



# OVERSTONE LEYS

## DESIGN AND ACCESS STATEMENT

PREPARED BY PEGASUS URBAN DESIGN | BARRATT DEVELOPMENTS | OCTOBER 2013 | EMS.2089\_30





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“The vision for Overstone Leys is to provide a new high quality development that integrates with the existing settlement of Northampton and complements the existing landscape setting.”



# 1 Introduction

This statement has been prepared by Pegasus Urban Design on behalf of Barratt Developments in accordance with the Department for Communities and Local Government's (DCLG) Circular 01/2006 which requires most planning applications to be accompanied by a Design and Access Statement.

## 1.1 PURPOSE OF THE STATEMENT

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

(para 56 of NPPE)

- 1.1.1 This Statement has been prepared by Pegasus Urban Design on behalf of **Barratt Developments** to accompany an outline planning application for development on the Overstone Leys site in the District Council of Daventry.
- 1.1.2 This statement has been prepared in accordance with Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended June 2013, which requires certain applications to be accompanied by a Design and Access Statement. Reference has also been made to DCLG Circular 01/2006 and the Commission for Architecture and the Built Environment's (CABE) guidance on 'Design and Access Statements: How to write, read and use them' (CABE, 2006).
- 1.1.3 The purpose of this statement is to explain; *"the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with"* (para. 80, DCLG Circular 01/2006).

- 1.1.4 The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended 2013) also states the following requirements:  
  
“(2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about:  
  
(a) the design principles and concepts that have been applied to the development; and  
  
(b) how issues relating to access to the development have been dealt with.  
  
(3) A design and access statement shall:  
  
(a) explain the design principles and concepts that have been applied to the development;  
  
(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;  
  
(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;  
  
(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and  
  
(e) explain how any specific issues which might affect access to the development have been addressed.”

- 1.1.5 A Building for Life (BfL) Assessment has also been undertaken in accordance with BfL 12 for both the outline application for 2000 units and the first phase of 200 dwellings. Section 6 (The Masterplan Framework) and 8 (Phase 1) of this DAS provides evidence in relation to the 12 Building for Life questions.



LEFT  
PHOTO OF THE SITE

1.2 DOCUMENT STRUCTURE

- 1.2.1
- The document is divided into six sections as follows:

**Section 1 - Introduction** - outlines the purpose of the document.

**Section 2 - Assessment** - considers the site and its surroundings in terms of the physical, social and planning context, and identifies the site’s constraints and opportunities.

**Section 3 - Evaluation** - identifies the site’s constraints and opportunities and presents the design principles and concepts, that have been derived from a combination of Government Policy, site assessment, public consultation and design evolution which underpin the proposals.

**Section 4 - Involvement** - outlines the community engagement and stakeholder participation undertaken and sets out the key design revisions to particular concerns.

**Section 5 - Design Proposals** - sets out the uses and amount of development proposed, access arrangements, layout of the development, scale of buildings, landscaping treatment, appearance and use of resources.

**Section 6 - Building for Life 12** - sets out a Building for Life 12 summary for the outline planning Masterplan Framework and provides an overview of the Design and Access Statement.

**Section 7 - Phase 1** - sets out the unreserved matters for the first phase of 200 dwellings.

**Section 8 Building for Life 12** - sets out the Building for Life 12 summary for the Phase 1 proposals.

1.3 CONSULTANTS

- 1.3.1
- The statement has been prepared by Pegasus Urban Design, masterplanners and urban designers, with contributions from the following consultants who have helped prepare the detailed planning application and its accompanying documents:

**Pegasus Group**

Planning

EIA Coordination

Consultation Supporting Statement

Landscape and Visual Impact

**PBA**

Drainage and Flood Risk

Transport

Air Quality

Noise Environment

Land Contamination

Ground Conditions

**Aspect Ecology**

Ecology and Nature Conservation

**CGMS**

Archaeology and Cultural Heritage

**Land Research Associates**

Agricultural Land

1.4 PLANNING APPLICATION

- 1.4.1
- The planning application is comprised of 2 parts: an outline planning application for the whole site within the red line boundary; and some matters unreserved for the first phase of 200 dwellings.
- 1.4.2
- The application is for outline planning permission for a comprehensive mixed-use development consisting of up to 2000 dwellings, a new local centre, including a new Primary School with associated sports pitches, public open space and water attenuation. This also includes the land reserved for the realignment of the A43, three new access points and related road infrastructure.
- 1.4.3
- Detailed consideration has been provided on the use and amount of development. All other matters, including access, layout, scale and appearance are unreserved for the first phase of 200 dwellings. The drawings contained within this DAS form a series of plans for each particular matter that is required at this stage of planning.
- 1.4.4
- The site forms a natural extension to the north of Northampton and is located between Moulton and Overstone. The site is characterised by existing agricultural fields enclosed by existing landscape features such as mature trees and hedgerows.
- 1.4.5
- The development is being brought forward by Barratt Developments with the overriding aim of providing a new residential neighbourhood that complements the surrounding settlements, respecting and enhancing the existing landscape setting and creating a new character to the edge of the settlement.
- 1.4.6
- In order to achieve that aim, the proposal includes the following elements:
  - Up to 2000 dwellings in a range of types and tenure.
  - The realignment and development of the A43, including improvements to the Round Spinney roundabout.
  - A new local centre containing small scale employment uses.
  - A Primary School with associated sports pitches and play provision.
  - A comprehensive Green Infrastructure strategy that integrates existing landscape features and provides new areas of public open space.
  - A Drainage Strategy that integrates water through the site to water attenuation areas.
  - Detailed proposals for the first 200 new homes.

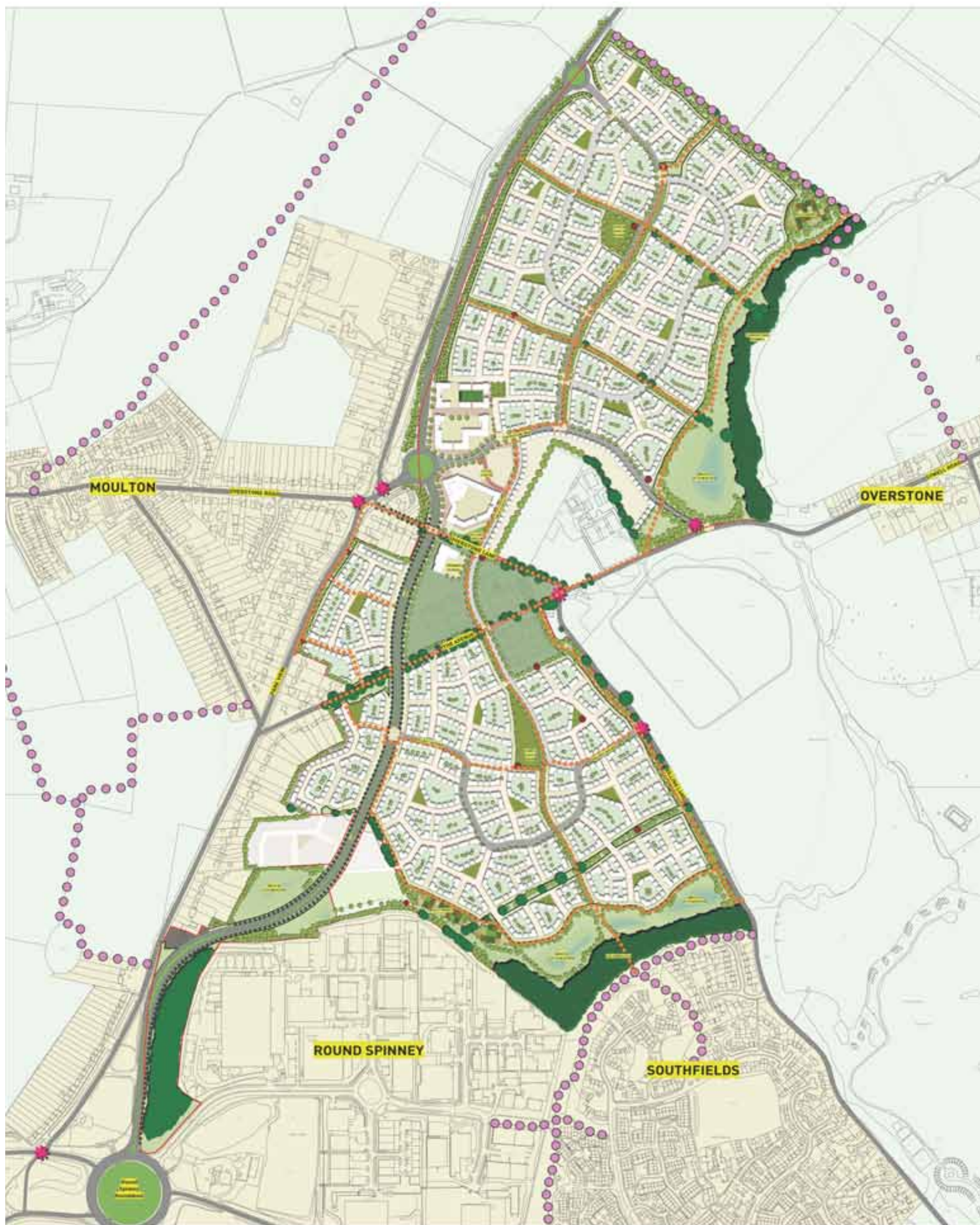
1.5 PHASE 1

- 1.5.1
- The outline planning application documentation also includes some matters unreserved for Phase 1 for 200 dwellings.
- 1.5.2
- This DAS should be read in conjunction with the corresponding application forms and drawings, along with the suite of documents that support the Outline Planning Application. For further details on the Planning Application please refer to the Planning Statement.

1.6 DESIGN CODES

- 1.6.1
- Overstone Leys will take many years to be fully implemented, and in order that the design objectives are fully met and achieves the qualities of coherence and sustainability expected, a set of Design Codes will be conditioned with a view to:
  - Ensuring coherence and consistency between development phases, whilst allowing for future flexibility,
  - Fully respecting the value and setting of retained historic buildings, and
  - Establishing a satisfactory relationship between retained landscape features and new landscaping.





- |                                     |                                      |                                 |                          |
|-------------------------------------|--------------------------------------|---------------------------------|--------------------------|
| Site Boundary                       | Outdoor Sports Facilities            | Existing Vegetation             | Public Right of Way      |
| Indicative Development Blocks       | Provision for Children and Teenagers | New Landscaping                 | Key junction improvement |
| Parks and Gardens                   | Allotments                           | Priority pedestrian/cycle links |                          |
| Natural and Semi Natural Greenspace | Water Attenuation                    | Pedestrian/cycle links          |                          |

ABOVE  
ILLUSTRATIVE MASTERPLAN



1.7 ILLUSTRATIVE MASTERPLAN 2013

1.7.1 The Illustrative Masterplan is a synthesis of the analytic and consultative processes carried out to date. An elemental breakdown of its component layers and explanation of the overall rationale are featured in Chapter 5.

1.8 DESIGN PRINCIPLES

- 1.8.1 The Illustrative Masterplan opposite is based on a series of good design principles that have been tested and reviewed throughout the duration of the planning and design process with rigorous participation from the local community and key stakeholders that have all had a say in the shaping of Overstone Leys.
- 1.8.2 The Illustrative Layout is based on the following design principles:
- Movement
  - Green Infrastructure
  - Place
  - Character
- 1.8.3 These principles are based on a thorough assessment of the site’s constraints and opportunities and form the basis of a set of clear objectives to deliver a comprehensive development at Overstone Leys as set out in section 1.4.

1.9 PROPOSED DEVELOPMENT

Site area

109.125 hectares gross/ 61.341 hectares net\*

Current land use

Existing agricultural land.

Access

Realignment of A43 with three primary access points.

Proposed uses

- Residential: 61.341ha - 56%
- Local Centre: 3.834ha - 4%
- Primary School: 2.376ha - 2%
- Public open space: 29.552ha - 27%
- Road Infrastructure: 12.022ha - 11%

Proposed number of dwellings

Up to 2000 dwellings.

Average net density\*

30-32 dwellings per hectare.

\* Net area excludes constrained land and areas to be used for structural landscape. Net area corresponds to the land that is available for development.





Pitsford

Moulton

THE SITE

A4500

Overstone

Moulton Park  
Industrial Estate

A43

Round Spinney  
Industrial Estate

Great Billing

NORTHAMPTON

Abington

Little Billing

River Nene



# 2 Assessment

This chapter of the Design and Access Statement provides a baseline analysis of the existing strategic and local context of Moulton and an assessment undertaken of the site.

“...a crucial first step to achieving good design is to develop a thorough understanding of the context within which the new housing will sit and then the nature of the site itself and its immediate surroundings”

(page 16 of Better Places to Live: By Design)

## 2.1 THE SITE

- 2.1.1

Overstone Leys is primarily located in Daventry, to the north of Northampton. The site has a direct access onto the surrounding road network, including the existing A43, Billing Lane, The Avenue, Overstone Lane, Overstone Road and Sywell Road.
- 2.1.2

The site is defined by the existing settlement edge of Northampton to the south, which includes the Round Spinney Industrial Estate and Southfields neighbourhood. To the east is Overstone, in particular, Overstone Lodge and to the west is Moulton. To the north are existing agricultural fields and the surrounding countryside.
- 2.1.3

The site has a number of access points that provide further connections and linkages to the surrounding area. The key connection is the A43, which provides links to Northampton town centre to the south and wider strategic connections to Kettering and Wellingborough.
- 2.1.4

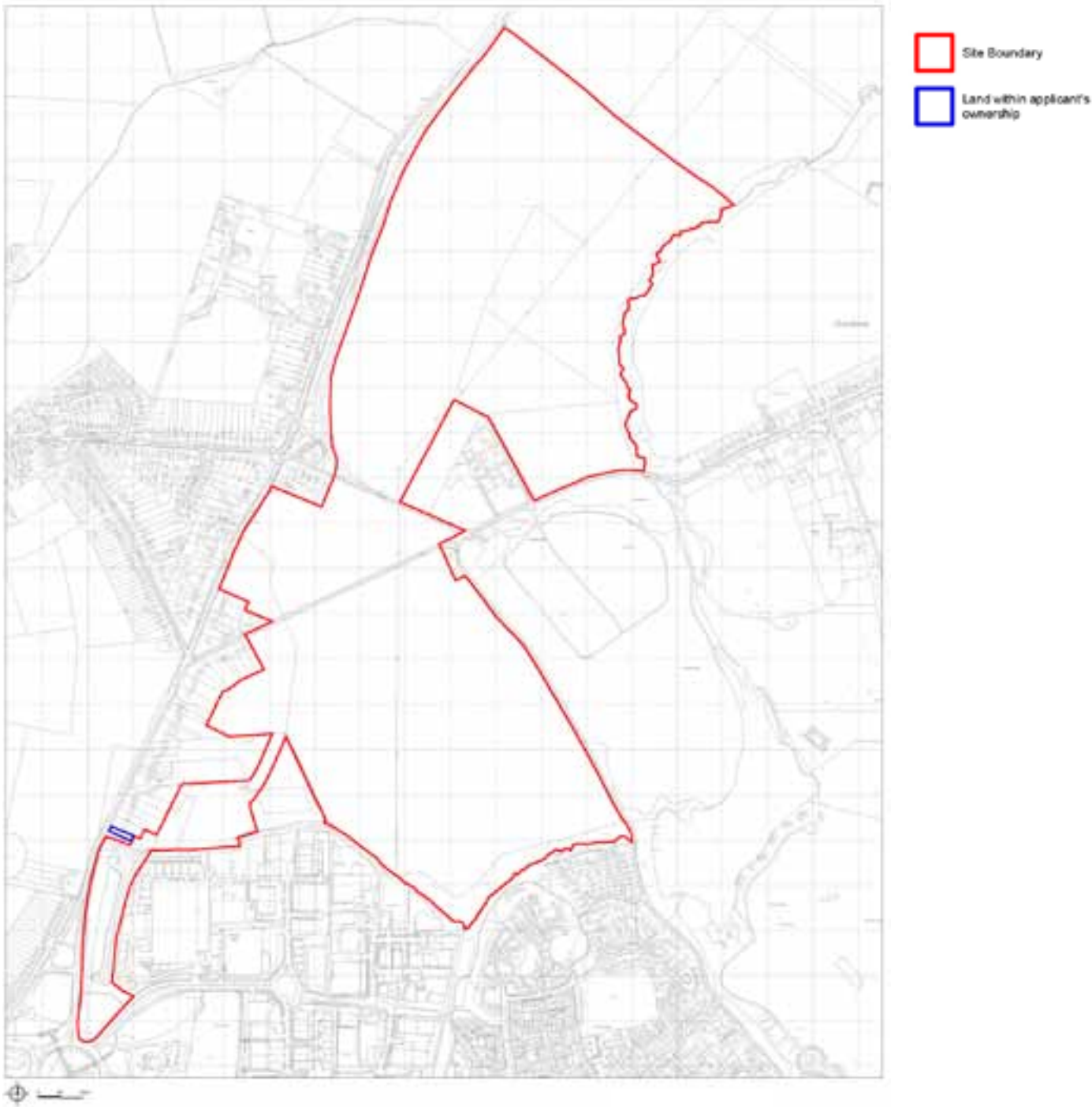
Billing Lane defines the south eastern edge of the site and provides local access to Overstone, Sywell and Northampton. This road is rural in character and runs alongside Overstone Park.
- 2.1.5

Overstone Road feeds off the A43 and provides the key connection into Moulton and the surrounding villages, including Boughton, Pitsford and Holcot.
- 2.1.6

Sywell Road provides a local connection to the east of the site to Overstone, Sywell and wider linkages to Wellingborough.
- 2.1.7

The site is effectively split into two sections, due to its size, shape and location within the network or routes and landscape features. The Avenue runs through the centre of the site providing a connection between Moulton and Overstone. Overstone Lane also runs through the centre of the site, providing the same connection albeit at a different alignment.

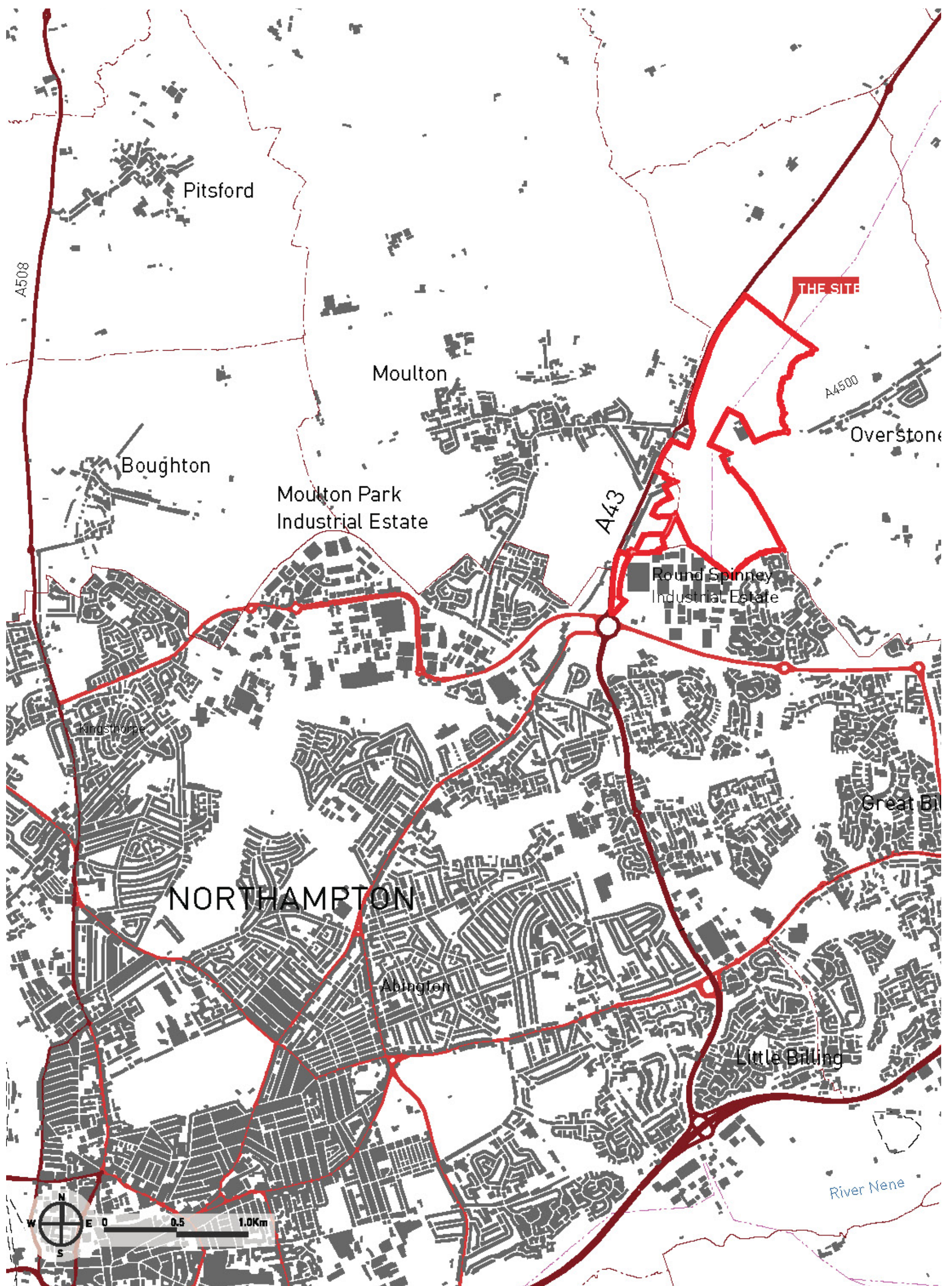
KEY DESTINATIONS FROM THE SITE	DISTANCE
NORTHAMPTON TOWN CENTRE	7KM
M1 JUNCTION 15	11KM
WELLINGBOROUGH	10KM
MOULTON PARK	2.5KM
PITSFORD RESERVOIR	4KM



RIGHT  
SITE BOUNDARY PLAN

LEFT  
SITE CONTEXT PLAN







2.2 MOVEMENT STRUCTURE

MOVEMENT

- 2.2.1 The site is located in an area with good movement connections and linkages. The existing A43 runs along the western boundary of the norther section of the site and provides strategic connections to Kettering and Corby.
- 2.2.2 Billing Lane runs along the eastern edge of the southern section of the site and provides wider connection to the A45 to the south and in to Overstone to the north.
- 2.2.3 There are also two routes passing through the centre of the site; Overstone Lane and The Avenue. These provide local connections between Moulton, Overstone and Northampton.

HIGHWAYS

- 2.2.4 Traffic surveys have been undertaken across the site area and beyond in order to establish an accurate understanding of current traffic movements. The approach to the assessment has been agreed with Northamptonshire County Council (NCC), being the Local Highway Authority.
- 2.2.5 The Northampton Strategic Transport Model is being used to undertake the traffic modelling to understand accurately the level of traffic generated as a result of the development. Any impacts resulting for the development will be fully identified and assessed, with the necessary mitigation measures implemented.

EXISTING ACCESS

- 2.2.6 Access in to the site can be achieved from a number of different points. Overstone Lane and The Avenue pass through the centre of the site and provides possibilities for local access.
- 2.2.7 The main access connections points are from the A43 and the existing junction/roundabout between the A43 and Overstone Road. Billing Lane also provides potential for a secondary access into the site.

PUBLIC RIGHTS OF WAY

- 2.2.8 There are no public rights of way that pass through the site. There are a number of PRoW that run around the site in the neighbouring settlements of Moulton and Overstone that provide opportunities to enhance pedestrian linkages within the area. There is one PRoW that runs along the northern boundary of the site.

PUBLIC TRANSPORT

- 2.2.9 There are a number of bus services that operate close to the site and provide connections to Northampton and the surrounding area. This includes:
  - Stage Coach Midlands service 38 - Northampton Kettering through Overstone along Overstone Lane.
  - Hamiltons and Buckbys Coaches service 304 - Northampton to Desborough along the A43.
  - Stagecoach Midlands service 54 - Northampton to Moulton Park via Southfields.

