omitted such act or thing.

8.6 References to statutes by-laws regulations orders and delegated legislation shall include any statute by-law regulation order or delegated legislation re-enacting or made pursuant to the same.

8.7 The Commission shall pay to the Council their reasonable costs with regard to the preparation and completion of this Deed.

9. ENGLISH LAW

9.1 IT IS HEREBY AGREED between the parties hereto that the construction validity and performance of this Deed shall be governed by English law.

10. LOCAL CHARGES AND COUNCIL FUNCTIONS

10.1 IT IS HEREBY AGREED AND DECLARED that:

(a) the covenants on behalf of the Commission to be observed and performed under this Deed shall be treated as Local Land Charges and registered at the Local Land Charges Registry for the purposes of the Local Land Charges Act 1975; and
nothing in this Deed shall prejudice or affect the rights, powers, duties and obligations of the Council in the exercise by it of its statutory functions and the rights, powers, duties and obligations of the Council under private or public statutes are effectively exercised as if it were not a party to this Deed.

SCHEDULE

THE PLANNING PERMISSION

Application No. 95/0277

Northamptonshire BOROUGH COUNCIL

PLANNING PERMISSION SUBJECT TO CONDITIONS

To

CNT

c/o Tibballs Monro Limited

31 Earl Street

London

EC2H 2HR

In pursuance of its powers under the Town and Country Planning Act, 1990, (hereinafter called "the Act") and the Orders made thereunder THE Northamptonshire BOROUGH COUNCIL as the Local Planning Authority (hereinafter called "the Council") hereby GRANTS PERMISSION for the development consisting of extension of Brackmills Employment Area for Use Classes B1, B2 and B8 together with landscape amenity buffer zone at Brackmills Employment Area (Extension), Brackmills, Northamptonshire in accordance with the details set out in the application No. 95/0277 made to the Council on 24 April 1995 and shown on the plans which accompanied the said application (as amended by revised plans received on 1 February 1996).

This permission is issued subject to the applicant complying with the general statutory provisions in force in the said Borough and with the following conditions:- (1) Approval of the details of the siting, design, external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Council in writing before any development is commenced. (2) Application for approval of the reserved matters shall be made to the Council before the expiration of the ten years from the date of this permission. (3) The development hereby permitted shall be begun either before expiration of twelve years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved. (4) The woodland amenity area shall be established in general accordance with submitted drawings ref. no. 0523/0/2 and a detailed specification and programme to be submitted to and approved by the Council as part of the reserved matters. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent to any variation. (5) The area to be developed for employment purposes (use-classes B1, B2 and B8) shall not exceed 42.49 hectares (105 acres), and shall accord broadly with those areas shown on submitted illustrative drawing reference no. BEA 1, REV 4 (received 1 February 1996). (6) Buildings to be developed in area A, B, C and F, G and H as shown on submitted drawing BEA 1 shall not exceed 15m in height unless otherwise agreed in writing by the Council. (7) Buildings to be developed in areas D and E shown on submitted plan BEA 1.
shall not exceed 20 metres in height, unless otherwise agreed in writing by the Council. (8) A corridor of land, as indicated on submitted drawing BBA 1 shall remain undeveloped and be reserved for the future provision of a railway line link unless otherwise agreed in writing by the Council. Further detailed drawings identifying the precise area of land to be reserved shall be submitted to and approved by the Council before the development of any of the employment land is commenced. (9) All individual sites to be developed for employment purposes shall have landscaped frontages to adjacent public highways to a minimum depth of 5m. (10) None of the existing hedgerows or trees within the application area shall be removed without the prior written consent of the Council. (11) None of the existing field ponds within the application area shall be drained or diverted without the prior written consent of the Council. (12) No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Council. (13) Prior to the commencement on site of the development of any employment land full details of the routes, surface treatment and programme for construction of cycleways footpaths and bridleways throughout the application site shall be submitted to and approved by the Council. (14) All individual sites to be developed for employment purposes shall include provision for the secure parking of cycles in accordance with further details to be submitted to the Council as part of the reserved matters application. (15) No development approved by this permission shall commence until a scheme for the provision and implementation of a surface water regulation system has been approved by and implemented to the reasonable satisfaction of the Council. (16) The Stackhills Link Road between Gowerton Road and the Newport Pagnell Road shall not be commenced until such time as there is a direct road link from the Newport Pagnell Road to the A508 to the satisfaction of the Council (17) A site to be agreed shall be reserved for the development of a business support centre which shall include the provision of a co-ware facility.