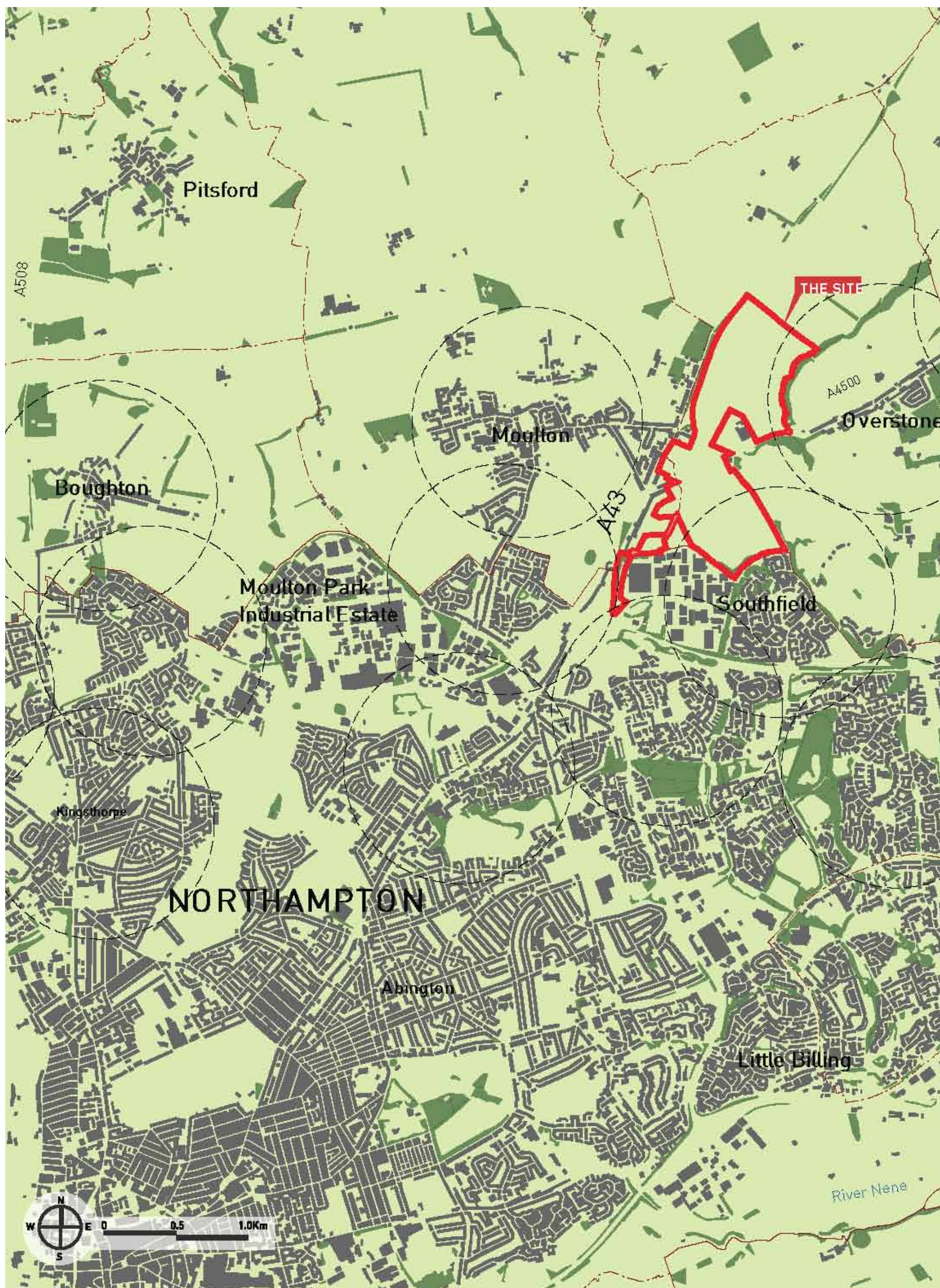


RIGHT  
1. A43  
2. OVERSTONE LANE  
3. BILLING LANE

LEFT  
MOVEMENT STRUCTURE PLAN









2.3 BUILT STRUCTURE

EXISTING LAND USES

- 2.3.1 The site is primarily an arable field with no built structures located within the boundary.

SURROUNDING LAND USES

- 2.3.2 The site is surrounded by a number of different uses. To the south of the site is the Round Spinney Industrial Estate which backs on to the boundary. Southfields is also located to the south of the site and backs on to Coleman Leys.
- 2.3.3 To the east of the site (southern section) is Overstone Park which is bound by a stone wall, along Billing Lane. Cowpasture Spinney defines the eastern boundary (northern section). The village of Overstone is located to the east along the Sywell Road which provides access to Sywell and Wellingborough.
- 2.3.4 To the west is Moulton, which overlooks the site, though some properties along Thorpeville and Park View back on to the boundary. To the north are open fields and the countryside.

SERVICES AND UTILITIES

- 2.3.5 All existing services have been identified and these constraints mapped against the scheme proposals to ensure a deliverable solution. Primarily, these consist of high pressure gas mains and overhead power lines.
- 2.3.6 The 132kva overhead electricity line can be diverted and lowered below ground to match the proposed development layout.
- 2.3.7 The Local High Pressure gas main to the north of the site (outside the site boundary) has a protection zone of between 50m to 100m within which the type and extent of development is controlled.
- 2.3.8 There is a 33kV electricity OHL (132kV infrastructure) which crosses the site (north to south). The OHL can be grounded and as such does not represent a constraint.
- 2.3.9 There are also a number of electricity cables and associated easements that cross the site (east to west). These do not represent a constraint as they will be designed into the overall scheme and could be diverted if necessary.
- 2.3.10 Two foul sewers are located in the southern section of the site. One extends from Billing Lane along the southern edge of the site to the Round Spinney Industrial Estate.
- 2.3.11 The other foul sewer runs along the western edge extending from Park View (existing A43) to the Round Spinney Roundabout.



LEFT  
SURROUNDING BUILT CONTEXT  
PLANS

RIGHT  
1. PYTCHLEY GATES  
2. OVERSTONE LANE  
3. ROUND SPINNEY INDUSTRIAL  
ESTATE





## 2.4 LOCAL CHARACTER ASSESSMENT

2.4.1 This section of the Design and Access Statement provides an assessment of the character of some of the surrounding local villages and settlements within the Northampton area. By studying the character of the local area, the Design Code will be able to incorporate some of the locally distinctive features of the area into the development proposals at Overstone Leys.

2.4.2 The site is located to the north of Northampton lying between a diverse range of settlements, each with their own unique morphological patterns. This includes:

- Moulton - to the west.
- Overstone - to the east.
- Boughton - to the east of Moulton.
- Northampton - to the south.

### NORTHAMPTON TOWN CENTRE

2.4.3 Northampton Town Centre is located to the south west of the site and can be accessed through a variety of means including local bus services, cycling as well as by private vehicle.

2.4.4 The Town Centre can be accessed via the A43 and Kettering Road, which are the main routes leading out of Northampton to the north east.

### MOULTON

2.4.5 Moulton is a large village situated in Daventry District in the county of Northamptonshire. Moulton has a population of over 3,000. It is situated about 4 miles (6 km) north of central Northampton.

2.4.6 Moulton is a village of narrow winding lanes, lined by stone-built cottages and houses, nowadays with traffic calming and one-way systems. In the area of Moulton Leys in the south, the Kettering Road takes residents from Moulton to Northampton town centre.

2.4.7 The boundaries of Moulton extend from Pitsford reservoir in the north to Moulton Lane in the south. In the east, the A43 (Kettering Road) is the border, with a small quantity of land that adjoins the east side of the A43 near Ashley Lane.



LEFT  
NORTHAMPTON AND  
SURROUNDING SETTLEMENTS





- 2.4.8 The topography of Moulton is generally flat, but the gradient of land runs from a higher southern elevation in towards lower parts, in the village centre, and then elevates again in a northern direction. At the northern boundary the lower elevations of the reservoir are separated from the village by a strip of high ground.
- 2.4.9 Crowfields Common is part of Moulton village and boasts a range of wildlife and plants. Boughton Lane Pocket Park on the Southern end of Moulton is another source of animal and plant biodiversity.

OVERSTONE

- 2.4.10 Overstone is a civil parish and small village also in the Daventry district of Northamptonshire.
- 2.4.11 The village is small with well-built houses, and lies along the north wall of the park; the church standing just within the gates, but the Rectory and Rectory Farm with Overstone Grange and one or two other houses are about a mile north of the village, a little west of the Kettering road.
- 2.4.12 Overstone Park covers nearly half the area of the parish and extends into the neighbouring parishes of Sywell and Ecton. A high wall, 6 miles in circumference encloses the park, containing well grown plantations and groups of mature trees.
- 2.4.13 The house, built about 1861, stands in the centre and is connected with the Wellingborough and Kettering highways by a road passing through the park from north to south. It overlooks an ornamental sheet of water of about 23 acres which has been made by draining the surrounding land, and has a fine view over the undulating country. At the north-west entrance to the park the 16th-century gateway from Pytchley Manor House(pulled down in 1824) was erected in 1843. It is of grey stone, with a wide middle archway, pilasters and entablature, and narrower side-openings, the upper part being of a somewhat nondescript character with tall pyramidal obelisk finials.

BOUGHTON

- 2.4.14 Boughton is a village and civil parish in the Daventry district of Northamptonshire, England, about 4 miles (6.4 km) from Northampton town centre along the A508 road between Northampton and Market Harborough. The parish area straddles both sides of the road but the main part of the village is east. It is on the northern fringe of the Northampton urban area.



## CONTEXT

- 2.4.15 It is the aim of this Design and Access Statement to encourage new development to respect and fit in with the character of traditional Northamptonshire towns and villages. Obviously this character is very varied, but for the purposes of the new development it is the 'background' urban texture of a historic settlement which is important.

### PRE-18TH CENTURY PATTERN

- 2.4.16 A surprisingly large proportion of the core areas of historic settlements is made up of structure and layouts dating from before the 18th century. Generally buildings are joined together and directly from the street without front gardens. Building elements are shallow in plan - no more than 5 metres - and roofed at 50 degree pitch, with the skyline enlivened by chimneys and dormers. In many cases the flank of the building is presented to the street, but gables project at intervals. Buildings of this date are timber framed and normally rendered in smooth plaster and roofed in hand-made clay tiles. Stone is a dominant feature in Northamptonshire's villages and is often found on keynote buildings.

### 18TH AND 19TH CENTURY PATTERN

- 2.4.17 18th and 19th century buildings are generally deeper in plan, typically two rooms deep, and have shallower pitched roofs, down to 30 degrees. They are typically orange-red brick with tiled or slate roofs and vertically proportioned sliding sash windows. In the 19th century buildings also appear as incidents in the historic townscape, but whole streets of usually terrace but sometimes semi-detached houses start to be development. Houses are built up to the street frontage and sometimes have enclosed front gardens. They have vertically proportioned sash windows and substantial, centrally place chimney stacks.

## 20TH CENTURY

- 2.4.18 Whilst the 19th century disciplines survive up to 1914, the rest of the 20th century is characterised by a fragmentation of built form much of which has largely failed to relate to the townscape of previous centuries. Houses tend to be detached or semi-detached, sit on individual plots and are set back from the road.
- 2.4.19 The following villages have been identified as part of this character assessment:
- Moulton
  - Overstone
  - Boughton
- 2.4.20 The three places that have been selected for the character assessment are based on their relative size, in terms of population, and their location in the local area of Northampton.
- 2.4.21 Overstone Leys has the capacity to accommodate up to 2,000 new homes resulting in a population of approximately 4,720 people. This gives us an immediate indication of what Overstone Leys could look like in terms of its configuration of street and spaces, and general urban form.
- 2.4.22 As set out below, the character assessment gives consideration to the following design elements:
- Movement Structures
  - Urban Grain and Building Plots
  - Setbacks
  - Boundary Treatments
  - Fenestration
  - Doors/Gateways
  - Materials



CHARACTER ASSESSMENT

Movement structures

- > Traditional crossroads at the centre of the village.
- > Hierarchy of roads with secondary routes leading from the principal streets to the edges of the settlement.

Urban Grain and Building Plots

- > Buildings generally front the street with a tightly knit building form closer to the centre.

Setbacks

- > A variety of setbacks from back edge of pavement to approximately 6m.

Boundary Treatments

- > A mixture low lying brick walls (0.6m) and black railings.

Fenestration

- > Generally doors and windows are symmetrical

Doors/Gateways

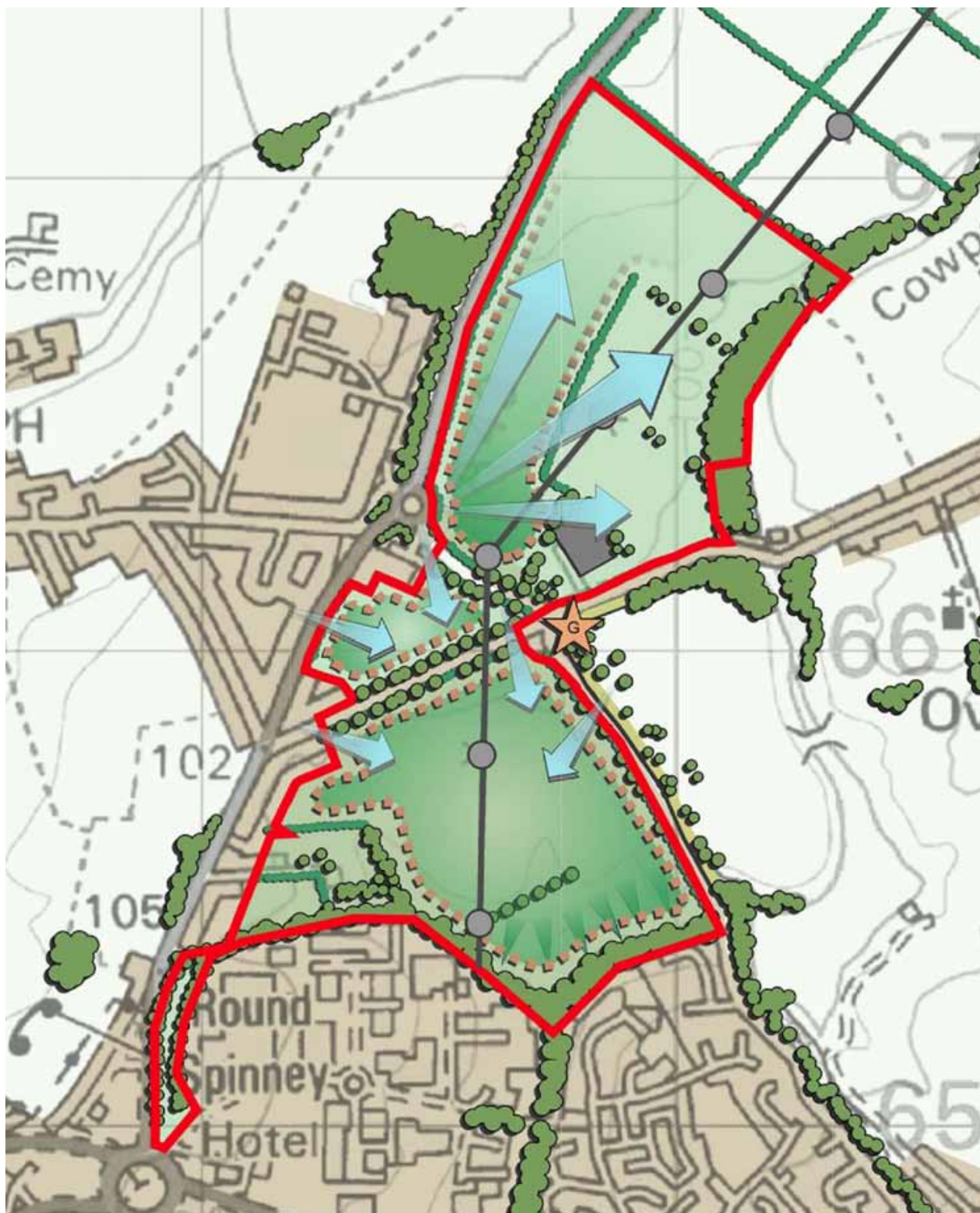
- > Doors are centrally located in the facade of the building.
- > Canopies are small with decorative door surrounds creating a grander style.

Materials

- > Northamptonshire ironstone towards the centre of the village, with red brick buildings towards the edges of the settlement.

BRICK					
WINDOWS					
DOORS					
BOUNDARIES					
ROOFS					





# Key



Site boundary



Significant vegetation cover



Trees and hedgerows



Trees and hedgerows



Open views



Local distance views



Site enclosure



Sloping ground



Overstone Leys Farm



Overstone Gateway (G) and Lodge (L)



Feature wall associated with Overstone Lodge



Overhead pylon



2.5 LANDSCAPE STRUCTURE

LANDSCAPE SETTING AND VEGETATION

- 2.5.1 The Overstone Leys site is not covered by any specific landscape planning designations and contains no topographical ridgelines, nor does comprise any areas of landscape that function as a gap preventing the visual coalescence of the Town within the surroundings areas.
- 2.5.2 The site is compartmentalised into three distinct sections, and lies adjacent to the existing edge of Northampton. The site is generally afforded good existing visual containment, specifically the central and southern sections.
- 2.5.3 The northern section of the site changes in character compared with the southern and central sections, and retains a more ‘rural’ character. However, given the relative disposition of the topography to the north, views of this section of the site also remain limited.

HEDGEROWS AND TREES

- 2.5.4 The vast majority of the landscape features on the site are confined to the perimeters, in the form of hedgerows, hedgerow trees and linear planting belts. Consequently their retention and integration into a development is achievable and provides opportunities to extend a strong landscape structure across the remainder of the site.

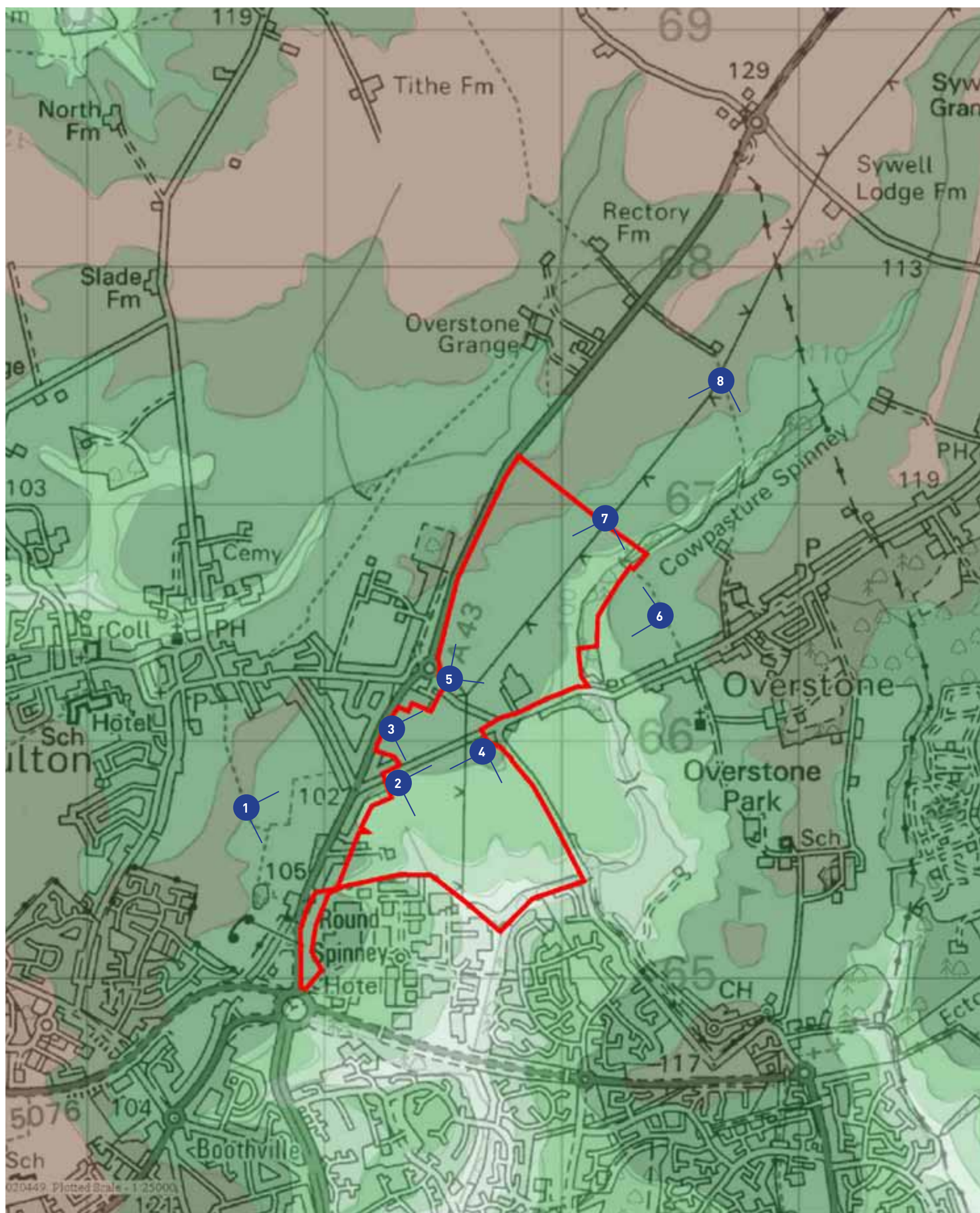
DRAINAGE

- 2.5.5 A preliminary assessment of flood risk and surface water drainage issues was commissioned in April 2009. The assessment identified the most likely source of flood risk as being that associated with existing watercourses, in particular the Billing Brook.
- 2.5.6 Billing Brook flood model data has been obtained from the Environment Agency and the scope of the Flood Risk Assessment has been agreed alongside the EA in order to define its approach and methodology.
- 2.5.7 Environment Agency Flood Zone data extends along the Billing Brook bounding the site. This data suggests that both the 1 in 100 year and 1 in 1000 year floodplains are confined to a relatively narrow corridor either side of the watercourse, such that the vast majority of the site area beyond the right bank of the brook lies outside the floodplain.











ECOLOGY

- 2.5.8 The majority of the site, being arable farmland, is currently of low ecological value.
- 2.5.9 Ecological survey work undertaken can be split into 3 main areas; a desktop study, habitat survey and faunal survey.
- 2.5.10 The initial Phase 1 habitat survey work was carried out in January and February 2009 with update visits undertaken in July and August 2011.
- 2.5.11 Specific Phase 2 habitat survey work has been carried out in respect of the following areas:
  - Bats;
  - Badgers;
  - Water Voles;
  - Otters;
  - Breeding Birds.
- 2.5.12 In relation to the findings, there are no statutory nature conservation designations within the study area.
- 2.5.13 Two non-statutory ecological designations are located partly within the study area.
- 2.5.14 In terms of habitats, the majority of the study area is considered to be of low ecological value comprising arable farmland, with smaller areas of species poor, semi-improved/ improved grassland, scrub and tall ruderal vegetation present. Some habitat/features of moderate – high local ecological value are present, mainly around the margins of the study area, such as the mature trees, woodlands and orchard.
- 2.5.15 In terms of protected species, no evidence to suggest any bats were roosting within the study area was recorded during the survey work undertaken. No evidence of water vole or otters either. Thirteen Badger setts were recorded within and adjacent to the study area, two of which were identified as main setts.





# Key

	Site boundary		120-130m		90-100m		60-70m
	130-140m		110-120m		80-90m		
	120-130m		100-110m		70-80m		





1 VIEW FROM PUBLIC FOOTPATH LOOKING NORTH EAST TOWARD TO THE SITE



2 VIEW FROM THE AVENUE LOOKING SOUTH EAST ACROSS THE SOUTHERN SECTION OF THE SITE



3 VIEW FROM PUBLIC FOOTPATH LOOKING NORTH EAST TOWARD TO THE SITE



4 VIEW FROM THE AVENUE LOOKING ACROSS THE SOUTHERN SECTION OF THE SITE



5 VIEW FROM OVERSTONE LANE LOOKING NORTH ACROSS THE NORTHERN SECTION OF THE SITE



6 VIEW FROM PUBLIC FOOTPATH TO THE EAST OF THE SITE LOOKING WEST TOWARDS THE NORTHERN SECTION OF THE SITE



7 VIEW FROM PUBLIC FOOTPATH TO THE NORTH EAST CORNER OF THE NORTHERN SECTION OF THE SITE LOOKING SOUTH

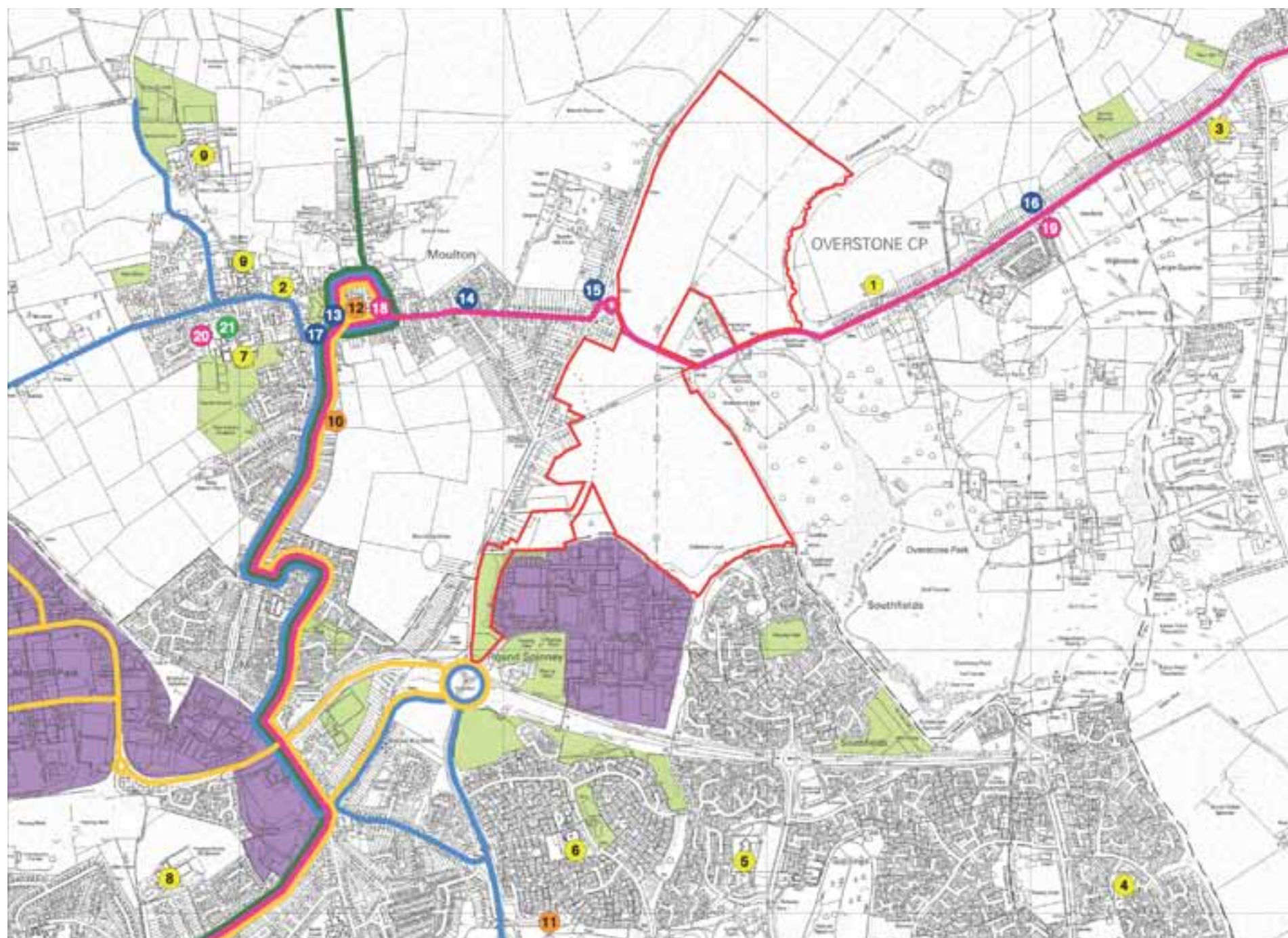


8 VIEW FROM PUBLIC FOOTPATH TO THE NORTH LOOKING SOUTH TOWARDS THE SITE

LEFT  
TOPOGRAPHY PLAN

RIGHT  
PANORAMIC VIEWS





#### KEY

- Site
- Employment Area
- Public Open Space
- 1 Overstone Primary School
- 2 Moulton Primary School
- 3 Sywell CE Primary School
- 4 Rectory Farm Primary School
- 5 Woodvale Primary School
- 6 Thorplands Primary School
- 7 Moulton School
- 8 Thomas Becket RC School
- 9 Moulton College

- 10 Moulton Surgery
- 11 Woodview Medical Centre, Dental Clinic and Pharmacy
- 12 Rochmills Pharmacy
- 13 Co-operative Food
- 14 Convenience Store
- 15 Petrol Station
- 16 Overstone Post Office
- 17 Moulton Post Office
- 18 Moulton Library
- 19 Overstone Village Hall
- 20 Moulton Village Hall
- 21 Moulton Sports Complex

#### Public Transport

- Stagecoach Bus Service 38  
Kettering - Northampton  
Every 2 Hours  
Monday - Saturday
- Stagecoach Bus Service 39  
Kettering - Northampton  
Hourly  
Monday - Saturday
- Stagecoach Bus Service 7  
Northampton Town Centre -  
Moulton Park - University  
Half Hourly  
Monday - Sunday
- Uno Bus Service 18  
Weston Favell Centre -  
Moulton College -  
Northampton University Park  
Hourly  
Monday - Friday

ABOVE  
FACILITIES PLAN



2.6 LOCAL SERVICES AND FACILITIES

2.6.1 An assessment of existing facilities and services in the local area has been undertaken. The site is within access of local facilities and services located in the villages of Moulton and Overstone as well higher order facilities, services and employment opportunities in Northampton.

EDUCATION

- 2.6.2 The nearest primary schools to the site are Overstone Primary School, Moulton Primary School and Sywell Primary School. Information provided by Northamptonshire County Council indicates that these schools are running close to, or in the case of Moulton Primary School, over capacity . There are a further three primary schools situated within two miles of the development site: Rectory Farm, Thorplands and Woodvale Primary Schools in Northampton Borough.
- 2.6.3 For secondary education, the site is served by Moulton School and Science College. This school is also operating over capacity, although it is understood that extension and enhancement is possible.
- 2.6.4 There are further and higher education opportunities within close proximity of the site, at Moulton College and the University of Northampton.

HEALTH

- 2.6.5 The closest GP surgery is Moulton Surgery. Whilst accepting new patients, Moulton Surgery is at capacity with no ability to expand. It is therefore proposed to relocate the surgery to larger premises.
- 2.6.6 A further GP surgery is located close by on Holmecross Road in Northampton. The Woodview Medical Centre also has a pharmacy and dental surgery. An additional pharmacy can be found on the High Street in Moulton.

SPORT AND RECREATION

- 2.6.7 A large number of public open space facilities are situated in the local area. More formal sport and recreation opportunities are available at Moulton Sports Complex (dual use with Moulton School) which has a sports hall, synthetic turf pitch and health and fitness suite available on a pay and play basis. A number of facilities nearby are available for sports club and associations, including Moulton College, Moulton Magpies Football Club and Overstone Park Cricket Club.

RETAIL

- 2.6.8 There are a number of convenience stores situated in Moulton. There are also post offices in both Moulton and Overstone. Wider retail opportunities are available in Northampton.

COMMUNITY FACILITIES

- 2.6.9 Moulton Library is situated in the centre of Moulton. There are village halls located in both Moulton and Overstone.

EMPLOYMENT

- 2.6.10 Employment opportunities are available across Northampton. Two employment areas within particularly close proximity of the site are Round Spinney Industrial Estate and Moulton Park.

PUBLIC TRANSPORT

- 2.6.11 The 38 Stagecoach bus service currently crosses the proposed development site, providing a service between Kettering and Northampton.
- 2.6.12 There are a number of bus services from the centre of Moulton which provide links to destinations such as Northampton town centre, Moulton Park and the University.
- 2.6.13 A railway station is situated in the centre of Northampton.



2.7 PLANNING POLICY

- NATIONAL POLICY**

2.7.1 Government guidance in the form of the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development. A core principle of this is to:

*“Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.”*

(para. 17, point 4, NPPF, 2012)

2.7.2 National Planning Policy Framework (Section 7: Requiring good design) sets out the Government’s commitment to good design:

*“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

*“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”*

(para. 56 & 57, NPPF, 2012)

2.7.3 Furthermore, the NPPF seeks to promote more sustainable development by requiring an approach that is based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Therefore, future design decisions should aim to ensure that developments:

  - add to the overall quality of the area;
  - establish a strong sense of place;
  - optimise the use of land and placing an importance on high quality design;
  - respond to the local character and history;
  - create safe and accessible environments; and
  - are visually attractive with good architecture and appropriate landscaping.

(para. 58, NPPF, 2012)

- LOCAL POLICY**

**DAVENTRY DISTRICT LOCAL PLAN**

2.7.4 The Development Plan for Daventry District Council consists of saved policies in the Daventry District Local Plan (1997).

2.7.5 Planning policies material to the outcome of this application are set out in detail in the accompanying planning statement. General policies relating to design are as follows:

2.7.6 Policy GN2 states that new development proposals will normally be granted permission if they meet eight specified criteria. These refer to the relationship between the type, scale and design of the proposals in relation to the locality; access and parking; impact on the road network; provision of necessary infrastructure; effect upon conservation areas and listed buildings; effect upon sites of conservation, geological or archaeological importance; impact upon special landscape areas and effect upon best and most versatile agricultural land.

2.7.7 Policy EN42 seeks to promote high quality design and sets out a number of criteria that should be met in order for planning permission to be granted.

2.7.8 Planning permission will be granted for development provided that:

  - A designs promote or reinforce local distinctiveness and enhance their surroundings; and
  - B designs take account of local building traditions and materials; and
  - C the scale, density, massing, height, landscape, layout and access of the proposal combine to ensure that the development blends well within the site and with its surroundings; and
  - D crime prevention measures are incorporated in the site layout and building design; and
  - E existing landscape attributes of the site are incorporated within the layout wherever practicable, and combine with proposed landscaping and open space to ensure that the developments environmental impact is minimised.



**NORTHAMPTON BOROUGH LOCAL PLAN**

- 2.7.9 A small proportion of the site (some 3 ha) sits within Northampton Borough. This area is know as Round Spinney and is covered by a green space designation on the Northampton Borough Local Plan Proposals Map (Policy E6)

**EMERGING WEST NORTHAMPTONSHIRE JOINT CORE STRATEGY**

- 2.7.10 This document has yet to be adopted, yet should be attributed some weight for the reasons set out in the accompanying Planning Statement.
- 2.7.11 Policy S10 sets out a number of sustainable development principles that should be adhered to. These include principles relating to energy and water efficiency, sustainable transport and the protection, conservation and enhancement of the natural environment.
- 2.7.12 Policy S11 focuses upon low carbon and renewable energy, stating that the Sustainable Urban Extensions should contribute to a reduction in carbon emissions and adapt to the effects of climate change through the sustainable development principles identified in Policy S10.
- 2.7.13 Policy C2 expects the Sustainable Urban Extensions to provide a choice of sustainable transport routes, as well as ensure sufficient density across the site to sustain public transport and other local services.
- 2.7.14 Policy RC2 focuses upon community needs, requiring community facilities and public open space to be delivered in accordance with the Open Space/Recreation Studies and the West Northamptonshire Sports Facility Strategy.
- 2.7.15 Policy H1 requires housing development to make the most efficient use of land having regard to factors including accessibility to the location and setting of the site, the character of the local area, and access to facilities and services. Development in the Sustainable Urban Extensions will be expected to achieve a minimum density of 35 dwellings per hectare. However, the character of the surrounding area will also inform the appropriate densities for the SUEs.

- 2.7.16 Policy H2 sets an affordable housing requirement of 35% for sites within the Northampton Related Development Area.
- 2.7.17 Policy H4 deals with specialised accommodation, stated that housing for older people and vulnerable grounds will be required where there is a proven need in a local community.
- 2.7.18 Policy H5 sets a requirement for lifetime homes, subject to viability assessment.
- 2.7.19 Policy BN1 highlights the importance of green infrastructure connections, which will be incorporated into new development proposals.
- 2.7.20 Developments that deliver a net gain in biodiversity and maintain and enhance existing designations will be supported by Policy BN2.
- 2.7.21 Policy BN5 requires developers to demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting, and mitigate impacts accordingly.
- 2.7.22 Policy BN7a requires adequate and appropriate water supply and wastewater infrastructure. Development also needs to incorporate sustainable drainage systems.
- 2.7.23 Policy BN9 requires development proposals to demonstrate that air, noise, water and light pollution will be minimised and where possible reduced.
- 2.7.24 Policy INF1 states that development will complement adjoining communities and will have good access to infrastructure.
- 2.7.25 Policy INF2 seeks to secure necessary on and on-site infrastructure that is required to support new development.



2.7.26 The proposed development site is specifically referenced in Policy N3: Northampton North SUE. The development is expected to make provision for:

- In the region of 2,000 dwellings;
- Primary school provision to cater for the needs of the development;
- Local employment opportunities;
- At least one local centre to include local retail facilities of an appropriate scale (including a convenience store), health care facilities and community facilities;
- A contribution towards the provision of a high quality public transport corridor to Northampton town centre;
- A local multi-modal interchange;
- A43 corridor mitigation measures and provision of required highway infrastructure including a new road through the sustainable urban extension from Round Spinney roundabout to Overstone Road, and improvements to Round Spinney roundabout;
- An integrated transport network focused on sustainable transport modes, including public transport, walking and cycling with strong links to adjoining neighbourhoods, employment areas and the town centre;
- Structural green space and wildlife corridors (incorporating Cowpasture Spinney and Coleman Leys);
- Sport and leisure provision;
- Archaeological and ecological assessment of the site and required mitigation; and
- Flood risk management, including surface water management and from all other sources.

## 2.8 DESIGN GUIDANCE

### BUILDING FOR LIFE 12

- 2.8.1 Building for Life is the industry standard, endorsed by the Government, for well-design homes and neighbourhoods that local communities, local authorities and developers are invited to stimulate conversations about creating good places to live.
- 2.8.2 The 12 questions reflect the vision of what new housing developments should be: attractive, functional and sustainable places. BfL12 is based on the new National Planning Policy Framework and the Government's commitment to build more new homes.
- 2.8.3 The 12 questions are design to help structure discussions between local communities, the local planning authority and the developer of the proposed scheme. It is also designed to help local planning authorities assess the quality of proposed and completed schemes.
- 2.8.4 To answer the 12 Building for Life questions specific references have been made within Section 6 of this DAS.





BEST PRACTICE

- 2.8.5

In accordance with national and local government guidance and policy, considerable importance has been placed on achieving a high standard of design on the site. Successful urban design is dependent on achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions. The application of design principles will ensure a high quality layout is achieved, whilst the identification of constraints and opportunities will ensure that the proposals are sensitively assimilated on the site.
- 2.8.6

In developing the proposals for the site account has been taken of Safer Places, the Planning System and Crime Prevention and CABE advice in relation to dealing within issues of crime prevention through Design and Access Statements. Particular reference is also made to guidance produced by the Association of Chief Police Officers Secured by the Design New House Scheme 2010.





## 2.9 DESIGN PRINCIPLES

- 2.9.1 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site. The application of urban design objectives will ensure a high quality layout is achieved whilst the identification of the constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape and urban fabric. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.
- 2.9.2 The masterplan has evolved through the different application of the development principles and through consultation with the project team. The diagrams and plans opposite show the design principles and earlier versions of the design proposals. Due to the size of the site, combined with the complexity of the identified constraints and opportunities, and the significant amount of project team meetings undertaken, the design proposals for the development have evolved considerably over time.
- 2.9.3 The principles which have been developed in order to steer the design of the new community have been derived from the site assessment in conjunction with the delivery of a high quality development which achieves the criteria set out within the NPPF, namely:



### FUNCTION AND QUALITY

- 2.9.4 “Developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development” (paragraph 58, point 1, NPPF 2012.)
- New development provides the opportunity to establish a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context;
  - Retention of the existing landscape features on the site;
  - Establish a distinctive identity through well-designed spaces and built form; and
  - Minimise the impact of the development on the open countryside and surrounding context; and
  - Protection of the existing floodplain which is located within and in the vicinity of the site to ensure that the development does not increase the risk from flooding in the area.

### QUALITY OF PUBLIC REALM

- 2.9.5 “Developments will establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit” paragraph 58, point 2, NPPF 2012.
- 2.9.6 Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users which consider the design of the space as well as its function as a movement corridor;
- Integration of existing and proposed landscape features in order to soften the built form, particularly towards the countryside edge of the development and the proposed link road;
  - Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces;
  - Control of access to private areas, particularly rear gardens and parking courts; and
  - Provision of a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity.



## ACCESSIBILITY

- 2.9.7 “Developments optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks” paragraph 58, point 3, NPPF 2012.
- 2.9.8 Integration of the development at Overstone Leys into the existing movement network including new public transport provision with bus stops located within easy walking distance of all the new dwellings;
- Convenient, safe and direct access for all residents to the existing and proposed local services and facilities including schools, retail, community uses and employment opportunities;
  - Provision of multiple access points into the development forming part of a permeable network of streets which assists in dispersing traffic (vehicular and pedestrian);
  - Enhancement and extension of the existing public rights of way network as an integral part of the development, particularly facilitating access to the Town Centre and existing employment areas;
  - Maximisation of the opportunities for alternative modes of transport to the car particularly walking, cycling and bus travel;
  - Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its function as a movement corridor; and
  - Maximisation of the connections to the Town Centre via sustainable routes for pedestrians, cyclists and public transport users.

## RESPONSE TO CONTEXT

- 2.9.9 “Developments will respond to local character and history, and reflect the identity of local surrounding and materials, while not preventing or discouraging appropriate innovation” paragraph 58, point 4, NPPF 2012.
- 2.9.10 Integration of the development into the existing built form fabric of Overstone Leys particularly in relation to scale, height and massing;
- Respond to the existing site topography including the consideration of views in and out of the site;
  - Retention of the existing landscape features and habitats on the site; and
  - Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.

## SAFE AND ACCESSIBLE ENVIRONMENTS

- 2.9.11 “Developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion” paragraph 58, point 5, NPPF 2012.
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces; and
  - Control of access to private areas, particularly rear gardens and parking courts.

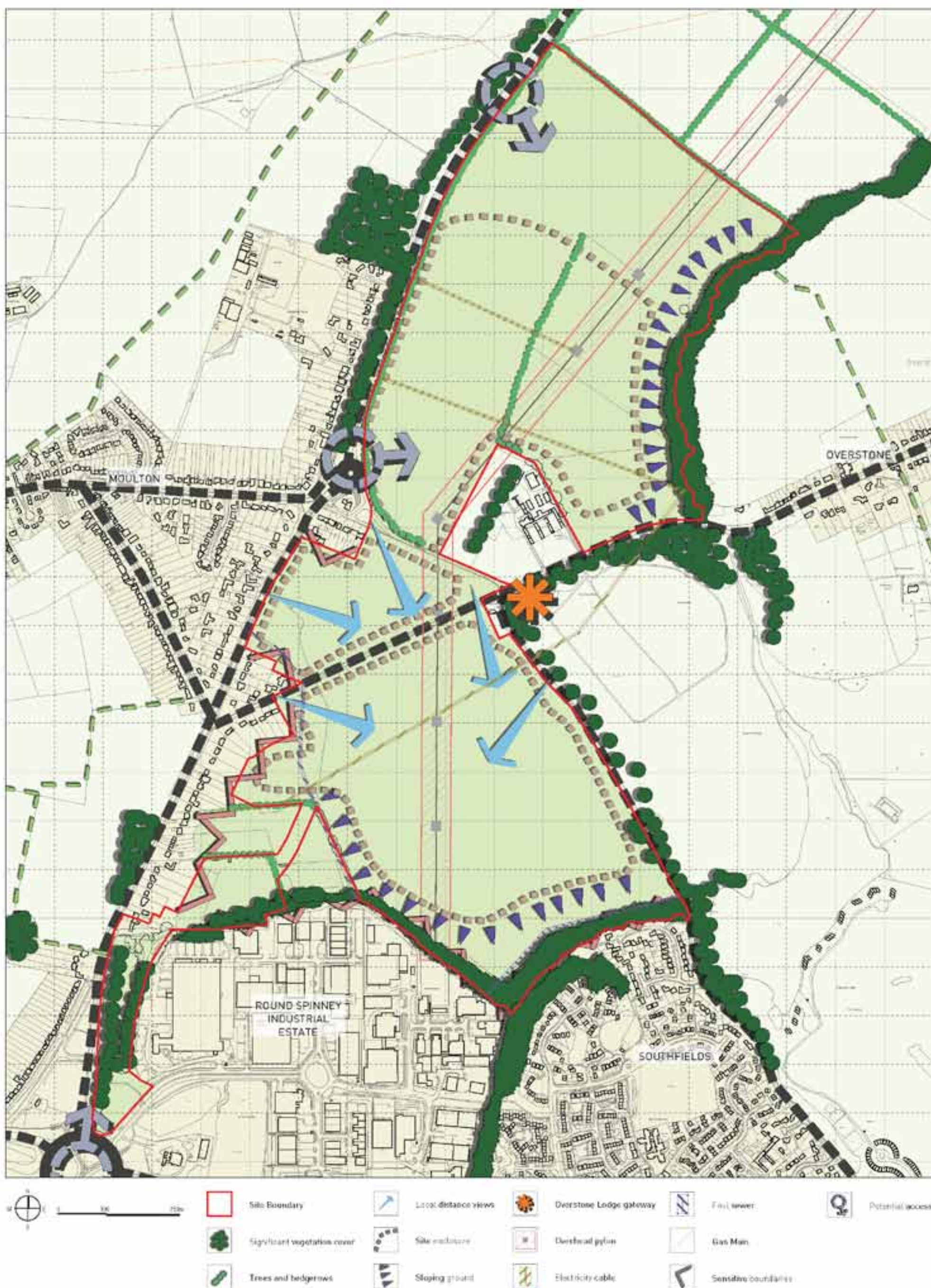
## A PLACE FOR EVERYONE

- Creation of a development which allows ease of movement for all types of users and provides equal employment, social, community, leisure and retail activity opportunities for all; and
- Consideration of the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities.

## SUSTAINABILITY

- 2.9.12 Provision of a mix of uses which cater for the everyday needs of the new residents including work, education, leisure, recreation and retail activities whilst respecting and assisting in the regeneration of Overstone Leys;
- 2.9.13 Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households;
- Provision of Sustainable Urban Drainage Systems as part of the flood mitigation proposals;
  - In-built ‘robustness’ – the ability of the development, including individual buildings, to adapt to changes such as use, lifestyle and demography over time; and
  - Make efficient use of land through proposing a development with an appropriate density.







# 3 Evaluation

A number of constraints and opportunities associated with development of the site have been identified. The constraints and opportunities presented by the site are utilised to inform and structure the development proposals.

*“Evaluation of the information collected on the site’s immediate and wider context, identifying opportunities and constraints and formulating design and access principles for the development.”*

*(para 97 of DCLG Circular 01/2006)*

## 3.1 CONSTRAINTS AND OPPORTUNITIES

3.1.1 A number of constraints and opportunities associated with the site have been identified, outlined below and illustrated on the constraints and opportunities plan opposite. Key issues include existing pylons, highways and vegetation.

### CONSTRAINTS

- Existing tree groups and hedgerows along the site boundaries, particularly along Cowpasture Spinney and Coleman Leys.
- Existing pylons cross the site in a south-north direction.
- Existing boundaries to surrounding residential properties and employment uses.
- Existing public rights of way need to be integrated into the proposal.
- Careful consideration regarding the drainage strategy.
- Constrained local highway network.

### OPPORTUNITIES

- To integrate with and contribute positively to the strategic green infrastructure network.
- Provide safe and convenient access into the site from the new A43 route.
- Provide a new local centre with supporting community facilities to serve the new development and the immediate surrounding area.
- Create a high quality development that integrates with the surrounding character and identity of the local villages.
- Create a new, positive rural edge to the north of Northampton.

LEFT  
CONSTRAINTS AND  
OPPORTUNITIES PLAN

RIGHT  
PHOTOS OF THE SITE









# 4 Involvement

A number of engagement exercises have been undertaken at the earliest possible stages to help inform the design proposals. This includes engagement with local authority officers and the parish council and participation from the local community.

*“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*

*(para 188 of NPPF)*

## 4.1 COLLABORATIVE PLANNING

### INTRODUCTION

- 4.1.1 The purpose of this section is to set out how Barratt Developments has engaged with the local community and other key stakeholders, to establish the key issues that have emerged from the consultation process to date, and how Barratt Developments has responded to these issues.
- 4.1.2 Public consultation is an essential element of the planning and development process. Good consultation engages with all sectors of society, at early stages, to develop a sense of understanding about the issues, concerns and opportunities found in the local community that could be affected by a proposed development.

### THE APPROACH

- 4.1.3 The approach to community consultation involved the following elements:
  - Ongoing project meetings with West Northants Joint Planning Unit;
  - A series of meetings with Neighbourhood Plan Steering Groups, Parish Councils, Daventry District Council and Northampton Borough Council;
  - Two Stakeholder Workshops, each comprising around 40 people working in sub-groups discussing key issues relating to the development of the site, with each group then feeding back to the event coordinator;
  - The creation of a project website to provide information and allow comments to be made online;
  - Distribution of around 8,800 leaflets (including pre-paid response forms) to the local community;
  - Adverts placed in local media;
  - Two public exhibitions; a large event attended by around 250 members of the community and a more specific, smaller event aimed at consulting with a number of community members who were unable to attend the main exhibition;
  - A programme of engagement monitoring to ensure that consultation had covered a broad section of the local community.



## STAKEHOLDER WORKSHOPS

4.1.4 The Stakeholders invited to the events consisted of Parish, District and County Councillors, community representatives (such as Headmasters of local schools, Police Officers, local healthcare providers, members of community groups etc), as well as officers from Daventry District Council (DDC), Northampton Borough Council (NBC), Northamptonshire County Council (NCC), the Joint Planning Unit (JPU) and representatives from Barratt Developments.

4.1.5 This first workshop was based on an “Enquiry by Design” type approach and was split into four sessions focussing on; the type of place the new development should be and its relationship to the existing settlement; movement and connection priorities; community and social infrastructure; and the potential benefits that new development could bring.

4.1.6 Key points that emerged from the 1st Workshop where:

- Need to improve road infrastructure
- Should be high quality design
- Need to create sense of community yet respect existing village characters
- Range of housing, including affordable housing
- Need for new schools
- Potential to expand existing schools
- New road should not dominate site or isolate urban areas
- New accessible health facility on site
- Promotion of healthy lifestyles
- Youth facilities for children and teenagers
- Opportunity for different types of open space on site
- Ensure community facilities and benefits are actually delivered
- Improvements to biodiversity

4.1.7 Following the first workshop, a masterplan was developed that sought to recognise the requirements of the Council’s draft Core Strategy policy for the Northampton North Sustainable Urban Extension whilst also recognising the feedback gained from the first stakeholder session.

4.1.8 The second Stakeholder Workshop was seen primarily as a feedback session following the first workshop. During the second Workshop, feedback to the masterplan was centred on issues of phasing and delivery of physical and social infrastructure, particularly the new stretch of A43 and the improvements to Round Spinney Roundabout. In addition to this, the impact of the proposals on the existing village characters of Mouton and Overstone continued to be emphasised. The future management of facilities such as open space was also raised.

## PUBLIC EXHIBITIONS

4.1.9 The public exhibition was arranged for Thursday 23rd May 2013 at Moulton Football Club from 1pm to 8pm. Circa 8,800 leaflets were delivered to homes and businesses in the surrounding area. The leaflet included the concept plan developed at the second workshop and set out details of the public exhibition, venue, and website. Emails were also sent to all of the stakeholders who had been invited to the stakeholder workshops with an electronic copy of the leaflet and an invitation to attend the exhibition. Stakeholders were asked to help cascade awareness of the consultation.