The reasons for the Council's decision to grant permission for the development subject to these conditions are:- (1) That this permission is granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995. (2&3) To comply with Section 92 of the Act. (4&13) To secure a satisfactory standard of development in the interests of the amenity of the locality. (5) For the avoidance of doubt and to accord with the terms of the submitted application (6,7&8) In the interests of the visual amenity of the wider locality. (8) In order to ensure that the future potential for means of transport other than by road vehicles is not unduly prejudiced. (10&11) In the interests of visual amenity and the ecology of the area. (12) In the interests of archaeological research. (14) To ensure that an alternative means of transport to places of employment is adequately provided for. (15) To ensure the satisfactory drainage of the application site. (16) To avoid congestion of the existing highway network which would be detrimental to highway safety. (17) In the interests of amenity and to secure a satisfactory standard of development.

DATED this day of

Director of Environment Services

CLEPTONVILLE HOUSE
BEDFORD ROAD
Northamptonshire

SCHEDULE 2

COMMISSIONS OBLIGATIONS

1. The Commission hereby undertakes and covenants with the Council to lay out plant manage maintain and keep available the Landscape Area as a landscape buffer between the Stackhills Employment Area to be constructed pursuant to the Planning Permission and the surrounding countryside and establish a well wooded landscape for the benefit of wildlife and local people and to create opportunities for people to learn woodland management and conservation skills and promote recreational activities and educational awareness all to the satisfaction of the Council and in particular shall:

1. Keep the Landscape Area as open space in perpetuity;

2. Maintain public access to the Landscape Area at all times;

3. Manage and maintain the woodland areas, grassland areas and water features in the Landscape Area for the purposes for which they are intended using appropriately skilled and qualified staff;

4. Keep the Landscape Area clean and tidy, removing litter and other tisn as necessary;

5. Plant, during the two years following the date of this Deed, landscaping in accordance with a landscape scheme to be submitted to and approved by the Council,

6. Submit the Management Plan to the Council for approval prior to the completion of the planting pursuant to paragraph 5 of this Schedule;

7. Carry out the requirements of the Management Plan;

8. Manage and maintain the soft landscape by carrying out all proper and appropriate soft works maintenance according to good forestry and arbocultural, and where appropriate, ecological principles and practices in woodland and woodland edge management, meadow and grassland management and in the managing of the water features including but without prejudice to the generality of the foregoing:

8.1 Maintain continuous tree cover on the Woodland Planted Areas and not carry out clear falling;

8.2 Encourage the establishment of multiple age classes of planting and vegetation so that continuous forest cover is achieved and maintained;

8.3 As part of the maintenance of the Woodland Planted Areas to carry out good husbandry tasks in relation to trees as and when appropriate (including pollarding, coppicing and thinning),

11.
8.4 Fence any new areas of planting in order to deter access by damaging agencies until the planting has become established.

8.5 Ensure mature trees are inspected annually by a professionally competent person and a report is made. Replace dead or dying trees shrubs or other such plants with sound trees shrubs or other such plants of the same or similar species each year for a period of five years from the date of this Deed.

8.6 Regularly cut and edge grass in the areas so specified in the Management Plan in accordance with good horticultural practice and sensibly manage other grassed areas as appropriate in order to promote richer grass and wildflower swarms or meadows.

8.7 Replace worn areas of grass where it's more appropriate to replace with shrubs or suitable hard element;

8.8 Carry out a regular programme of weed control to ensure that appropriate areas are kept so far as is reasonably practicable weed free. Keep weed free the bases of young trees so far as is reasonably practicable. In carrying out the weedling operation all relevant legislation shall be observed and operators shall wear appropriate protective clothing. The public shall be given reasonable warning of the works in hand and appropriate records shall be kept for at least three years;

8.9 Carry out as required remedial tree surgery including minor pruning and crown shaping. Prune hedges as necessary. Prune where appropriate to promote fruit and flower and to promote wildlife diversity. Prune where appropriate to keep horse trails and footpaths clear;

8.10 Check tree stakes and ties at least once a year and after the occurrence of winds as necessary.

8.11 Carry out works to ensure the retention of healthy water features attractive to wildlife including but without prejudice to the generality of the foregoing; the maintenance of open water, aquatic and bankside vegetation in balanced proportions from year to year, the monitoring of the water quality periodically and the removal of excess mud, silt and other organic matter in phases as required.

9. Manage and maintain the Hard Landscape and without prejudice to the generality of the foregoing:

9.1 Take immediate action so far as is reasonably practicable on damage reports where public safety is at risk;

9.2 Carry out annual inspections by suitably qualified persons;

9.3 Regularly inspect unadopted paths ear parts steps stiles and cycleways for any damage (cracks, dropped slabs, holes, etc.) and make good as necessary to comply with safety requirements. Routine repairs/replacement shall be implemented as part of the Management Plan. Keep persistent weeds in check by appropriate hand, mechanical or herbicidal applications. In carrying out weeding operations all relevant legislation shall be observed and operators shall wear appropriate protective clothing. The public shall be given reasonable warning of the works in hand and appropriate records shall be kept for at least three years;