4.1.10 In light of some concern expressed by Overstone Parish Council about the venue for the exhibition being too far for some Overstone and Sywell residents to travel, a second public exhibition event was scheduled for between 6pm and 8pm on the evening of Thursday 6th June 2013 at Overstone Village Hall. Approximately 800 additional leaflets were sent out to Overstone and Sywell residents inviting them to attend the additional exhibition.

4.1.11 During both exhibitions, display boards explaining the proposals and showing a concept plan were available. Representatives from the project team were on hand to discuss the proposals and answer specific questions. Comments forms were also available for completion at the exhibition.



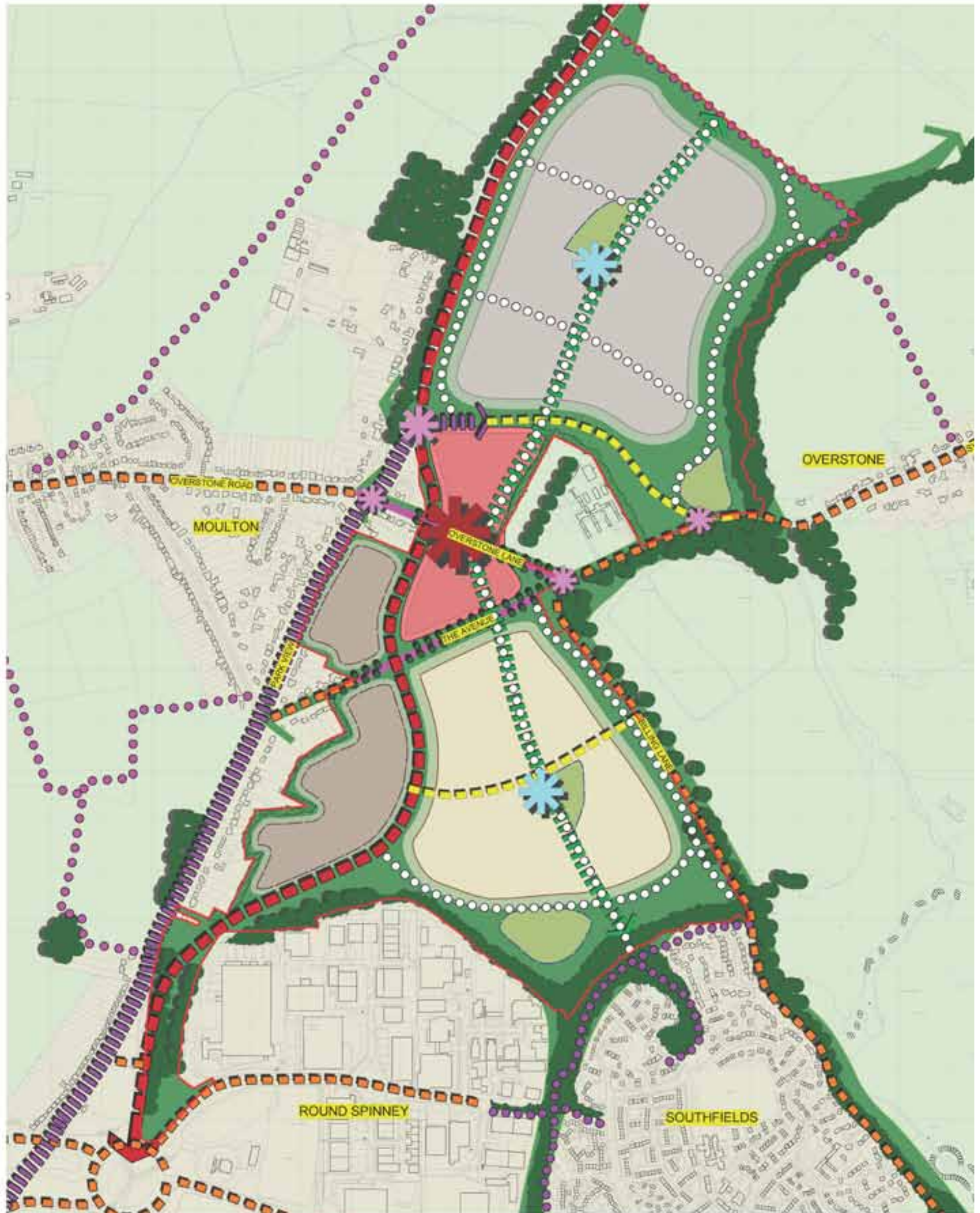


SUMMARY OF ISSUES

- 4.1.12 The focus of the public consultation was to encourage views and perspectives from the local community to help shape potential development on the site, rather than on the principle of development per se, as this is a matter that has been dealt with by the Council's consultation process on its Core Strategy.
- 4.1.13 A total of 204 written responses were received from all sources during the consultation process to date. These were identified through:
- 97 comments through the post;
  - 70 comments forms from the exhibition;
  - 13 comments from the additional exhibition;
  - 24 website comment forms
- 4.1.14 Some key issues raised during the consultation process included the following:
- Concerns relating to the capacity of the local road network and in impact the proposed development will have on this;
  - Loss of open countryside and wildlife habitats;
  - The limited capacity of existing services and facilities and the additional strain the new development will place on these;
  - New development must respect the existing characters of Moulton and Overstone, whilst creating its own identity;
  - Concerned that the new A43 would become a barrier between Moulton and Overstone and inhibit east-west movements.
- 4.1.15 A full account of the Consultation Strategy and a detailed summary of the feedback received can be found within the accompanying Consultation Report.
- 4.1.16 The results of the collaborative planning event(s) produced a number of key principles and guiding concepts that are illustrated within the next section of this DAS.

RIGHT  
PHOTOS FROM THE DESIGN  
WORKSHOP





- |                                     |  |   |                        |
|-------------------------------------|--|---|------------------------|
| New Boundary                        | Proposed Local Public Transport Priority | New Pedestrian/Cycleway/Bus Lane          | Key Visual Point       |
| New Add Road/Off-Street Access      | Proposed Boundary/Access                 | Existing Public Rights of Way/Connections | Existing Sperry Poles  |
| Existing Road Boundary              | New Boundary/Connection                  | New Street Lanes                          | Local Road Point       |
| New Road/Access                     | New Public Transport Priority Route      | New Area of Open Space                    | New Access Improvement |
| New Public Transport Priority Route | Proposed Local Public Transport Priority | Proposed Water Amenity Area               | Existing Street Bell   |



*“Successful streets, spaces, villages, towns and cities tend to have characteristics in common. These factors have been analysed to produce principles or objectives of good urban design. They help to remind us what should be sought to create a successful place.”*

(page 14 of By Design)

4.2 THE DESIGN VISION

- 4.2.1
- This section of the DAS brings together all the analysis of the site and the results of the collaborative planning events and draws up a Vision of what kind of place Overstone Leys will be.
- 4.2.2
- The Vision for the development at Overstone Leys is to create a new, residential development which builds upon the character and identity of the local vernacular and urban form of the surrounding context of Northamptonshire’s villages. The proposals will respond positively to the constraints and opportunities of the site and its immediate context.  
  
**“A unique edge-of-town location, within a rural setting; handy for access to the A43, the town centre and local jobs, Overstone leys will attract young families because of its range of high quality homes, access to green space, and the convenient local services. Overstone Leys will also include a range of households who like the mix of housing areas that have been influenced by the context of Northamptonshire’s villages and settlements, offering people something different.”**
- 4.2.3
- The success of the development is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.
- 4.2.4
- As such, Overstone Leys will:
  - Create a well connected and integrated place that provides pedestrian linkages to the surrounding area that allows people to access the wider public transport and road network in the local area.
  - Provide a rich mix of natural open space and green infrastructure that maintains and enhances the existing local wildlife and ecology.
  - Create a new local centre to help provide facilities and services for new and existing residents, including the provision of a new Primary School.
  - Provide a mix of traditional dwelling types within a high quality landscaped framework, reinforced by differing character and unified architectural styles.
- 4.2.5
- The design principles and concepts set out in this section are based on good practice and guidance, and reflect the characteristics and constraints of the site, as outlined above.

4.3 DESIGN CONCEPTS

- 4.3.1
- The vision for the layout is based on a series of good design principles. These include:  
  
**MOVEMENT**
- 4.3.2
- Providing suitable and efficient access and considering the requirements in the design of new streets, to reflect the hierarchy of routes and spaces. Streets will be designed according to their role in the hierarchy.  
  
**GREEN INFRASTRUCTURE**
- 4.3.3
- Respecting key aspects of the existing landscape and introducing new features to create an attractive setting for new development.  
  
**PLACE**
- 4.3.4
- Ensuring a legible design will enable residents and visitors to easily find their way around through the design of a series of key spaces that adds variety along the principal routes. A structure of streets and blocks will link the development to adjacent areas and amenities such as the local centre. Way finding will be increased by creating landmarks in prominent locations and locating open spaces along desire lines.  
  
**CHARACTER**
- 4.3.5
- Through careful study, positive aspects of the local vernacular will be introduced through innovative design solutions, which will ensure that the development responds to the local character.



LEFT  
EMERGING DESIGN CONCEPT



## DESIGN CONCEPT 1

## MOVEMENT

The approach is to ensure that the proposals promote the use of more sustainable means of transport for the movement of people at the local level. The approach will also:

- Promote and enhance road connections within the site and to surrounding areas to provide appropriate vehicular access and be designed to reflect their function within the street hierarchy.
- Create, maintain and enhance sustainable linkages (including cycling and walking) within the development and to surrounding areas.
- Create routes where people want to go, providing an optimum variety of journeys, creating an open-ended and well-connected layout.
- The design of street types which form the movement framework will determine the character of the overall development with main routes passing through and quiet lanes on the edge.

## DESIGN CONCEPT 3

## GREEN INFRASTRUCTURE

The approach will be to create a network of multi-functional green spaces that harness ecological benefits to add greater value. The approach will also:

- Provide development that respects the landscape setting of the surrounding area.
- Ensure that important biodiversity assets and landscape characteristics are protected and managed in a positive way and that wildlife corridors across the landscape are enhanced.
- Comprehensively plan green infrastructure to be integrated, flexible and highly accessible from residential areas. This includes landscaped open spaces, wildlife corridors, space for recreation and accessible footpaths/cycle-ways.

Respond to the topography of the site, which has a heavy influence on the overall appearance and design of this scheme.





DESIGN CONCEPT 3

PLACE

The approach is to develop an understanding of the context of the location that will be combined with a series of place making principles to inform the design. The approach will also:

- Create a sense of place with a defined character and identity through planned buildings and a series of open spaces, which enhance the relationship with the surrounding context.
- Respond positively to the surrounding built and natural context, maintaining and, where possible, enhancing the character of the area.
- Promote safety and security by ensuring buildings enclose the public realm and provide a focus for people to enjoy and take pride in their local environment.
- Ensure building height, scale and massing takes account of the immediate context to create an interesting and varied skyline.



DESIGN CONCEPT 4

CHARACTER

4.3.6 The approach is to create three character areas that reflect their position and location within the context of the setting of the site. The approach will also:

- Create an overall identity and image that is unique within the local area.
- Create character areas that reflect the local characteristics and building styles of the locality to ensure an appropriate transition between town and countryside.
- Create a palette of materials which will encompass a close attention to detail such as colour, materials and texture.







Comparisons between the theoretical flow... radius and the actual walkable catchment... entrances helps identify lines of severance... crossings that require attention

Larger open spaces are... of greenways

Fronting bu... overlooking...



# 5 Design

The Masterplan Framework shown opposite represents the outcome of a long process of contextual and technical investigation, design development, and broad consultation. The following pages describe the content and principles of the outline proposals.

*“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”*

*(para 57 of NPPF)*

## 5.1 MASTERPLAN FRAMEWORK STRUCTURE

5.1.1 This statement explains the design principles and concepts that have been applied to particular aspects of the outline application for up to 2000 dwellings.

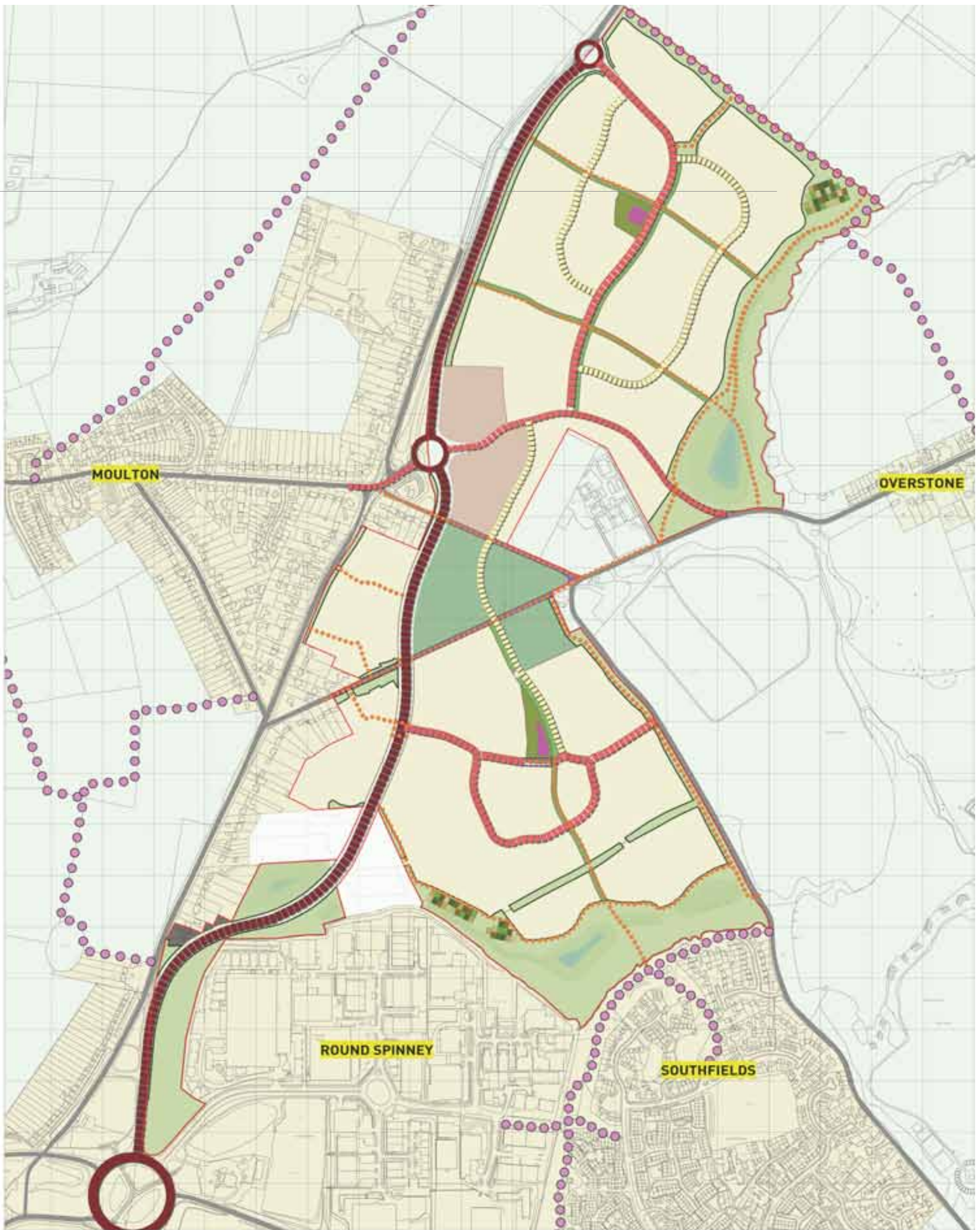
5.1.2 Access, layout, scale and appearance of the development for the first phase of 200 dwellings is unreserved. Landscaping is therefore reserved.

- **Use and amount of development** - how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.
- **Access** – this covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- **Layout** – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.
- **Scale** – the height, width and length of each building proposed in relation to its surroundings.
- **Landscaping** – this is the treatment of private and public space to enhance or protect the site’s amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.
- **Appearance** – the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.

5.1.3 The development framework overleaf represents the basic structuring components for the development at Overstone Leys. The Framework is then broken down into the following elements/matters:

- The **use and amount of development** is proposed for each use, how this will be distributed across the site and how the proposal relates to the site’s surroundings.
- The **access** arrangements to ensure all users will have equal and convenient access to buildings and spaces and the public transport network.
- The proposed **layout** in terms of the relationship between buildings and public and private spaces within and around the site, and how these relationships will help to create safe, vibrant and successful places.
- The **scale** of buildings proposed, including why particular heights have been settled upon, and how these relate to the site’s surroundings and the relevant skyline.
- The proposed **landscaping** principles, explaining the purpose of landscaping private and public spaces and its relationship to the surrounding area.
- The **appearance** of the place or buildings proposed including how this will relate to the appearance and character of the development’s surroundings.







LAND USE AND MIX PRINCIPLES

- 5.1.4 The key principles for the land use and mix represent an opportunity to create a residential development as follows:
- > Provide up to 2000 dwellings, including a first phase of 200 units.
  - > The creation of new local village style centre that creates a 'heart' to the proposal.
  - > Provide a variety of open spaces that cater for the needs of new and existing residents.
  - > Provide a mix of house types and style that responds to the needs of the local area.

MOVEMENT AND LINKAGES PRINCIPLES

- 5.1.5 The key principles for movement respond to the site characteristics and the contextual analysis to create a connected and integrated new residential development as follows:
- > Provide a new A43 Bypass to Moulton;
  - > Provide pedestrian and cycle linkages and connections throughout the development linking places where people want go;
  - > Create a linking 'high street' road through the site to aid movement and legibility;
  - > Facilitate a permeable network of streets and routes to provide direct, attractive connections between facilities.



LEFT  
DEVELOPMENT FRAMEWORK  
PLAN



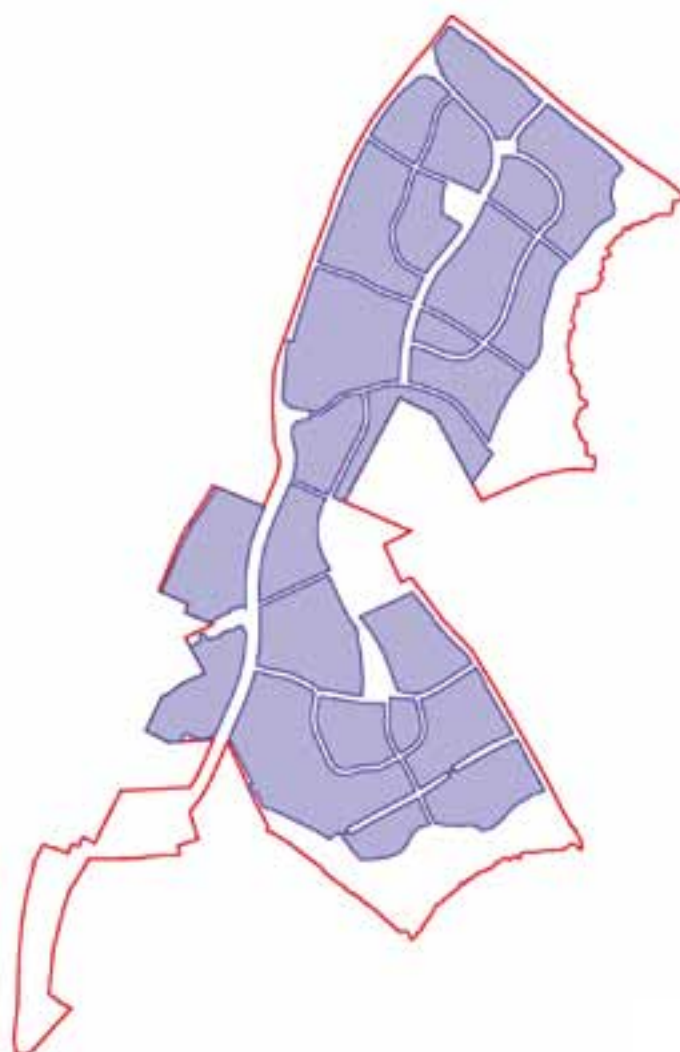
## TOPOGRAPHY AND LANDSCAPE PRINCIPLES

- 5.1.6 The site represents a unique mix of established landscape features and topography which the following principles embrace:
- > The creation of a development structure that responds to and retains the existing trees and hedgerow structure as a basis for creating a locally distinct and legible place;
  - > A green network of connected open spaces that embraces ecological, landscape and amenity considerations providing a continuous green 'seam';
  - > Realising the opportunities represented by water within the site to advance sustainable urban drainage opportunities.



## SCALE, HEIGHT AND MASSING PRINCIPLES

- 5.1.7 The residential development provides an opportunity to create a series of interlinked spaces that help aid legibility through the scheme so that people can get to where they want to go.
- > Provide a series of key spaces that are defined by keynote buildings so that streets are terminated with a strong building form;
  - > Create a hierarchy of spaces that are defined by their location and siting with the development to help promote a sense of character;
  - > Locate buildings appropriate to their surroundings with the local townscape and use taller 3 storey houses to define gateways and nodes.





**BUILDING LAYOUT AND FORM PRINCIPLES**

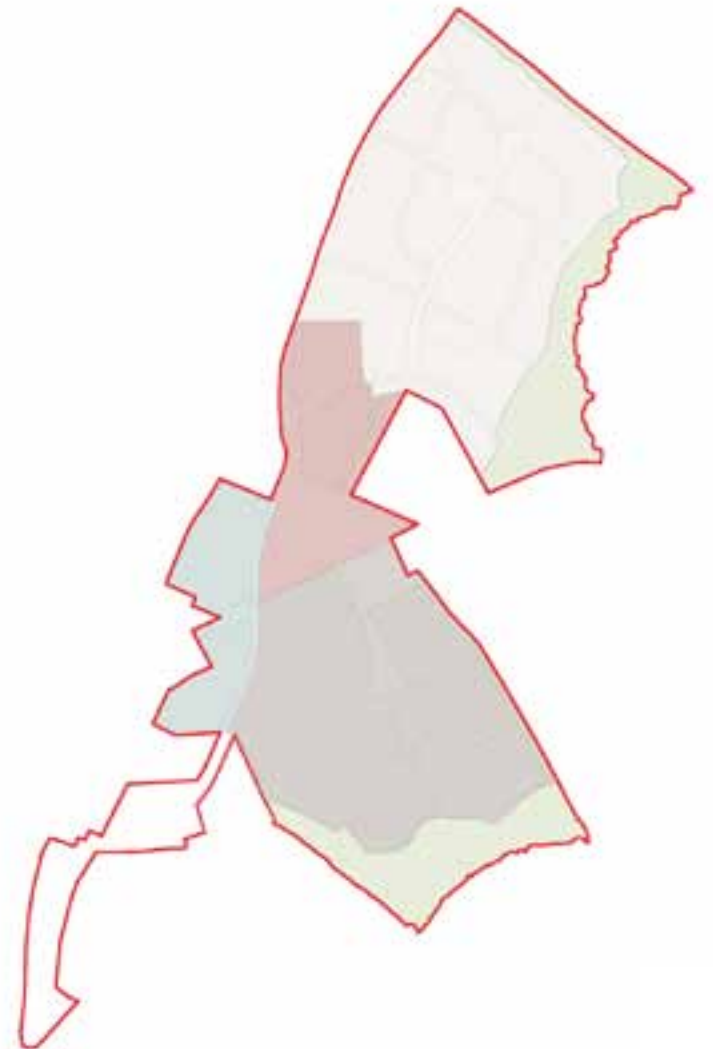
5.1.8 Buildings should positively contribute to the setting of existing settlements and provide a unified character and identity that local people can relate to. Designing streets and spaces that are well overlooked by new development helps promote a sense of safety and security.

- > New buildings will create active frontages and passive surveillance of the public realm;
- > Central core areas of housing will generally have a more continuous built frontage, overlooking the street and have secure on-plot car parking;
- > Building along the edges of development will have a looser built form with larger 'villa' style building overlooking the surrounding area and creating a rural edge.

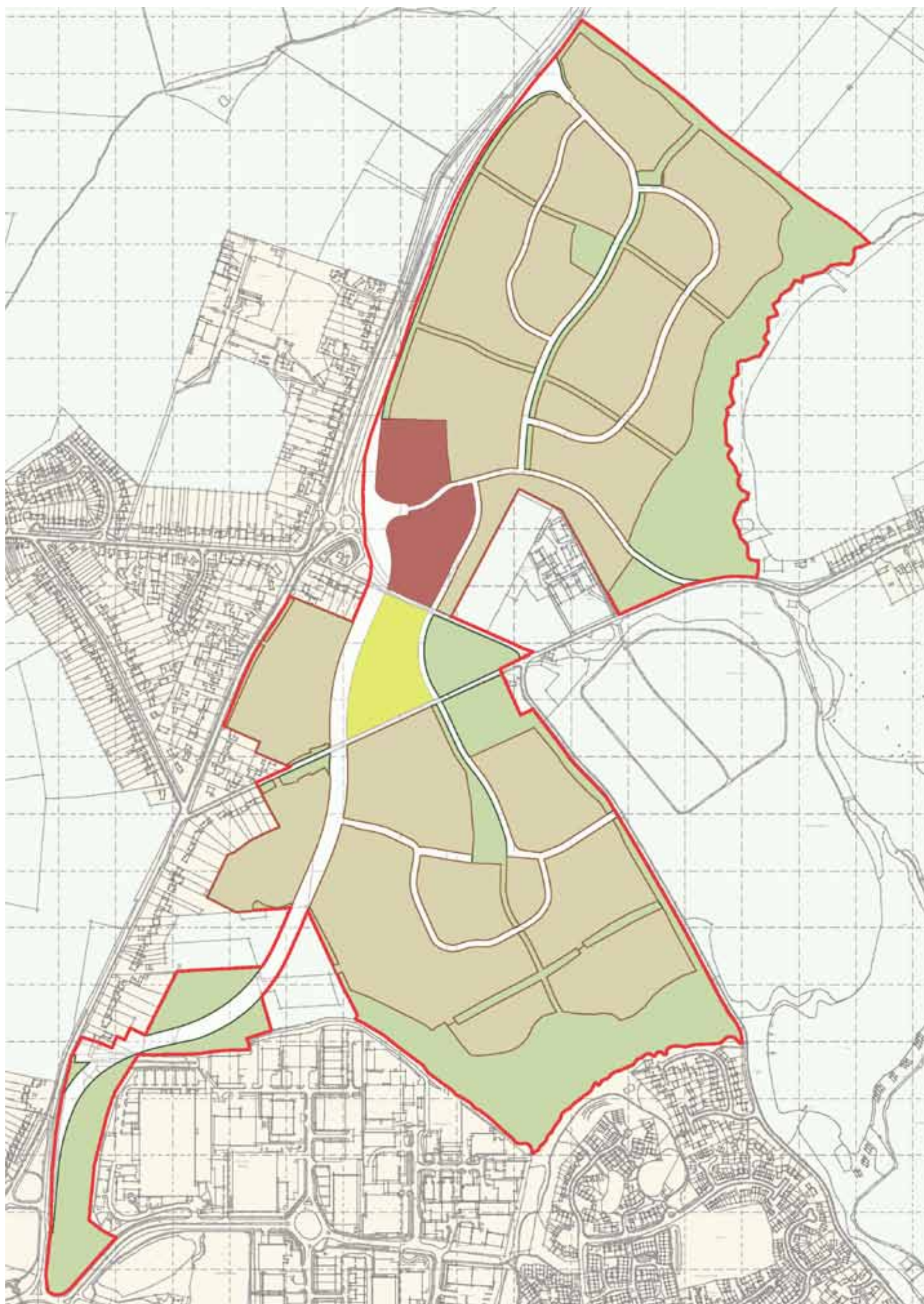
**APPEARANCE AND CHARACTER PRINCIPLES**

5.1.9 Moulton and Overstone provides the back drop to the character and appearance of new buildings within the development. The following principles are as follows:

- > Create a series of character areas that reflect the surrounding context;
- > Create two neighbourhood style character areas that provide two different styles and forms of architecture and form;
- > Create a 'rural edge' that reflects the current setting of the site and provides a natural transition between the settlement and the countryside;
- > Create a local centre that forms the centre piece to the development and the surrounding area.







- |   |                  |   |            |
|---|------------------|---|------------|
|  | Residential Area |  | Open Space |
|  | Local Centre     |   |            |
|  | Primary School   |   |            |



5.2 USE AND AMOUNT OF DEVELOPMENT

5.2.1 The site is approximately 109.125 hectares in size and will consist of the following uses.

RESIDENTIAL  
(61.341 hectares, up to 2000 dwellings)

5.2.2 The development proposals will deliver a mix of housing in line with national and local policy, which also reflects the particular characteristics of the local housing market. There will be a range of house types varying from 2 bed terrace to 5 bed detached dwellings.

5.2.3 The development achieves an average net density of approximately 30-32 dwellings per hectare (dph).

5.2.4 Within the dwellings proposed across the site, a range of house types, sizes and tenures are envisaged in order to accommodate a variety of household types. The scale of development provides the opportunity to incorporate a mix of housing styles in this location.

PRIMARY SCHOOL  
(2.376 hectares)

5.2.5 The proposals include land set aside for a Primary School at the centre of the site, which will benefit from moving traffic and pedestrian and cycle activity that will be generated from the development.

LOCAL CENTRE/EMPLOYMENT  
(3.834 hectares)

5.2.6 Land is also being set aside for a new local centre that will help serve the new development. This will include:

- Classes A1 - A5, including a foodstore and a pub
- C2 - Extra care facility
- D1 - Doctors surgery
- B1(c) - Light industry

INFRASTRUCTURE

5.2.7 The proposals incorporate new primary road infrastructure and a number of new access points, with changes in surface materials and deflection to add character.

PUBLIC OPEN SPACE  
(29.552 hectares)

5.2.8 The proposals will include a range of open spaces, including formal public open space, in the form of new children’s play areas, set within two village green parks, and a new public open space will also be included within the local centre.

PARKS AND GARDENS  
(6.14 hectares)

5.2.9 Parks and gardens will form a key part of the open space requirement, providing two key NEAPs, set within village green parks. Some formal parkland space will also be provided around the edges of the development.

NATURAL AND SEMI NATURAL GREENSPACE  
(20.77 hectares)

5.2.10 A number of informal open spaces are located around the site. This includes the open space around the existing hedgerows that run around the edges of the development. These spaces maintain the existing trees and hedgerows.

5.2.11 An area of water attenuation is also proposed to the east of the site.

OUTDOOR SPORTS FACILITIES  
(2.54 hectares)

5.2.12 A number of football pitches will also be included at the centre of the proposal, next to the Primary School, which will maximise their usage from new and existing residents.

CHILDREN’S AND TEENAGERS  
(0.35 hectares)

5.2.13 Two NEAPs and a MUGA are proposed within the proposals. The two NEAPs are set within the village green parks and the MUGA will be sited next to the football pitches, adjacent to the new Primary School.

ALLOTMENTS  
(0.78 hectares)

5.2.14 As part of the overall site provision a number of allotments will be included within the proposal, located to the north and the south, within the natural and semi natural greenspace.

USE	AMOUNT (HA)
RESIDENTIAL	61.341
PRIMARY SCHOOL	2.376
LOCAL CENTRE/EMPLOYMENT	3.834
PUBLIC OPEN SPACE	29.552
ROAD INFRASTRUCTURE	12.022
TOTAL	109.125

LEFT  
USE AND AMOUNT OF  
DEVELOPMENT PLAN

RIGHT  
TABLE - USE AND AMOUNT

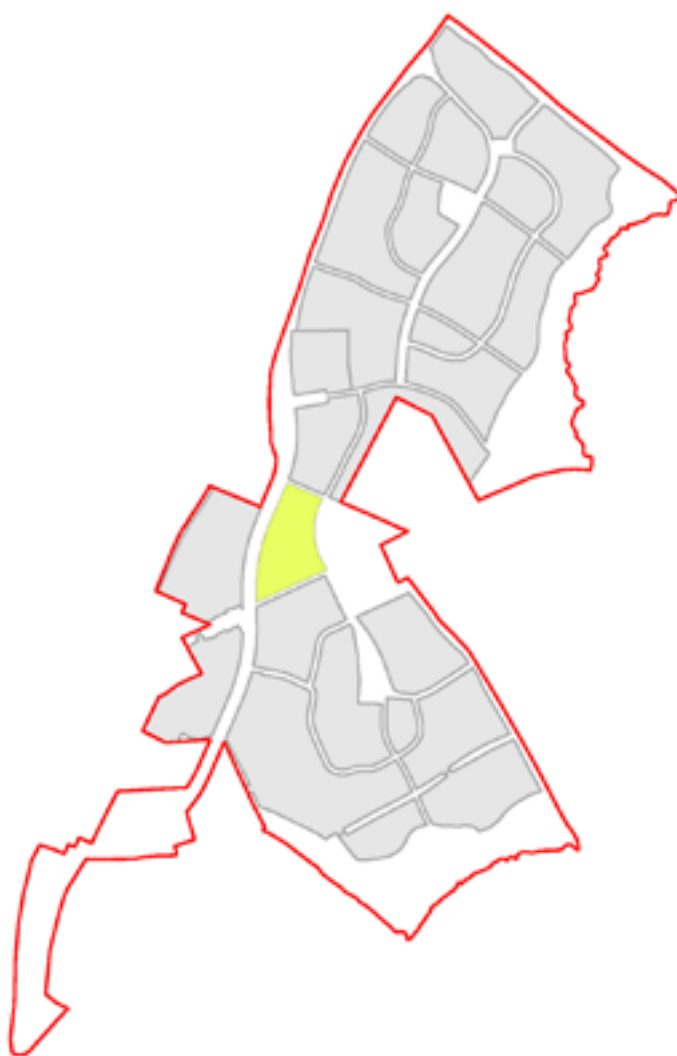
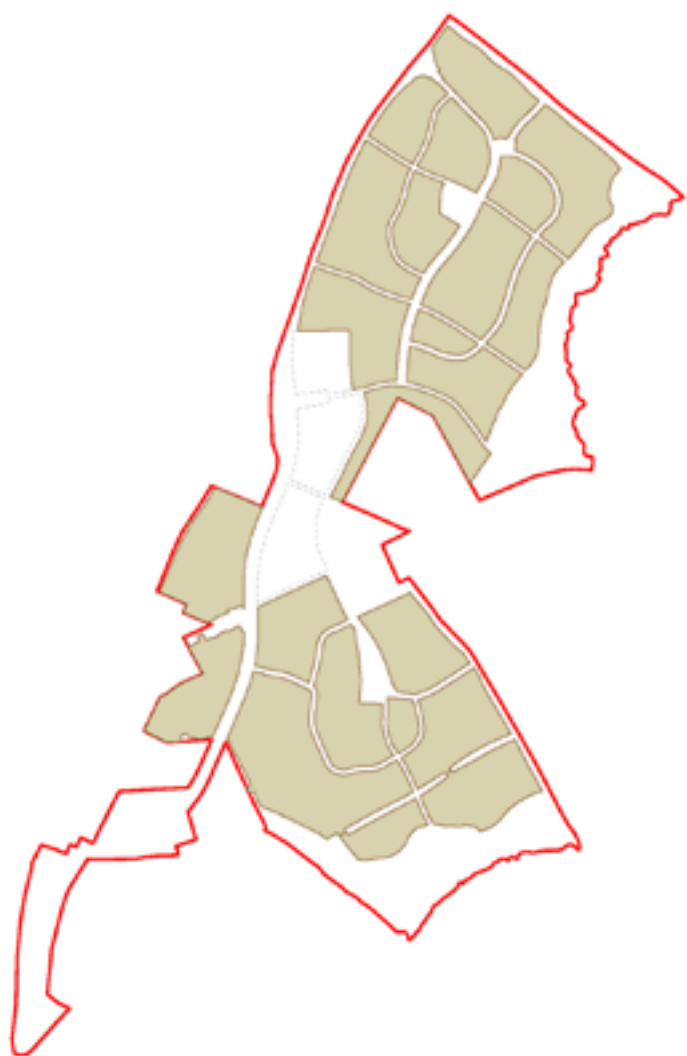


**RESIDENTIAL**

- 5.2.15 The development achieves an average density of approximately 31 dwellings per hectare (dph).
- 5.2.16 Within the dwellings proposed across the site, a range of house types, sizes and tenure are envisaged in order to accommodate a variety of household types. The scale of development provides the opportunity to incorporate a mix of housing styles in this location. As found within most traditional townscapes, a hierarchy of dwellings is proposed ranging from larger, detached properties through to small terraced forms.
- 5.2.17 Affordable housing - will be located in small clusters, throughout the development and will include social rented and shared ownership housing.

**EDUCATION**

- 5.2.18 A primary school forms part of the development and is to be located centrally within the site opposite the local centre within 800m of all new properties. A football pitch will be provided that can be utilised as a dual use facility.



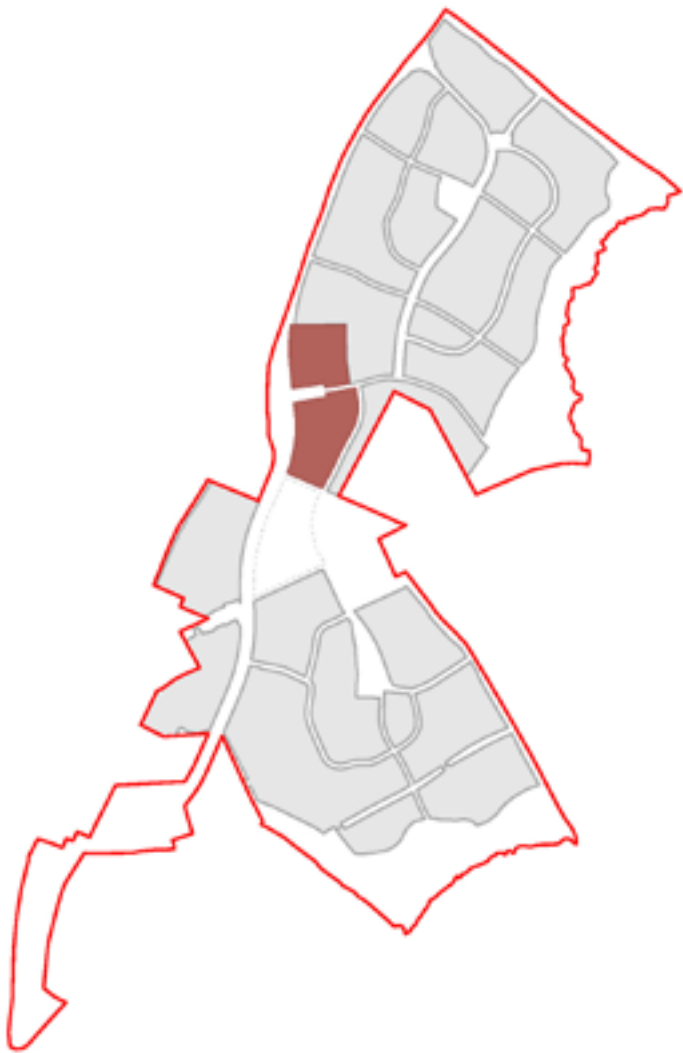


MIXED USE AREA

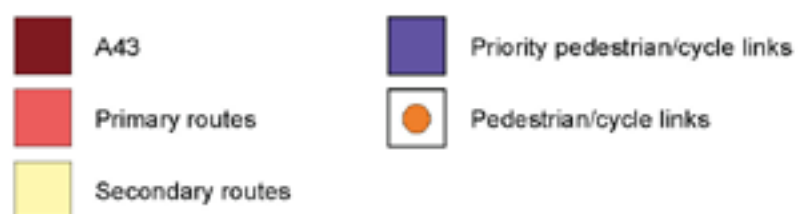
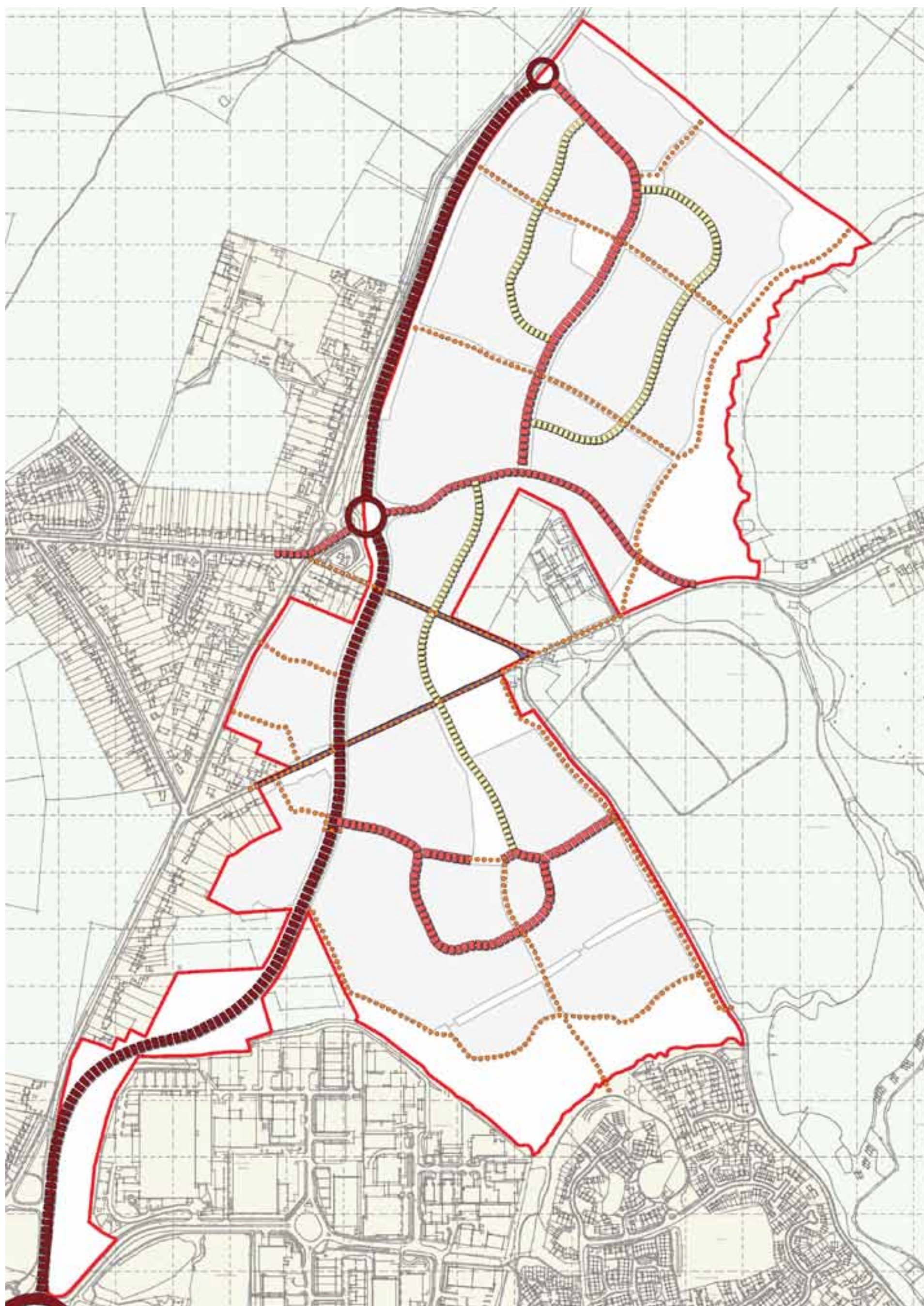
- 5.2.19 Land will be set aside to provide a local centre to meet the day to day needs of the new community and benefit from existing residents in Moulton and those passing through the area along the new A43 Bypass.
- 5.2.20 The development proposes a centrally located mixed use area within 800m of the new dwellings forming part of the application. This mixed use area is located next to the primary school to encourage linked trips with good pedestrian and cycleway links to encourage such trips to be made by means other than the private car.
- 5.2.21 The local centre will also incorporate a range of uses including classes A1 - A5 (including food retail and pub), C2 (Extra Care Facilities, D1 (Doctors' Surgery), B1(c) Light Industrial uses and some residential.

PUBLIC OPEN SPACE

- 5.2.22 The development provides approximately 29.6ha of public open space, comprising informal green space and amenity, and formal areas of recreation including children's play areas and outdoor sports facilities.
- 5.2.23 The development will include provision for allotments and three key spaces that will help define the overall proposals. This includes three village style greens that will act as park spaces and provide children's playspace.
- 5.2.24 In respect of outdoor recreation on the site, sports pitches, including a MUGA , are proposed next to the primary school site. These facilities could provide dual use by the community and the school.
- 5.2.25 Further details on public open space are provided in section 7.12.









5.3 MEANS OF ACCESS

- MOVEMENT AND CIRCULATION
- 5.3.1

Vehicular access to the development from the A43 will be provided from the proposed A43 Moulton Bypass, and the existing (to be diverted) A43 Park View.
- 5.3.2

The development proposes vehicular access at three locations - shown on the plan opposite:
  - Site Access 1 - a three-arm traffic signal controlled T-junction to the south of the development;
  - Site Access 2 - a new four-arm roundabout replacing the existing A43 Moulton Roundabout; and
  - Site Access 3 - a new three-arm roundabout at the northern end of the development.

- FOOTPATHS AND CYCLEWAYS
- 5.3.3

A range of measures will be implemented to encourage walking and cycling both within the proposed development and to nearby destinations off-site.
- 5.3.4

A comprehensive network of footways, footpaths and cycleways will be provided within the site. The design of these routes will prioritise pedestrians and cyclists over general traffic.
- 5.3.5

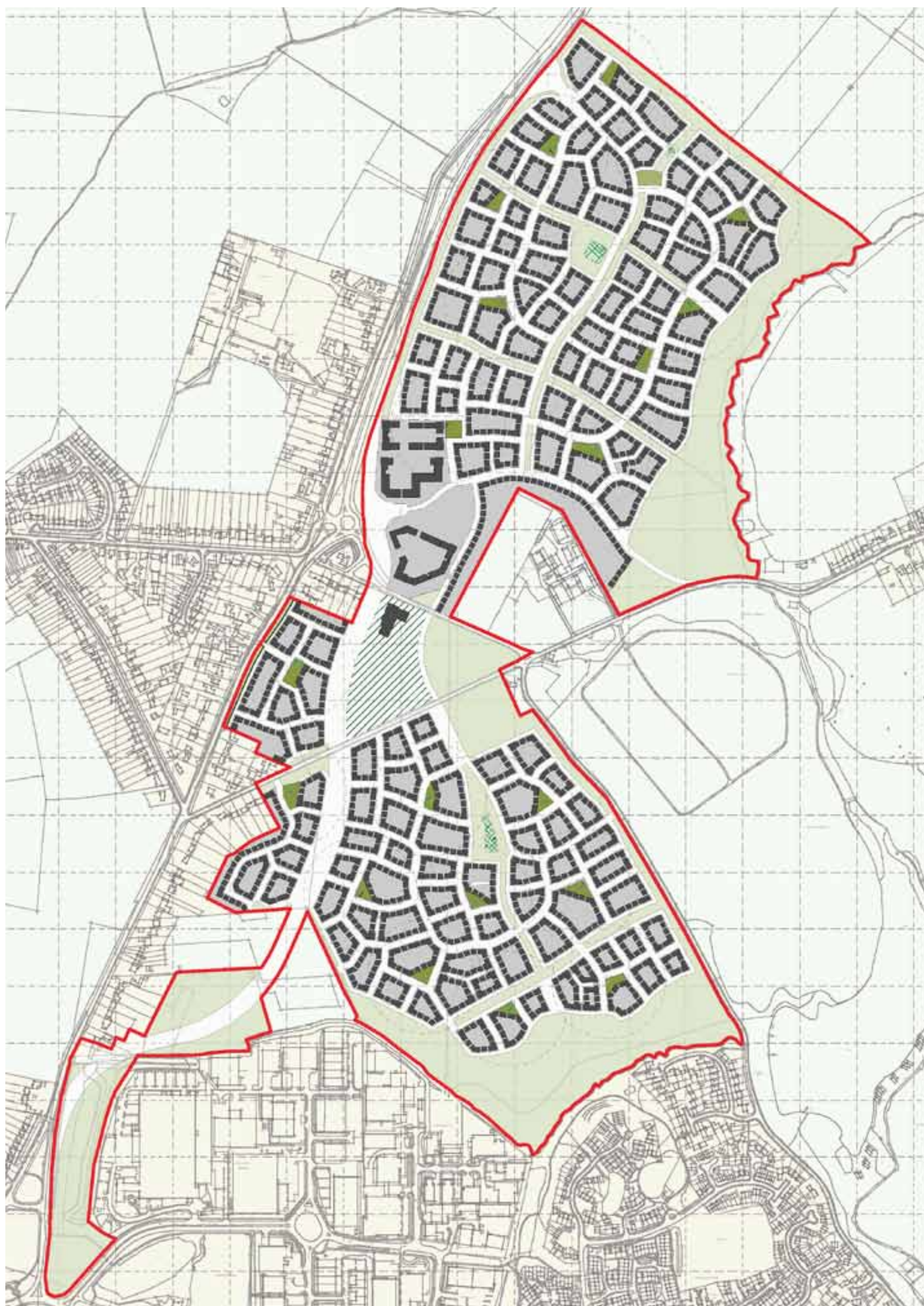
The pedestrian and cycle strategy incorporates the following:
  - Shared footway/cycleways alongside the A43 Bypass and along primary routes within the development.
  - The closure of Overstone Lane and The Avenue (in-part) to the east of the A43 Bypass to vehicular traffic for the use of pedestrians and cyclists;
  - Downgrading The Avenue to the west of the A43, including the provision of a 20mph speed limit.
  - Shared footway/cycleway from the south of the development to the existing Southfields neighbourhood.
  - The provision of five toucan crossings around the site to strengthen and improve connectivity to Moulton to the west, and to Round Spinney Industrial Estate to the south.