9.4 Inspect fences stiles gates footbridges and boardwalks as necessary to note any damage to unsale structure. Repair replace or in exceptional circumstances remove to comply with safety requirements current regulations and building standards. Routine decorations/preventive treatment shall be carried out as part of the Management Plan taking care to avoid damage to surrounding plants as far as is reasonably practicable;

9.5 Regularly inspect walls for any damage (cracks movement spalling to brickwork, missing or damaged coping, etc.) and repair, replace or remove walls as necessary to comply with safety requirements, current regulations and building standards. Routine repairs shall be implemented and fences maintained in good order as part of the Management Plan;

9.6 Regularly inspect seats, litter bins and other furniture for any damage. Seats, litter bins and other furniture shall be repaired or replaced or removed as necessary to comply with safety requirements, current regulations and building standards. Routine repairs/replacements/decoration shall be implemented as part of the Management Plan;

9.7 Regularly inspect tree grilles (if any) and grilles to note any damage. Tree grilles (if any) and grilles shall be replaced as necessary. Debris shall be removed from tree grilles (if any) and grilles cleaned out on a regular basis;

9.8 Regularly inspect lighting including safety checks and testing to note any damage. Bulbs/light casing shall be replaced as necessary. Routine decoration shall be carried out as part of the Management Plan;

9.9 Manage and maintain all horse trails and footpaths in the Landscape Area in reasonable condition;

9.10 Clearly mark and define cycleways and take measure to deter motorcycle access;

9.11 Take such measures as may be appropriate to discourage and deter unauthorised parking.

PROVIDED ALWAYS that if a railway line link is to be provided along the corridor of land indicated on the Plan, the Commission shall enter into a planning obligation to carry out appropriate accommodation works and any other works necessary to mitigate the effect of the same on the Landscape Area and the Council shall release that corridor of land from the obligations contained in this Schedule and cancel all related entries in the Register of Local Land Charges for the corridor of land.

PROVIDED FURTHER that if the alignment of the Brackmills Link Road changes as a consequence of the Brackmills Link Road Preparation the Commission shall enter into a planning obligation to carry out appropriate accommodation works and any other works necessary to
mitigate the effect of the same on the Landscape Area and the Council shall release such additional land as may be required to provide for the realignment of the Bracknell Link Road from the obligations contained in this Schedule and cancel all related entries in the Register of Local Land Charges for the area of land affected.

IN WITNESS whereof this Deed has been duly executed

THE COMMON SEAL OF THE
COMMISSION FOR THE NEW
TOWNS was hereunto affixed
in the presence of:

[Signature]
Authorised Signature

THE COMMON SEAL OF
NORTHAMPTONSHIRE BOROUGH
COUNCIL was hereunto
affixed in the presence of:

[Signature]
Linda V. Green
Cllr. Deputy Leader

[Signature]
David Edge
Treasurer

[Signature]
[Title]
Executive Director

[Signature]
[Title]
Executive Director
George,

We didn’t specifically discuss this point this morning but in relation to your e-mail below, I agree that it would be sensible to allow for a range of 2-3 storeys as indicated, adjacent to the areas of open space.

Regards,

Chris Preston MRTPI
Principal Planning Officer
Northampton Borough Council
The Guildhall
St. Giles Square
Northampton
NN1 1DE

Tel: 01604 833615
Email: cpreston@northampton.gov.uk

From: George Dundon [mailto:George.Dundon@lida-design.co.uk]
Sent: 01 March 2013 09:32
To: Chris Preston
Cc: Julian Frost (Julian.Frost@hca.gsi.gov.uk); Westcott, Mark (Mark.Westcott@pbworld.com); Philip Brinshaw; David Bell
Subject: Land South of Bradmills SUE - Development Scale

Chris,

With regard to the discussion during our meeting about the possibility of increasing the scope of development scale in other areas of site currently indicated as ‘up to two story’; I have asked our LVIA team about this. I am told that the ZTV for the site was run with all areas modelled at up to 3 storeys, so the magnitude of effects in the LVIA would not be affected by a modification of the scale diagram. However, some of the detailed text would need to be updated.

On this basis it would be possible to amend the scale framework diagram to show development up to three storeys in areas of the site that overlook wider streets and open spaces within the site. In design terms, I think this is a sensible approach to ensure a good mix of development character and good relationship between the scale of the built form and open space.

Thanks,

George Dundon
1.0 Draft phasing proposal

The proposed development would be brought forward in a phased approach strategically devised to minimise disruption to both existing and new residents by construction traffic and provide fully completed frontages to create a positive settlement edge along Newport Pagnell Road upon completion of the first phase. In the draft phasing plans, development is started either side of Landimore Road.

Phase I includes a community street which incorporates the Local Centre and other community use facilities providing early benefits to both new and existing residents.

Phase II could deliver the Primary School. Phase II would largely sit behind built form completed in Phase I and existing properties on The Warren.

Phase III would build out the remaining areas next to Brackmills Country Park and The Green.