- STREET HIERARCHY
- 5.3.6

A hierarchy of roads and streets is provided throughout the development, which provides for the necessary vehicle circulation but also allows for footpath and cycleway connections with the wider area in order to assist in the creation of an integrated movement network. This includes:
- 5.3.7

Strategic Route (A43 Bypass) - this strategic route will have a high link status, providing wider connections to the County. It will be designed with pedestrians, cyclists and public transport users in mind. This will include, combined footway/cycleways on both sides of the carriageway and toucan crossing points provided on desire lines.
  - Primary Routes** - three primary routes will feed off the A43 from each other three access points. This include a route (Overstone Way) from the new four-arm roundabout connecting Moulton to Overstone effectively replacing Overstone Lane as a vehicular route. A new primary route (Village Avenue) will connect the A43 to Billing Lane, albeit this will be a more traditional 'village' style route. A primary route (Main Street) will also feed off the new three-arm roundabout to the north a connect to the Primary route (Overstone Way) at the centre of the development.
  - Secondary Route (High Street)** - this street provides access between two primary routes (Overstone Way - Village Avenue) connecting the two residential areas and the local centre. This street is to be lined with trees to create greater a sense of enclosure. A footpath is located on both sides with a more landscape led character.
  - Tertiary Routes** - a series of tertiary routes will provide access in and around the development, set within a permeable grid of streets and spaces. They are designed to promote low vehicle speed to allow spaces to be shared by a number of users and create a sense of enclosure due to their decreased corridor width. These streets will benefit from traffic calming measures thereby aiming to strike a balance between vehicles and other street users. These streets will typically consists of:
    - > General residential streets
    - > Lanes
    - > Mews
    - > Private drives





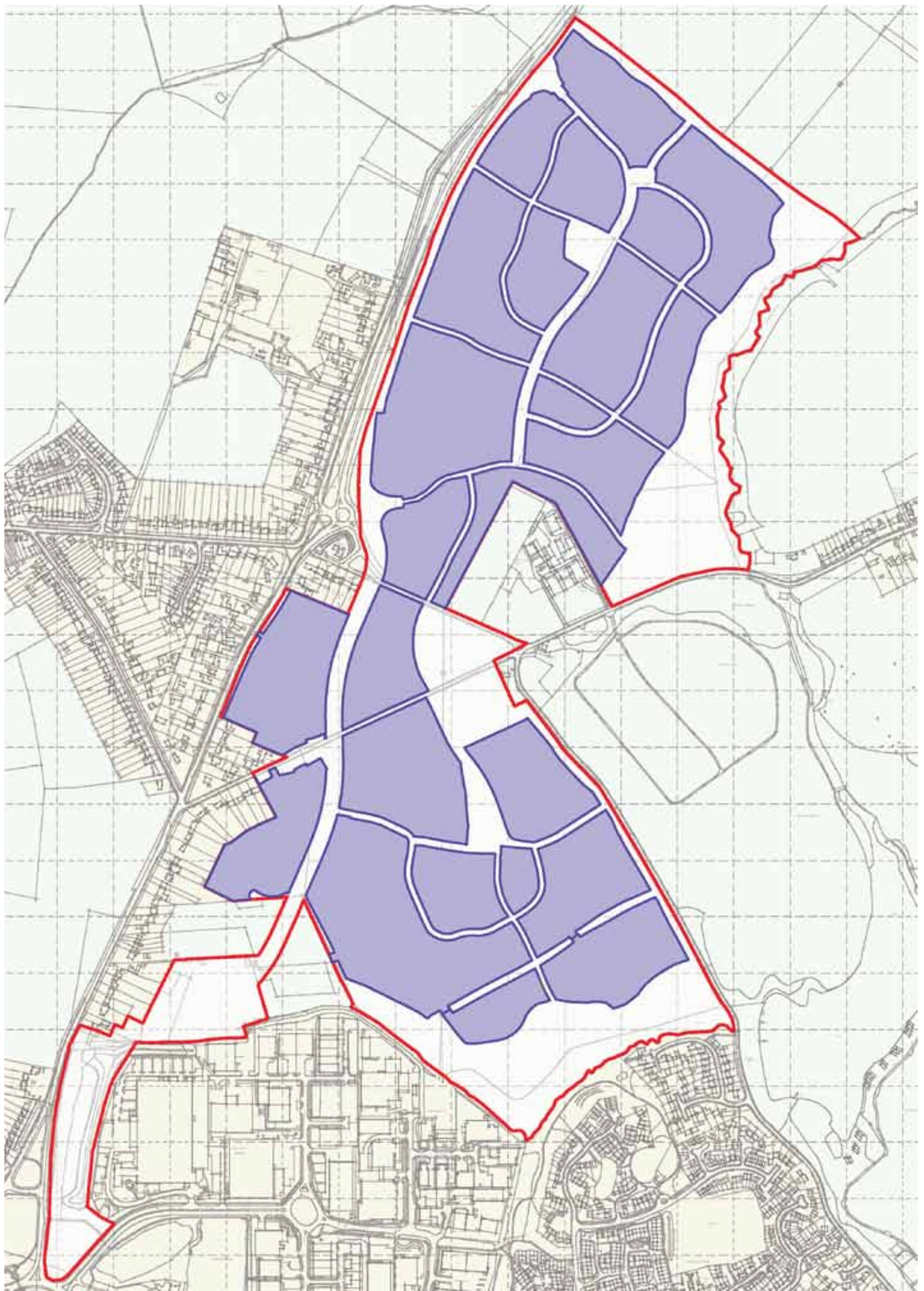
- |   |                     |   |                       |
|---|---------------------|---|-----------------------|
|  | Key Feature Space   |  | Development Block     |
|  | Public Open Space   |  | Indicative Built Form |
|  | Primary School Area |   |                       |




5.4 LAYOUT

	<b>LOCAL DISTINCTIVENESS</b>		<b>SAFETY AND SECURITY</b>
5.4.1	The layout is based on a clear network of streets and spaces. By providing a coherent sense of place to key locations within the development, the foundation for the creation of a legible environment can be established in combination with a hierarchy of street types which provide an extensive choice of routes.	5.4.7	Pedestrian safety within the development will be achieved by securing reduced vehicle speeds through the design of the internal access roads. Differences in road surface treatment and vertical and horizontal deflections are proposed.
5.4.2	The layout reflects the character of the surrounding area with traditional patterns of perimeter blocks and a mix of building forms, including semi-detached and detached properties.	5.4.8	Any proposed parking courtyards to the rear and side of properties will be limited in size and number and overlooked by strategically located properties.
	<b>CONTINUITY AND ENCLOSURE</b>	5.4.9	Buildings will generally be overlooking the public realm with traditional back-to-back gardens that are well-contained and enclosed creating a greater distinction between the public and private realm.
5.4.3	The design is based on the principle of houses defining and overlooking the main spine road and key public spaces.		<b>BOUNDARY TREATMENTS</b>
5.4.4	The creation of perimeter blocks helps to create strong frontages to the public realm which are overlooked and the creation of defensible private space to the rear of properties.	5.4.10	A variety of boundary treatments will be used to create a sense of variety and character throughout the development.
5.4.5	The proposed areas of open space will be overlooked by adjoining properties, to increase safety and security in these areas. Development plots will be defined by a range of boundary treatments including walls, bollards and fencing. This will assist in clearly defining the public and private realm within the development.	5.4.11	Towards the edges of the development an emphasis will be placed on using ornamental hedgerows to help respect and enhance the existing landscape setting of the site. Towards the centre of the proposal boundary treatments will change, with a stronger emphasis on railings and short walls.
5.4.6	The design solution for the site is to create variety in townscape form. It is expected that significant numbers of dwellings will have front elevations close to the back of the pavement (within 2 metres) in order to create a sense of enclosure, particularly along Main Street.		<b>URBAN FORM</b>
		5.4.12	The location of the site and its sensitive setting have had a considerable impact on the design of the scheme. The vision is to provide a development that is rural in nature yet create urban edge to the existing settlement that is harmonious to the setting of the surrounding landscape and provide a positive frontage to open space.





 Up to 11m to ridge height



5.5 SCALE

- BUILDING HEIGHTS AND MASSING**
- 5.5.1

A range of 2 to 3 storey properties are proposed for the site ranging from 1 bed to 5 bed properties. This is intended to reflect the general height and scale of buildings in the surrounding context but also deliver a wide range of building types to create a sense of visual interest along the street scene.
- 5.5.2

As part of the overall proposals, a new local centre, consisting of local shops and light industrial units will also be included. These buildings will also be in keeping with the general height of surrounding buildings and reach no more than 11m to ridge in height.
- KEYNOTE BUILDINGS**
- 5.5.3

Keynote buildings will be carefully sited to act as focal points within the proposal to aid legibility and help create an attractive street scene.
- 5.5.4

The disposition and orientation of buildings provides for a strong street scene with clear demarcation between public and private space. Variation in house types will provide for visual variety along key routes.

- VIEWS AND VISTAS**
- 5.5.5

The proposal will include the development of key vistas through the site to help break up the central street that provides the main access through the development.
- 5.5.6

The existing hedgerows and trees that run through the middle of the site represent opportunities to provide new spaces that help break up the long central ‘main street’. It is at these points that pedestrian links are created to provide connections to the wider area
- DENSITY**
- 5.5.7

The proposed density across the site will be 30-32 dwellings per hectare to provide up to 2000 dwellings. This is consistent with the overall density and character in the surrounding areas and makes best use of the land available.
- BUILDING TYPES**
- 5.5.8

A range of house types, sizes and tenures are proposed within the development, providing a range of 1-5 bed properties. This will provide further housing to meet local needs and will assist in creating a diverse and mixed community.
- 5.5.9

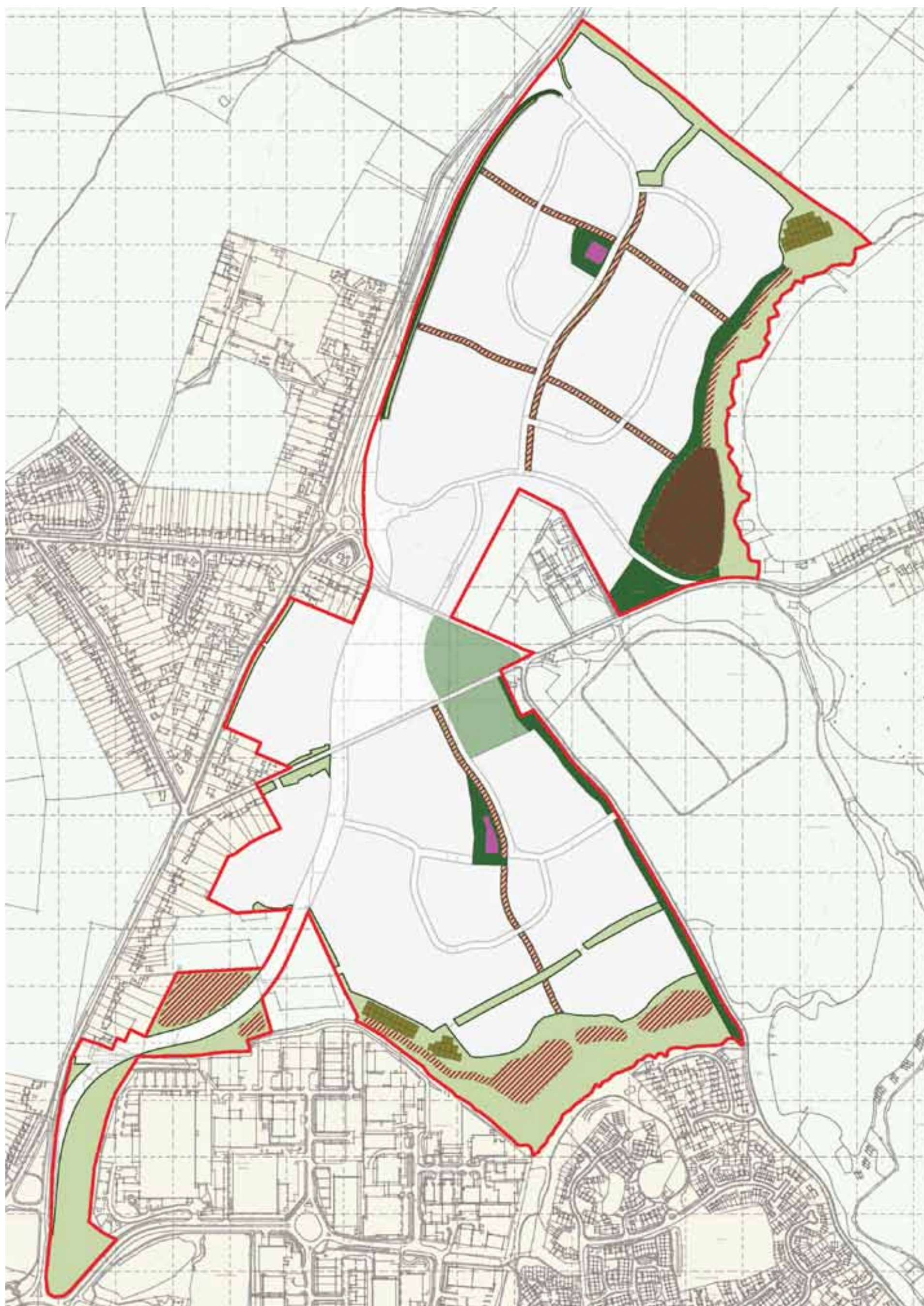
Other buildings will include a new primary school, local centre facilities such as shops, a doctors surgery and a pub/restaurant, as well as light industrial units.

LAND USE	BUILDING TYPE		LENGTH (M)	DEPTH (M)	HEIGHT (M)	STOREYS
Residential	Coach Houses/FOGs	Minimum	10.00	6.00	8.00	2
		Maximum	13.00	7.00	8.50	2
	Terrace	Minimum	15.00	8.00	8.00	2
		Maximum	25.00	10.00	10.80	3
	Semi-detached	Minimum	8.00	5.00	8.00	2
		Maximum	10.00	10.00	10.80	3
	Detached	Minimum	8.00	5.00	8.00	2
		Maximum	11.00	10.00	10.80	3
	Garage	Minimum	3.00	6.00	2.50	1
		Maximum	9.00	6.00	4.50	1
	Cycle Store	Minimum	2.50	3.50	3.50	1
		Maximum	7.00	4.50	4.50	1
Mixed use area	Bin Store	Minimum	2.00	3.00	3.00	1
		Maximum	5.00	5.00	3.50	1
	Local shops and facilities	Minimum	20.00	8.00	8.00	2
		Maximum	80.00	20.00	11.00	2
	Light Industrial	Minimum	15.00	10.00	8.00	2
		Maximum	50.00	30.00	11.00	2

LEFT  
SCALE, HEIGHT AND MASSING  
PLAN

RIGHT  
TABLE - BUILDING HEIGHTS  
AND MASSING





- |   |  |
|---|--|
|  Parks and Gardens                   |  Provision for Children and Teenagers |
|  Natural and Semi Natural Greenspace |  Allotments                           |
|  Outdoor Sports Facilities           |  Water Attenuation                    |



5.6 LANDSCAPING

- 5.6.1
- The development of the masterplan proposals has considered the landscape setting from the outset. This has enabled an appropriate design solution which reflects local character, is tied into the local setting and enables the creation of a high quality living environment.
- 5.6.2
- The development of the landscape strategy has therefore been an integral component of the master-planning process. The main strategic landscape principles which have been developed are summarised as follows:
  - Development of a Green Infrastructure framework.
  - Provision of recreation and natural play.
  - Creation of a high quality public realm and streetscape.

GREEN INFRASTRUCTURE FRAMEWORK

- 5.6.3
- The green infrastructure framework is based on a multi-functional and connected landscape setting for the development. This is based on a combination of existing vegetation, proposed open space in line with local planning policy requirements and new tree planting to reinforce the existing landscape framework.
- 5.6.4
- The development proposes a range of open space typologies in line with local planning policy requirements and includes the following:
  - Parks and gardens
  - Amenity green space
  - Natural and semi natural greenspace
  - Outdoor sports facilities
  - Provision for children
  - Provision for teenagers
  - Allotments

PARKS AND GARDENS

- 5.6.5
- Three key parks or Village Greens will provide space for Parks and Gardens, including formal spaces along the edges of the proposal.

AMENITY GREEN SPACE

- 5.6.6
- Amenity green space is provided within natural and semi natural greenspace below.

NATURAL AND SEMI NATURAL GREENSPACE

- 5.6.7
- Natural and semi natural greenspace is provide in a variety of forms, focussed mainly around the edges of the development to create a natural green edge.

OUTDOOR SPORTS FACILITIES

- 5.6.8
- Provision is also being made for sports pitches and a MUGA in the centre of the proposal adjacent to the primary school

PROVISION FOR CHILDREN

- 5.6.9
- Play spaces will be provided within the two Village Greens. This will include provision of two NEAPs to cater for all the play space requirements for the proposal.

PROVISION FOR TEENAGERS

- 5.6.10
- A MUGA is being proposed within the area for sports pitches, adjacent to the primary school, as a play hub.

ALLOTMENTS

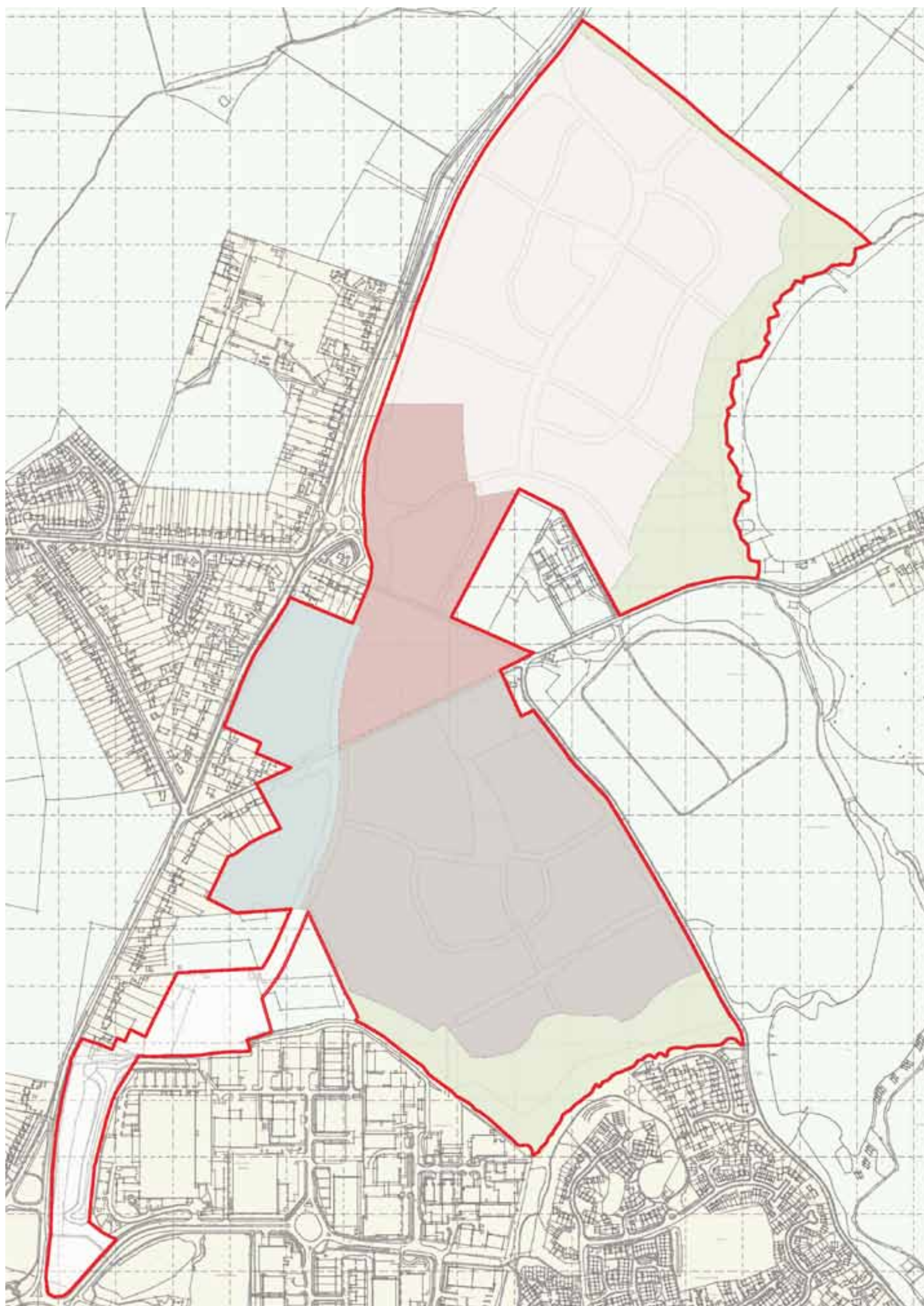
- 5.6.11
- Provision is also being made for allotments, split across two areas; within the northern area towards to north eastern corner of the site and to the south.

OPEN SPACE REQUIREMENT	RECOMMENDED STANDARD PER 1,000 POPULATION (HA)		REQUIRED PROVISION BASED UPON STANDARD (HA)		PROVISION IN INDICATIVE MASTERPLAN (HA)
Parks and Gardens	1.05	3.1	5.12	15.12	6.14
Amenity Green Space	0.8		3.90		20.77
Natural and Semi Natural Greenspace	2.3		11.22		
Outdoor Sports Facilities	1.62	0.07	7.9	0.35	2.542
Provision for Children	0.04		0.20		0.35
Provision for Teenagers	0.03		0.15		
Allotments	0.42	0.07	2.05	0.35	0.78
TOTAL			30.54		30.58

LEFT  
LANDSCAPE AND OPEN SPACE  
PLAN

RIGHT  
TABLE - OPEN SPACE  
TYPOLOGIES





- |   |                  |   |                 |
|---|------------------|---|-----------------|
|  | Local Centre     |  | Moulton Meadows |
|  | Park View        |   |                 |
|  | Overstone Grange |   |                 |



5.7 APPEARANCE

- CHARACTER AREAS
- 5.7.1

Where the proposals form a direct interface with the existing and surrounding areas it is important that the built form creates both an attractive and appropriate character that reflects the surrounding context.
- 5.7.2

A network of streets, squares, open and incidental spaces shapes the urban form of the development. By providing a coherent sense of place to key locations within the development such as along the Main Street, adjoining areas of open space and prominent locations throughout the development, the foundation for the creation of a legible environment can be established in combination with a hierarchy of street types which provide a choice of routes.
- 5.7.3

Four strategic character areas have evolved that can be further added to through the creation of 'street-based' character areas. The proposed character areas for the development are:

• Local Centre

• Park View

• Overstone Grange

• Moulton Meadows
- 5.7.4

The designation of the 4 character areas have taken into account a range of factors relating to the site and the response to the local context. These specifically include:

• The landscape character of the site and the surrounding area, including existing features and topography.

• Existing patterns of development in more traditional parts of the local area and coupled with the aim of creating a development with subtle contemporary characteristics.

• The relationship between the proposed movement network, built form and existing/retained features on the site.
- LOCAL CENTRE

5.7.5

The local centre character area is located at the centre of the proposal and will consist of a variety of different uses, including the primary school.

5.7.6

The character of this area will aim to create a village style vernacular and building form that creates well-defined spaces such as the Village Green.

PARK VIEW

5.7.7

Park View forms part of Moulton East and as such development should reflect the general character, style and appearance of the immediate context.

OVERSTONE GRANGE

5.7.8

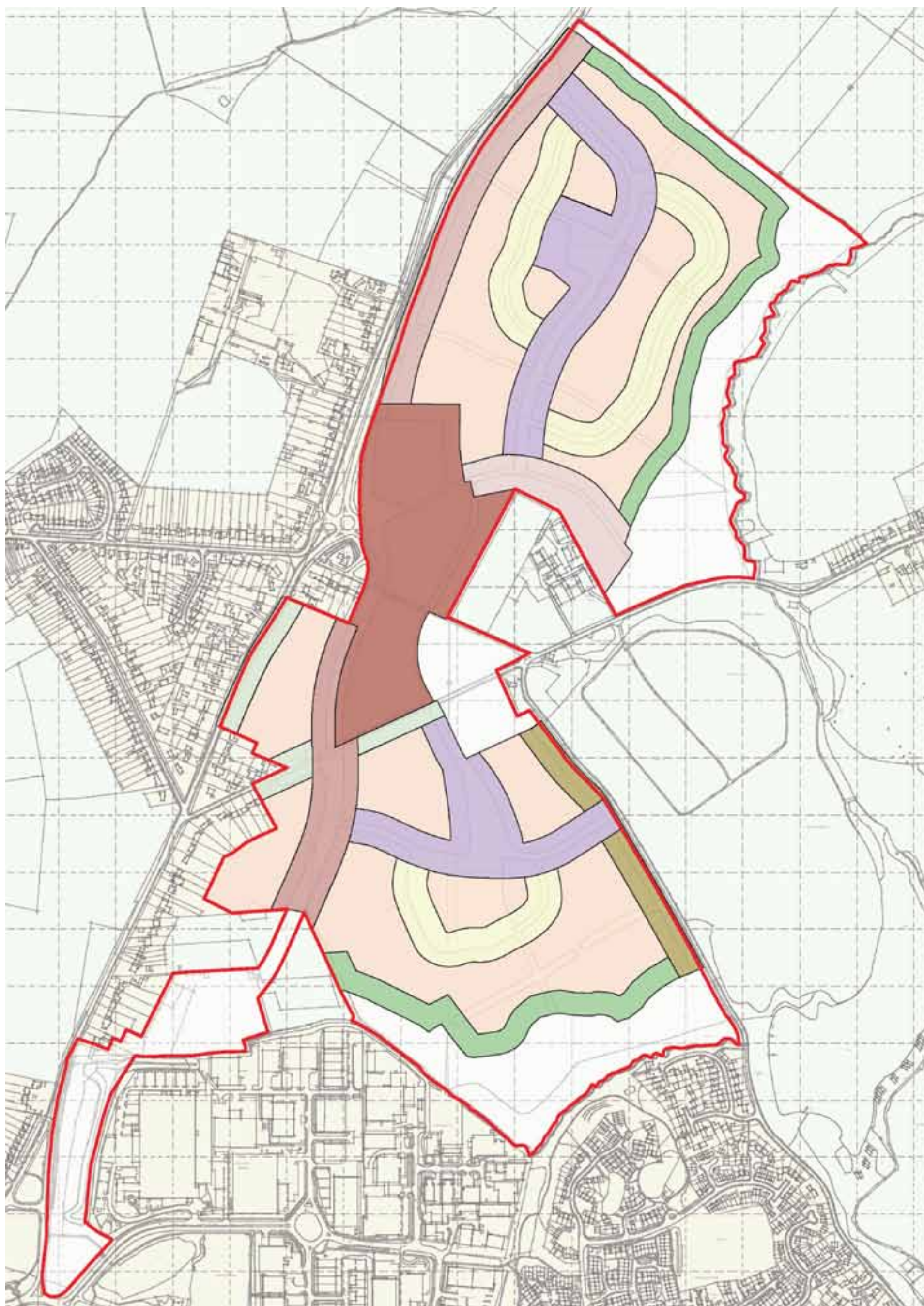
The Overstone Grange character area has a key interface with Overstone Park and The Avenue. Here the character and form of development should be of a village style vernacular with tight closely knit spaces and building forms.


MOULTON MEADOWS

5.7.9

Moulton Meadows provides an opportunity to deliver a contrasting character area, with the introduction of new, more innovative building forms and styles.
- LEFT  
STRATEGIC 'PLACE-MAKING'  
CHARACTER AREAS PLAN
- prepared by Pegasus Urban Design on behalf of Barratt Developments
- 61





- |  |   |  |   |
|--|---|--|---|
|  Local Centre |  Overstone Way   |  Park View    |  General Neighbourhood |
|  A43 Central  |  Avenue          |  Green Edge   |   |
|  A43 North    |  Secondary Route |  Billing Lane |   |



CHARACTER AREAS

- 5.7.10 While the four character areas establish some broad Place-Making principles for the proposal these can be further added to through the creation of ‘street-based’ character areas.
- 5.7.11 The aim is that while each character area will have its own identity there will be common principles throughout the proposal that help link the site into its wider context, so as not to create an architectural zoo.
- 5.7.12 The proposed ‘street-based’ character areas for the development are:
  - Local Centre
  - A43
    - > A43 Central
    - > A43 North
  - Primary routes
    - > Overstone Way
    - > Village Avenue
    - > Main Street
  - Rural Edge
    - > Park View
    - > Green Edge
    - > Billing Lane
  - General Neighbourhood
    - > Secondary streets
    - > General residential areas

LOCAL CENTRE

- 5.7.13 The Local Centre character is covered in section 5.7, page 61 of this DAS.
- A43
- 5.7.14 The A43 will have three sub character areas. The local centre is mentioned above. To the south of the local centre, A43 Central character area will have an ‘urban’ feel, with more terraced houses defining the A43 route in order to provide noise mitigation for properties within the wider context of the masterplan.
- 5.7.15 To the north the buildings will be set back further behind noise attenuation features whilst maintaining a consistent building line.

PRIMARY ROUTES

- 5.7.16 Primary Routes will all have a similar type of character, largely defined by street trees, grass verge and swales, creating a meandering ‘village’ style street typology.

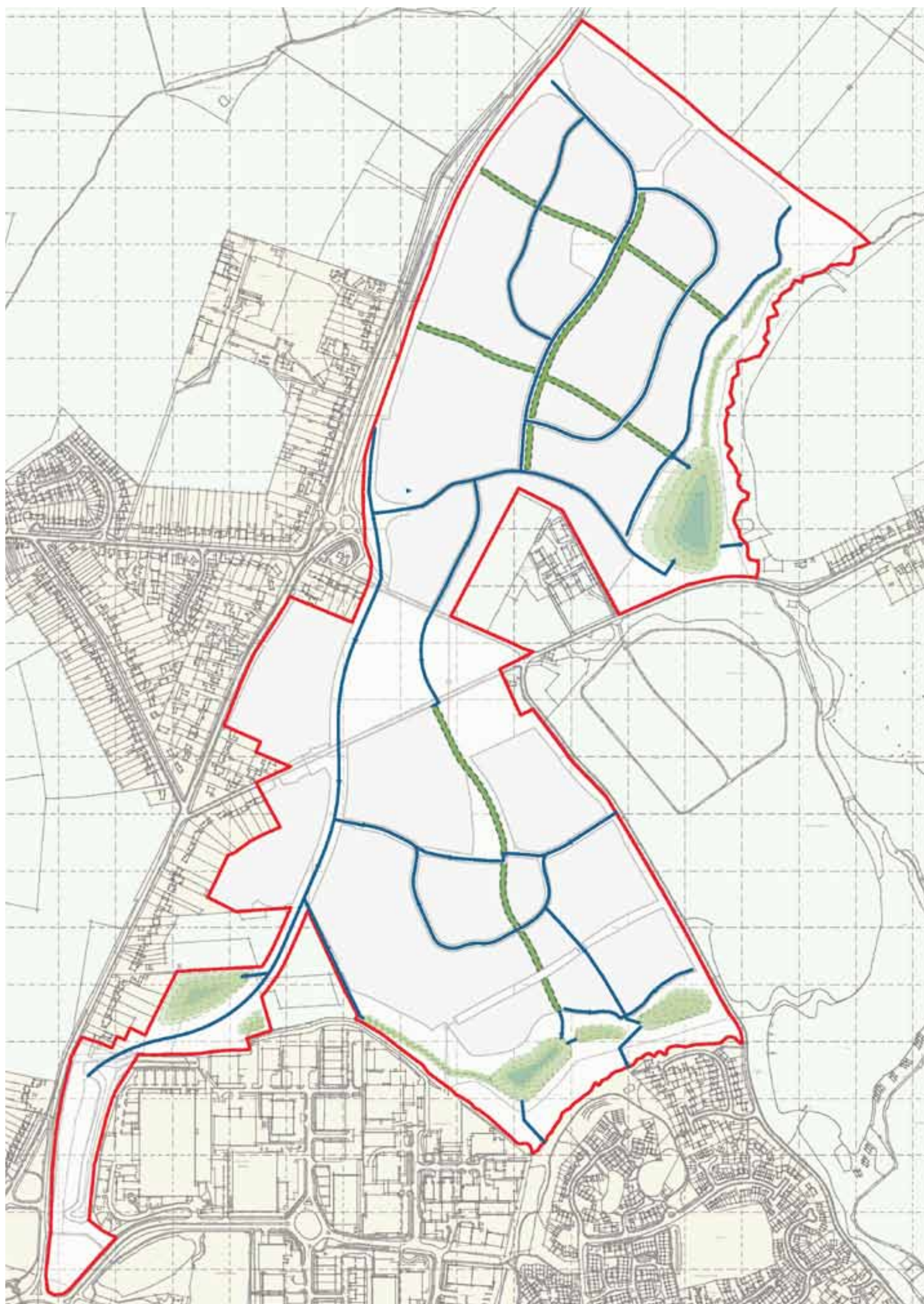
RURAL EDGE




- 5.7.17 The Rural Edge character area will be made up of three sub-areas that will have similar characteristics based on their location within the context of site and masterplan.
- 5.7.18 By definition this character area will be rural in nature, with larger house types set within an informal landscape setting and defined by lanes and private drives.

GENERAL NEIGHBOURHOOD

- 5.7.19 The General Neighbourhood character area lies between each of the previous character areas. Here the quality of design can be less so than within the other character areas. However, these areas will still have a range of varying street types and building types.
- 5.7.20 In absence of a Design Code the detail for Phase 1 will follow the general principles set out within these character areas.





-  Water attenuation areas
-  Swales
-  Drains



5.8 ENERGY STATEMENT

- ENERGY
- 5.8.1

Daventry District Council's Energy and Development SPD was adopted in March 2007.
- 5.8.2

The SPD asks developers to consider factors such as the building layout and orientation as well as building design to increase energy efficiency.
- 5.8.3

The SPD states that residential development of 10 dwellings or more should achieve Code Level 3 of the Code for Sustainable Homes.
- 5.8.4

An energy statement is required to accompany planning applications and should comprise a written submission stating in what ways the proposed development will be energy efficient, details of any renewable energy measures to be incorporated in the development and, if necessary, justification of why Code Level 3 is unachievable.
- 5.8.5

In order to ensure that a balanced and holistic approach to the development is achieved, the use of appropriate sustainable construction techniques will be applied. Sustainable measures will comprise a combination of the following:

• Improved energy efficiency through the siting, design and orientation of buildings;

• Sustainable Urban Drainage Systems (SUDS) such as water attenuation measure and swales;

• Retaining existing vegetation in areas of wildlife and ecological value where possible;

• Use of building materials that are capable of being recycled;

• Use of locally sourced building materials where possible;

• An element of construction, waste reduction, or recycling.

5.8.6

The starting point for this is ensuring that the dwellings are as thermally efficient in terms of their fabric as possible. All of the buildings will be designed and oriented to make it possible to introduce additional energy saving measures and renewable technologies in the future. Kitchens, living rooms, dining rooms and studies are to be designed to have a view of the sky.

5.8.7

Rainwater holding facilities/ sustainable drainage (SUD) will be used to provide attenuation of water run-off to either natural water courses or municipal systems.

5.8.8

The proposal will contain a range of facilities and services within easy walking distance from new homes and is situated within close proximity to a number of bus stops. This ensures that future residents would have a real choice about how they travel.
- WASTE AND RECYCLING

5.8.9

Waste and waste recycling will be in accordance with the District Council requirement. Five types of refuse collection and storage facility will be factored into the design of residential curtilages. This will include:

• Black Bin - for household waste that cannot be recycled or composted in a blue or green bin or at recycling sites.

• Brown - for green organic garden waste.

• Blue box - for plastic bottles, mixed food and drinks cans.

• Red box - for paper, cartons and cardboard.

• Food bin/caddy - for food.

5.8.10

We all have a responsibility to minimise our impact on the environment and to protect it for future generations.

5.8.11

Generally refuse collection is located in back gardens with clear, direct and safe access to the street for collection by the refuse vehicle.

5.8.12

Where groups of terraces are proposed and appropriate setback from the street should be provided so that people can choose to leave their bins outside the front of their house, behind the property boundary so that they do not clutter up the streetscene.

LIFETIME HOMES

5.8.13

The principles of Lifetime Homes shall be taken into account of on all affordable houses. The Lifetime Homes concept is based on five overarching principles.

• Inclusivity

• Accessibility

• Adaptability

• Sustainability

• Good Value

5.8.14

Housing that is designed to the Lifetime Homes Standard will be convenient for most occupants, including some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations.

LEFT  
DRAINAGE STRATEGY PLAN

prepared by Pegasus Urban Design on behalf of Barratt Developments

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# The sign of a good place to live

**BUILDING**  
FOR LIFE



# 6 BfL 12

A Building for Life 12 Assessment has been undertaken for the outline proposals to understand the overall design quality of the proposals. A summary of the scheme is provided below.

“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”  
(para 57 of NPPF)

## 6.1 SUMMARY

- 6.1.1

This DAS sets out all outline matters relating to:
  - Use and amount of development,
  - Access,
  - Layout,
  - Scale,
  - Landscaping, and
  - Appearance.
- 6.1.2

In assessing these proposals in accordance with BfL 12 section 6 of this DAS provides specific reference in relation to the 12 Building for Life questions.
- 6.1.3

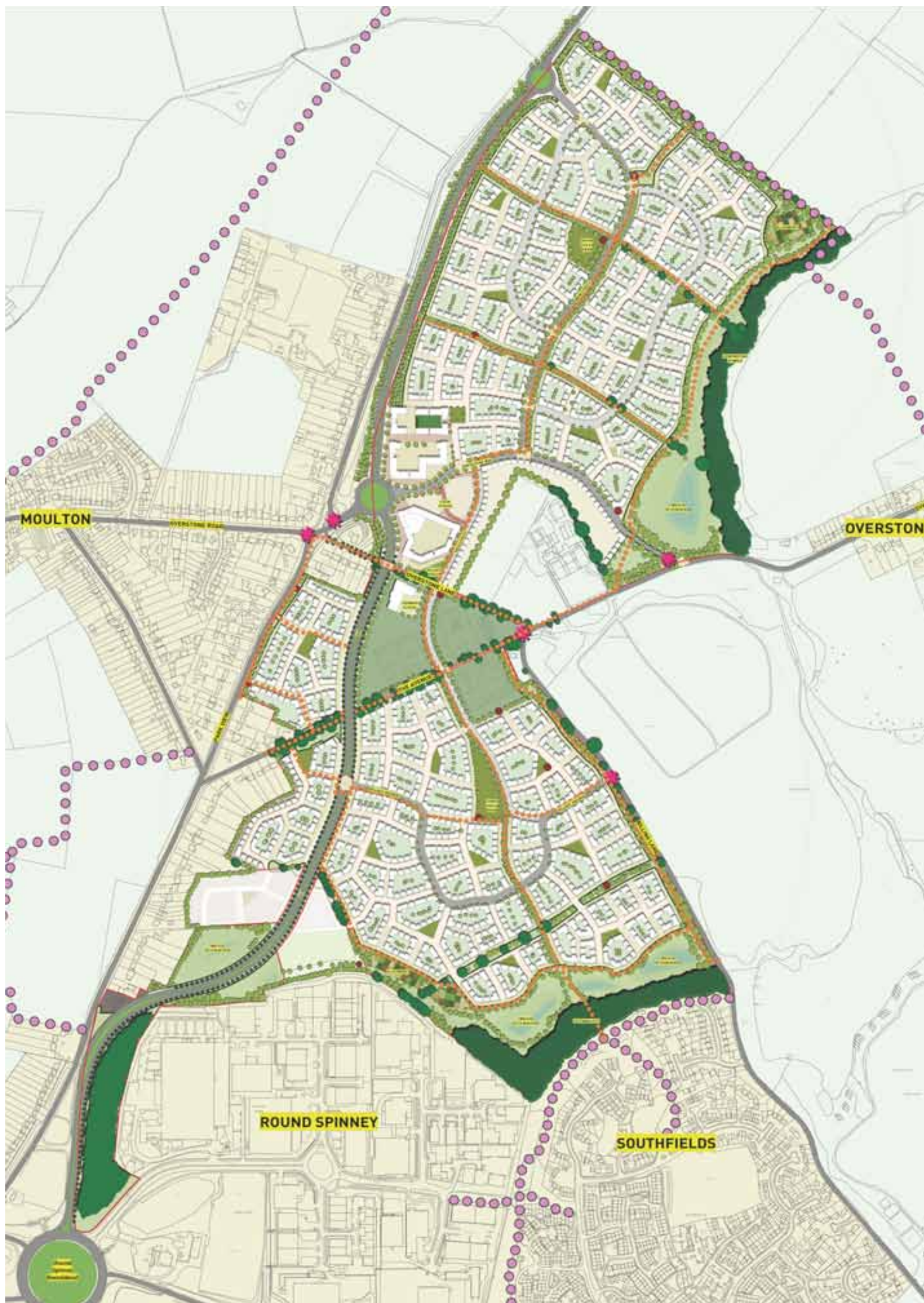
BfL12 comprises of 12 questions, with four questions in each chapter:
  - Integrating into the neighbourhood
  - Creating a place
  - Street and home
- 6.1.4

Based on a simple ‘traffic light’ system (red, amber and green) new developments should aim to:
  - Secure as many ‘greens’ as possible,
  - Minimise the number of ‘ambers’ and;
  - Avoid ‘reds’.
- 6.1.5

A summary of the key design issues and themes is provided in the table opposite and shows that the design proposal secures 12 out of the possible 12 ‘greens’.

BUILDING FOR LIFE 12	
Integrating into the neighbourhood	
1 Connections	The proposal will have three key access points off the new A43 Bypass, which will help connect the site to the wider area. The proposals also include a hierarchy of streets and connections that will help connect the site to the local area, creating a permeable network of routes. A network of footpath links and connections will also be provided to encourage pedestrian/cycle activity.
2 Facilities and services	The proposal will include a range of community facilities that will help serve the new development as well as existing residents who live within close proximity to the site, including Moulton and Overstone. The proposed facilities include a new Primary School, including associated sports pitches and a MUGA, a small superstore and other small scale retail services, doctor’s surgery, care home and light industrial uses.
3 Public transport	The proposal will include new roads and routes for bus services to serve the new development and connect to the wider context of Northampton and the local area.
4 Meeting local housing requirements	There is a very clear and consistent evidence base which substantiates the need for additional housing in the Northampton area. . To meet the majority of the identified scale of housing required, the development strategy proposes a series of Sustainable Urban Extensions (SUE) around the urban area of Northampton, of which Overstone Leys is one (Northampton North SUE).
Creating a place	
5 Character	The proposal will include a number of different character areas that will help identity each particular area of the development. At the strategic macro level the proposal is split into four character areas; the local centre, the 2 neighbourhood areas and land to the east of Moulton (Land at Park View). Further to this the character will be broken down into a number of character areas that relate to each particular street type to help achieve a sense of variety whilst maintaining some form of continuity throughout the proposals.
6 Working with the site and its context	The proposal responds positively to the surrounding context; maintain and enhancing, where possible, the existing landscape framework of trees and hedgerows and other key features. New routes and spaces will be connected to take people where they need to go, creating a permeable network of streets that helps connect the proposal to the surrounding areas of Moulton, Overstone and North Northampton.
7 Creating well defined streets and spaces	The proposals will include a variety of spaces that aim to create a ‘sense of place’ and break up the scale of the development. This includes creating three new ‘greens’; Upper Green, Lower Green and a Central Village Green. This spaces will be overlooked by new development with consistent and continuous building frontages.
8 Easy to find your way around	The indicative, permeable grid of perimeter blocks provides opportunities to create keynote buildings along key primary and secondary streets at corners and at the end of streets, enabling people to easily move through the development.
Street & Home	
9 Streets for all	The proposal is based on a clear hierarchy of streets with the primary streets providing the main access into and through the development. A series of secondary and tertiary streets will provide access and circulation around the development and private drives provide pedestrian friendly streets at the edges of the proposal. Lanes and Mews type streets provide shared spaces to create a different type of character.
10 Car parking	Car parking will be provided in a variety of forms. The primary car parking typology will be on-plot wait a garage. Car parking will also be provided at the front of houses and within integral garage house types. Parking will also be located at the rear of blocks but contained within small areas, serving no more than five houses.
11 Public and private spaces	Key public spaces will be clearly defined by new buildings with active frontages overlooking the public realm. Private spaces at the front of buildings will be clearly defined by a variety of boundary treatments that reflect the character area they are located in.
12 External storage and amenity space	Storage space will be provided within enlarged garage and in back gardens. Convenient access to and from the back garden will be provided that is safe and secure to allow for the movement of refuse bins and recycling.





- |                                     |                                      |                                 |                          |
|-------------------------------------|--------------------------------------|---------------------------------|--------------------------|
| Site Boundary                       | Outdoor Sports Facilities            | Existing Vegetation             | Public Right of Way      |
| Indicative Development Blocks       | Provision for Children and Teenagers | New Landscaping                 | Key junction improvement |
| Parks and Gardens                   | Allotments                           | Priority pedestrian/cycle links |                          |
| Natural and Semi Natural Greenspace | Water Attenuation                    | Pedestrian/cycle links          |                          |



*“This document has ‘told the story’ of how the layout has developed from conceptual to a detailed illustrative masterplan, having regard for the need to balance design aspirations with planning policy requirements and the concerns of the local community.”*

6.2 SUMMARY OF PROPOSALS

- 6.2.1

This Design and Access Statement is submitted in support of an outline planning application for development on land at Overstone Leys, Northampton.
- 6.2.2

The proposed development includes the creation of a new residential development with associated open space, set within an established landscape setting.
- 6.2.3

In arriving at the design solution for the site, we have shown how the physical, social and economic context has influenced the design in conceptual terms and informed the final proposals. The design concept plan has been prepared illustrating the key principles that have guided the detailed development of the final illustrative layout.
- 6.2.4

This Design and Access Statement confirms the applicant’s commitment to the delivery of a high quality development that is sensitive to the local context of Moulton, Overstone and its immediate context. In particular, the design proposal takes into account the need to create character areas that are unique to the scheme, but also reflect the identity of the local area.
- 6.2.5

The proposals aim to make the most efficient use of land that is appropriate to the nature and setting of the site. The scheme successfully promotes better access to local facilities and public transport, with clear access into the site and good pedestrian linkages to surrounding uses.
- 6.2.6

The layout and urban form of the scheme is such that it supports crime prevention and community safety, with development clearly overlooking public spaces and streets.
- 6.2.7

The landscape design is responsive to the sensitive setting of the site. Hedgerows and trees have been maintained, where possible, and inform the structure and layout of residential parcels.

GROSS SITE AREA (HA)		109.125 hectares	
LAND USE	TOTAL AREA (HA)	PERCENT OF TOTAL	DEV/POS
Residential	61.341	56%	73%
Mixed use area	3.834	4%	
Education	2.376	2%	
Road infrastructure	12.022	11%	
Formal public open space	8.680	8%	27%
Informal public open space	20.770	19%	
TOTAL	109.125		
DWELLINGS	TOTAL AREA (HA)		PER HECTARE
Net density	61.341		30-32/ha
TOTAL NUMBER OF DWELLINGS			UP TO 2000

LEFT  
ILLUSTRATIVE MASTERPLAN

RIGHT  
TABLE - SUMMARY OF PROPOSALS





PHASE 1A - DAVID WILSON HOMES

PHASE 1B - BARRATT HOMES



# 7

## Phase 1

*“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”*  
*(para 57 of NPPF)*

### 7.1 INTRODUCTION

- 7.1.1 This section of the DAS focuses on Phase 1 and outlines the principles which underpin the detailed design. The principles are consistent with strategy outlined in relation to Overstone Leys as a whole. This section covers the following headings:
- Opportunities and Constraints
  - The Design Strategy
  - Design Proposal
  - Use and Amount
  - Means of Access
  - Layout
  - Scale
  - Landscaping
  - Appearance
- 7.1.2 The Phase 1 development is the first delivery phase of Overstone Leys and forms part of the Park View Character Area.

### 7.2 SITE LOCATION

- 7.2.1 The Phase 1 site lies to the west of the proposed A43 alignment and to the east of the existing A43. This phase has two principal points of access: the existing A43; and The Avenue.
- 7.2.2 Phase 1 is divided into two parcels of land, each being delivered by Barratt Homes (1b) and David Wilson Homes (1a). The eastern edge of 1a and 1b will be defined by the new A43 bypass. The western boundary of 1a is defined by Park View with residential properties (mainly bungalows) overlooking the street.
- 7.2.3 The western boundary of 1b is defined by the backs of existing residential back gardens, which are typically 50m long. The northern boundary of 1a is also defined by the back gardens of existing residential properties. The Avenue defined the southern boundary of 1a and the northern boundary of 1b.

### 7.3 PROPOSED DEVELOPMENT

#### Site area

7.152 hectares gross/ 6.369 hectares net\*

#### Current land use

Existing agricultural land.

#### Access

Two access points; one off Park View and The Avenue.

#### Proposed uses

Residential: 6.369ha - 89%

Public open space: 0.783ha - 11%

#### Proposed number of dwellings

200 dwellings.

#### Average net density\*

31 dwellings per hectare.

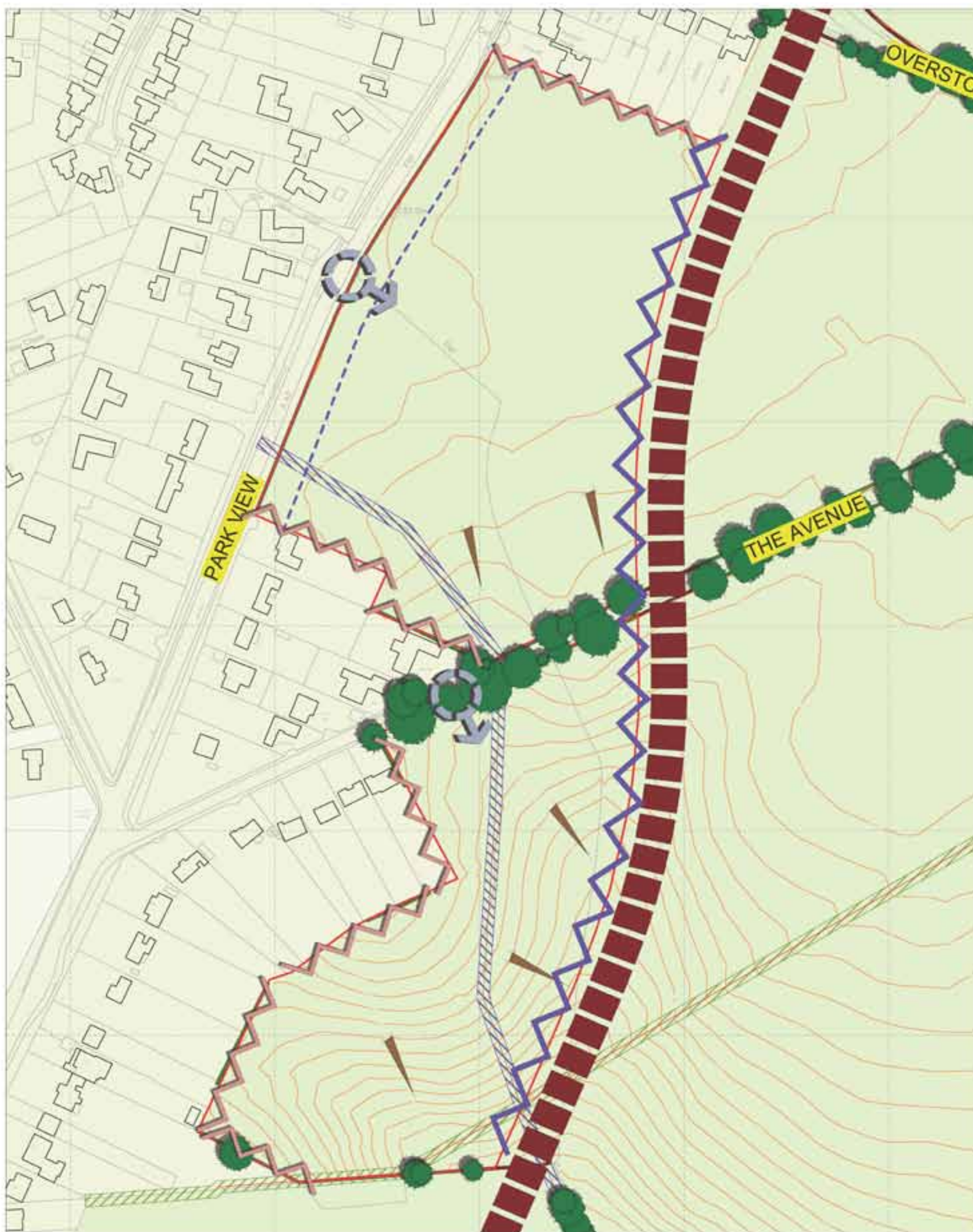


-  Site Boundary
-  Phase 1
-  Land within applicant's ownership

LEFT  
PHASE 1 DEVELOPMENT

RIGHT  
PHASE 1 SITE LOCATIONS







7.4 CONSTRAINTS AND OPPORTUNITIES

7.4.1 A number of constraints and opportunities associated with the site have been identified, outlined below and illustrated on the constraints and opportunities plan opposite. Key issues include existing trees and hedgerows, highways and sewer easements.

CONSTRAINTS

- Existing tree groups and hedgerows along the site boundaries.
- Existing easements cross the site in a south-north direction.
- Existing boundaries to surrounding residential properties.
- Careful consideration regarding the drainage strategy.
- Constrained local highway network.

OPPORTUNITIES

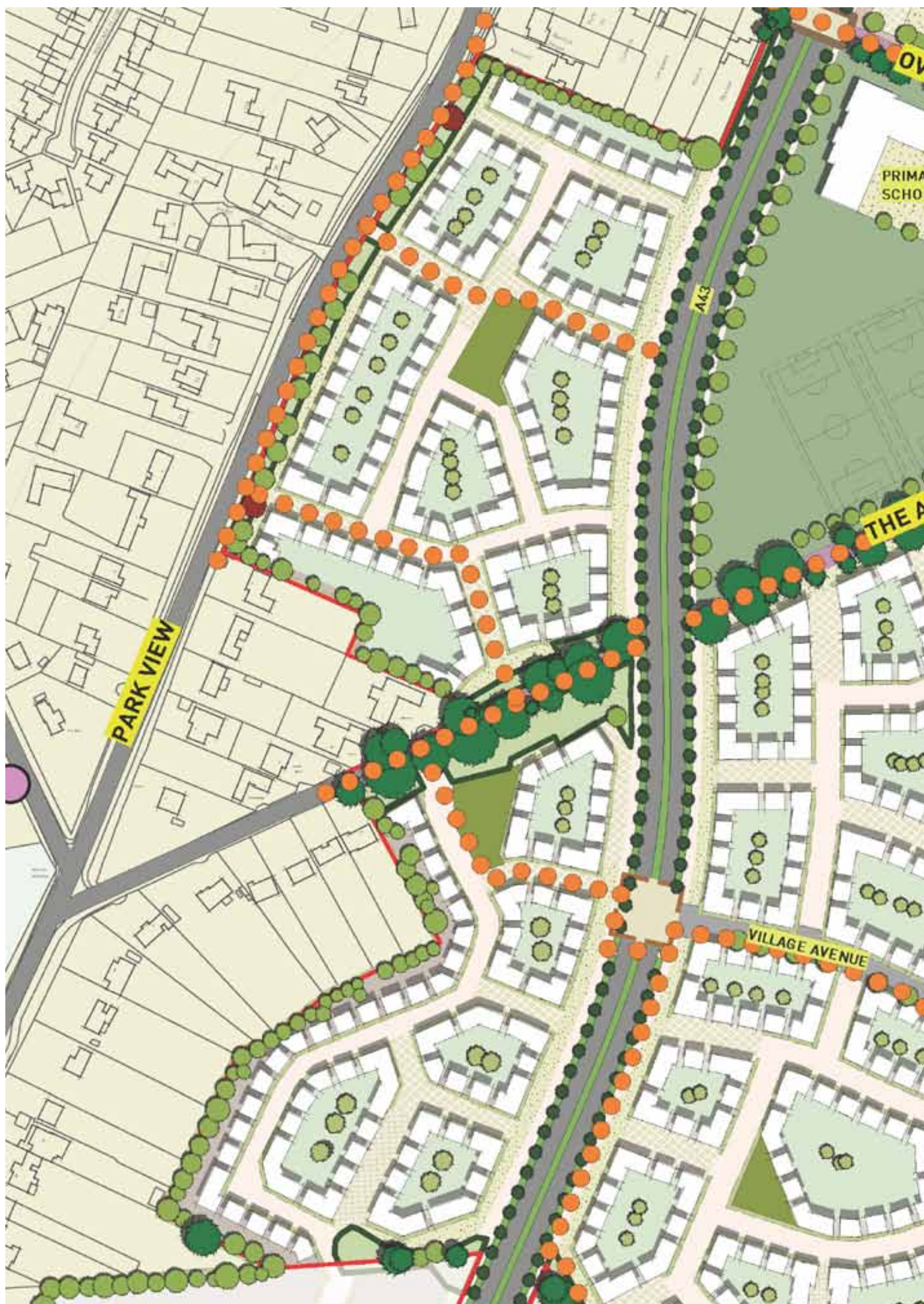
- To integrate with and contribute positively to the strategic green infrastructure network.
- Provide safe and convenient access into the site from Park View and The Avenue.
- Provide a range of high quality homes and spaces that successfully integrate into the local context of Moulton.
- Create a high quality development that integrates with the surrounding character and identity of the local villages.
- Create a new, positive edge to the east of Moulton.

LEFT  
CONSTRAINTS AND  
OPPORTUNITIES PLAN

RIGHT  
PHOTOS OF SITE AND CONTEXT







- |                                     |                                      |                                 |                          |
|-------------------------------------|--------------------------------------|---------------------------------|--------------------------|
| Site Boundary                       | Outdoor Sports Facilities            | Existing Vegetation             | Public Right of Way      |
| Indicative Development Blocks       | Provision for Children and Teenagers | New Landscaping                 | Key junction improvement |
| Parks and Gardens                   | Allotments                           | Priority pedestrian/cycle links |                          |
| Natural and Semi Natural Greenspace | Water Attenuation                    | Pedestrian/cycle links          |                          |



7.5 THE DESIGN STRATEGY

- 7.5.1

The Design Strategy for the Phase 1 development at Overstone is to create a new, residential development which builds upon the principles and concepts set out within the Illustrative Masterplan and respond positively to the constraints and opportunities of the site and its immediate context.
- 7.5.2

The design of the development follows the key design objectives defined in “By Design: Urban Design in the Planning System towards better practice”.
- Character: A place with its own identity**
- 7.5.3

The scheme builds upon the Illustrative Masterplan character study and key spaces and streets explained in the DAS. There are two main spaces in Phase 1: Upper Green and Lower Green. Combined with the layout of streets these distinct spaces will contribute to the distinct identity of the final completed site.
- Continuity and Enclosure**
- 7.5.4

The layout builds upon the basic perimeter block structure of the Illustrative Masterplan. This gives a strong urban form with well defined interlinking streets and spaces. The permeable structure allows a pedestrian connectivity through the site and into potential future areas of development.
- Quality of the Public Realm: A place with attractive and successful outdoor areas**
- 7.5.5

The retention of mature trees along The Avenue adjoining the development to the raises the quality of this phase. Within the open space areas are provided for safe children’s play activities. Well designed squares and a variety of streets provide a high quality public realm for the residents and visitors to this area.

**Ease of Movement: A place that is easy to get to and move through**

- 7.5.6

The permeable layout provides a well connected site to the adjoining proposed development. Where links to the existing community are available connections have been made. This ensures that the existing, and proposed developments are integrated with this phase of the development. The open spaces are provided with footpath and cycle routes, further enhancing permeability.

**Legibility: A place that has a clear image and is easy to understand**

- 7.5.7

The combination of landscape, urban form and key spaces aid the creation of a strong sense of place within the development. The design of key buildings further aids legibility.

**Adaptability: A place that can change easily**

- 7.5.8

A percentage of housing has been designed to meet the needs of the elderly and people with disability. These units allow for support/ lifts to be added into designated properties upon request. The units are adaptable to accommodate retrofitting of technology.

**Diversity: A place with variety and choice**










- 7.5.9

A variety of facilities will be distributed throughout Overstone Leys as a whole to cater for the proposed community. Within Phase 1 there are mainly residential units. There is a wide range of dwelling sizes with a variety of tenures detailed in Section 7.7 of this Statement.





500

-  Proposed open space boundary
-  Greening vegetation
-  Proposed 1m wide footpath
-  Proposed 2m wide footpath
-  Proposed 3m wide footpath
-  Trees to be removed
-  Area to be removed (20%) or more
-  Footpath wall
-  1.5m high fence around perimeter

Note:  
For more detailed plans, please refer to:  
Proposed Green drawings EMO 2470, E13 &  
EMO 2471, 214

Proposed access  
to be provided  
along Park Lane





*“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”*  
*(para 57 of NPPF)*

7.6 SITE LAYOUT

- 7.6.1

The phase 1 development is constrained to land to the east of Park View and to the south of The Avenue. The is site is effectively split into two parcels (parcel 1a and 1b) and is being brought forward by David Wilson Homes and Barratt Homes. David Wilson Home will be developing phase 1a and Barratt Homes phase 1b.
- 7.6.2

The David Wilson Homes Phase 1a site is defined by the boundaries of existing properties to the south and north of the site. To the west the site is defined by Park View (existing A43). To the west the site is/will be defined by the new A43 Bypass to Moulton. Part of the southern boundary is also defined by The Avenue which contains a number of large mature trees.
- 7.6.3

The Barratt Homes Phase 1b site is defined by the boundaries of properties to the west of the site. The site is defined by existing hedgerows and trees to the south and north. The Avenue, which contains large mature trees, provides a unique and attractive setting to the north of phase 1b.
- 7.6.4

The site(s) are accessed from two main points. Phase 1a will be accessed from Park View via a new access point. Phase 1b will be accessed via a new access from The Avenue. In order to provide this access into Phase 1b a tree will be removed. A proportions of hedgerow will also be removed at each access point to provide for sufficient visibility splays along each road. Where trees and hedgerows are removed, new landscaping will be provided to create a new setting to the development, particularly along the Park View frontage.
- 7.6.5

The layout and form of development will respect and enhance the existing character of Park View and The Avenue. This is to ensure that the main existing trees hedgerows are retained where possible. The Park View frontage will include new hedgerow planting to mitigate the loss of existing hedgerows.
- 7.6.6

A general residential street (5.5m) extends from each access point and through the site to a feature space (general amenity) that enables views and vistas through the development. This leads onto lanes and private drives.
- 7.6.7

The development contains two areas of open space (feature spaces), Upper Green and Lower Green. These spaces are overlooked by new properties and will be tree-lined in part.
- 7.6.8

Pedestrian access will also be provided through the site to connect Park View to the new A43 Bypass and beyond to future phases of development.
- 7.6.9

This phase of development contains primarily residential units for private sale, and affordable units including shared ownership and social rented. There is a variety of building types, consisting of 1 bed room flats above drive-throughs, terraced, semi-detached and detached houses distributed through the site. All residential units have dedicated car parking, which is primarily on-plot.





- RESIDENTIAL
- OPEN SPACE
- ACCESS



7.7 USE AND AMOUNT OF DEVELOPMENT

- 7.7.1 The site is approximately 7.152 hectares in size and will consist of the following uses.
- RESIDENTIAL  
(6.369 hectares, 200 dwellings)
- 7.7.2 The development proposals will deliver a mix of housing in line with national and local policy, which also reflects the particular characteristics of the local housing market. There will be a range of house types varying from 1 bed flats to 5 bed detached properties.
- 7.7.3 The development achieves an average net density of approximately 31 dwellings per hectare (dph).
- 7.7.4 Within the dwellings proposed across the site, a range of house types, sizes and tenures are envisaged in order to accommodate a variety of household types. The scale of development provides the opportunity to incorporate a mix of housing styles in this location.

INFORMAL OPEN SPACE

(0.783 hectares)

- 7.7.5 A number of informal open spaces are located in and around the edges of the site. This includes two open spaces; one within each parcel of land that provide amenity spaces, helping to create a 'sense of place' and arrival.
- 7.7.6 Other informal spaces are located around the existing hedgerows that run around the edges of the development. These spaces maintain existing trees and hedgerows where possible. This includes open space along The Avenue to provide for an attractive setting and along the existing A43 (Park View).

USE	AMOUNT (HA)
RESIDENTIAL	6.369
INFORMAL OPEN SPACE	0.783
TOTAL	7.152

RIGHT  
TABLE - USE AND AMOUNT OF DEVELOPMENT

LEFT  
USE AND AMOUNT PLAN







DENSITY AND LAND USE

Density

7.7.7 In general, the density of the proposals lessens the further away the development is from the proposed A43. There are 200 dwellings on this phase of development. The area is 6.369 hectares. This gives a density of 31 dwelling per hectare.

Land Use

7.7.8 This area of development is primarily residential. There is a varied mixture of dwelling types as follows:

TYPE	AMOUNT	%
1 BED	2	1
2 BED	21	10.5
3 BED	79	39.5
4 BED	83	41.5
5 BED	15	7.5
TOTAL	200	

RIGHT  
TABLE - DWELLING TYPES AND MIX



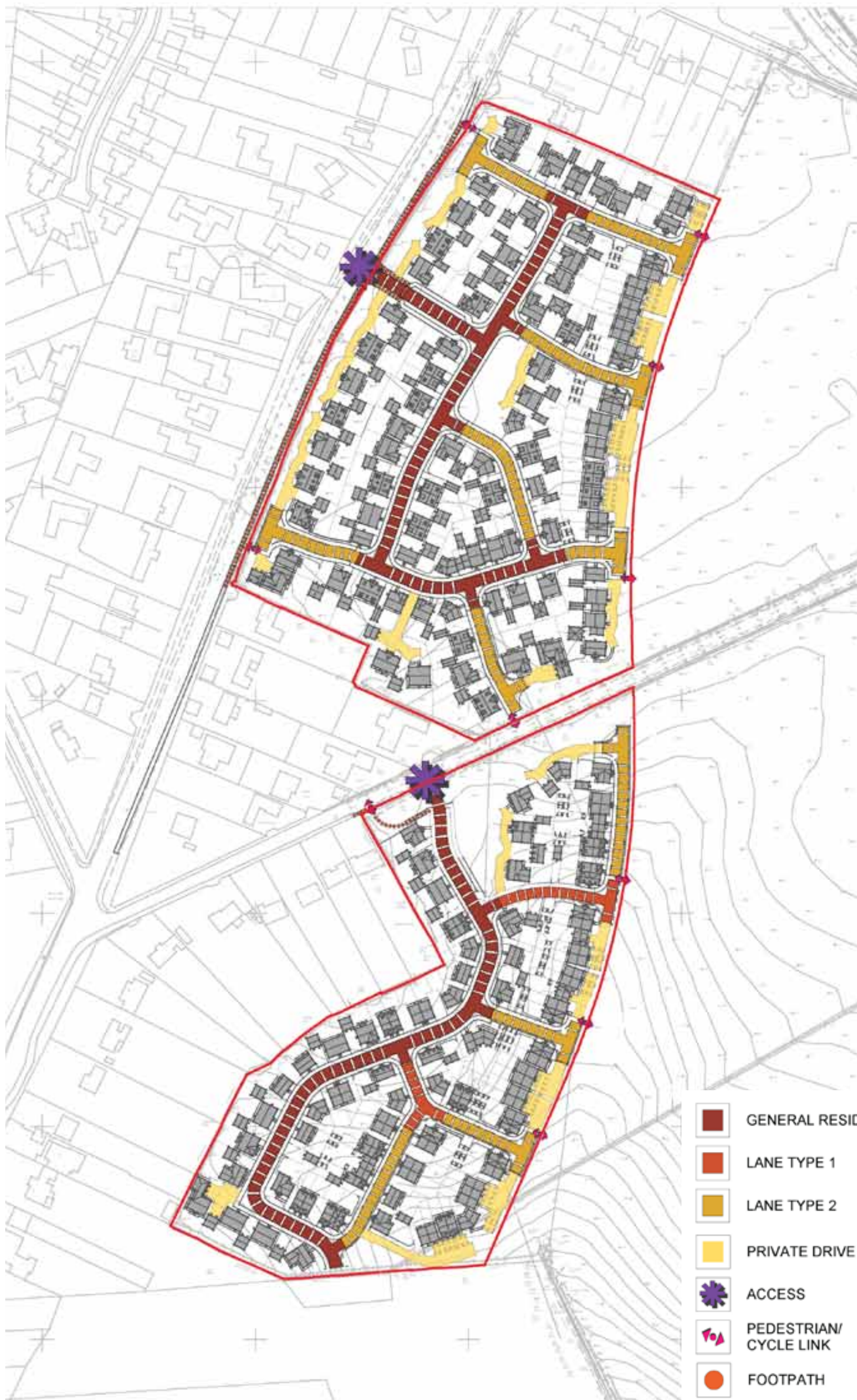
RIGHT  
BARRATT 'AFFORDABLE' UNITS



RIGHT  
DWH 'AFFORDABLE' UNITS

LEFT  
DENSITY AND LAND USE PLAN







7.8 MEANS OF ACCESS

MOVEMENT AND CIRCULATION

- 7.8.1
- Vehicular access to the development is from two points to serve each parcel of development. The DWH parcel of land will be accessed from Park View and the Barratt Homes parcel will be accessed from The Avenue.
- 7.8.2
- The development proposes vehicular access at two locations - shown on the plan opposite:
  - Site Access 1 - a 6m wide access point from Park View with adequate forward visibility; and
  - Site Access 2 - a 5.5m wide access point from The Avenue with adequate forward visibility.

FOOTPATHS AND CYCLEWAYS

- 7.8.3
- A range of measures will be implemented to encourage walking and cycling both within the proposed development and to nearby destinations off-site.
- 7.8.4
- A comprehensive network of footpaths will be provided within the site. The design of these routes will prioritise pedestrians and over general traffic.
- 7.8.5
- The pedestrian strategy incorporates the following measures:
  - A new footpath along the eastern edge of Park View to provide safe and convenient access for pedestrians to and from the site.
  - New footpath connections along a permeable grid of streets and spaces to provide convenient access to the east of the development proposal.
  - Downgrading The Avenue to the west of the A43, including the provision of a 20mph speed limit.
  - Footpath links to The Avenue from both parcels of development to create a interconnected arrangement of connections.

STREET HIERARCHY

- 7.8.6
- A hierarchy of roads and streets is provided throughout the development, which provides for the necessary vehicle circulation but also allows for footpath and cycleway connections with the wider area in order to assist in the creation of an integrated movement network.
- 7.8.7
- In the main the site is accessed from an existing road network that consists of Park View and The Avenue, which provide for the main primary road connections. As such the road hierarchy will consist of a range of tertiary routes.
  - **Tertiary Routes** - a series of tertiary routes will provide access in and around the development, set within a permeable grid of streets and spaces. They are designed to promote low vehicle speed to allow spaces to be shared by a number of users and create a sense of enclosure due to their decreased corridor width. These streets will benefit from traffic calming measures thereby aiming to strike a balance between vehicles and other street users. These streets will typically consist of:
    - > General residential streets
    - > Lanes
    - > Shared surface
    - > Private drives

RIGHT  
STREET TYPE EXAMPLES



LEFT  
ACCESS AND STREET  
HIERARCHY PLAN





- A43 FRONTAGE
- PARK VIEW FRONTAGE
- OTHER BUILT FORM
- KEYNOTE BUILDING
- ① ACCESS
- ② UPPER GREEN
- ③ LOWER GREEN



7.9 LAYOUT

- LAYOUT PRINCIPLES**

7.9.1 The urban structure is the combination of the blocks of development and the network of streets and open spaces in an area. The Development Framework informs the urban structure of the detailed site layout. The site layout will comprise a clear hierarchy of streets, a series of urban blocks and areas of open space.

7.9.2 Urban blocks are the framework of interconnected routes which define ‘blocks’ of housing, open spaces and other uses. Urban blocks may also be subdivided by internal mews, lanes or courtyard areas.

7.9.3 Phase 1 is based on a perimeter block structure where there is a close relationship between buildings and the street to define street frontages, clearly define public and private spaces, and ensure informal surveillance.

7.9.4 The block layout has been influenced by a variety of factors, including:

  - Changes in level
  - Scale and arrangement of streets
  - Building uses and typologies
  - Continuity and Spacing
  - Scale, massing and height of buildings
  - Keynote buildings and landmarks

**KEYNOTE BUILDINGS AND FEATURES**

7.9.5 Views along key streets, particularly at gateway locations and open spaces, should be terminated with a distinctive feature building or major keynote buildings. Keynote buildings will be treated differently to other buildings, using distinguishing features and materials or generally be of a large scale and form. Secondary views are terminated at the ends of streets with minor keynote buildings with either:

  - a distinctive building or group of buildings, or;
  - Distinctive building features/composition/articulation.

7.9.6 Open spaces also form focal points within the layout and could include landmark elements within them including distinctive trees.

- 7.9.7 CONTINUITY AND SPACING

7.9.8 The attractive villages of Northamptonshire generally have a continuous edge defining urban blocks comprising buildings, walls, gates, fences and planting. There is, however, variety in terms of the spacing of buildings, with continuous terraces in central locations; regularly spaced buildings in suburban areas; and, irregular spacing in village cores.

7.9.9 The proposed development:

  - varies the spacing between the buildings depending on the character area, with irregularly spaced buildings in the village area and regular spacing of buildings on key frontages in the formal residential area. On mews and lanes across the site an irregular spacing of buildings will be appropriate
  - places buildings towards the perimeter of the blocks with a combination of buildings, boundary walls, gates, fencing and/ or planting to create a continuous edge reflective of the character area that defines the public realm.

**SAFETY AND SECURITY**

7.9.10 Pedestrian safety within the development will be achieved by securing reduced vehicle speeds through the design of the internal access roads.

7.9.11 The proposed parking courtyards to the rear of properties will be limited in size and number and made secure with access under enclosed entrances.

7.9.12 Buildings will generally be overlooking the public realm with traditional back-to-back gardens that are well-contained and enclosed creating a greater distinction between the public and private realm.

**BOUNDARY TREATMENTS**

7.9.13 A variety of boundary treatments will be used to create a sense of variety and character throughout the development.

7.9.14 Towards the edges of the development an emphasis will be placed on using ornamental hedgerows to help respect and enhance the existing landscape setting of the site. Towards the centre of the proposal boundary treatments will change, with a stronger emphasis on railings and hard landscape materials.







7.10 SCALE

- BUILDING HEIGHTS AND MASSING**
- 7.10.1 A range of 2 to 3 storey properties are proposed for the site ranging from 1 bed to 5 bed properties in a range of styles and types. This reflects the general height and scale of buildings in the surrounding context.

**KEYNOTE BUILDINGS**

7.10.2 Keynote buildings have been carefully sited to act as focal points within the proposal to aid legibility and help create an attractive street scene.

7.10.3 The disposition and orientation of buildings provides for a strong street scene with clear demarcation between public and private space. Variation in house types will provide for visual variety along key routes.

- VIEWS AND VISTAS**
- 7.10.4 The proposal includes the development of key vistas through the site to help break up the long sections of street. This is achieved by providing two key focal spaces that will aid in creating a legible and distinctive living environment.

**DENSITY**

7.10.5 The proposed density across the site will be 31 dwellings per hectare to provide 200 dwellings. This is consistent with the overall density and character in the surrounding areas and makes best use of the land available.

**BUILDING TYPES**

7.10.6 A range of house types, sizes and tenures are proposed within the development, providing a range of 1-5 bed properties. This will provide further housing to meet local needs and will assist in creating a diverse and mixed community.

RIGHT  
TABLE - BUILDING SCALE

TYPE	PROPOSED DEVELOPMENT	
	Length (x)	Width (y)
APARTMENTS	8 - 12m	6 - 8m
RESIDENTIAL BUILDING	4.5 - 12m	5 - 16m
GARAGES	3.5 - 9m	5.5 - 6.5m

RIGHT  
KEYNOTE BUILDINGS  
EXAMPLES



LEFT  
BUILDING HEIGHTS PLAN







7.11 LANDSCAPING

- 7.11.1
- The development of the masterplan proposals has considered the landscape setting from the outset. This has enabled an appropriate design solution which reflects local character, is tied into the local setting and enables the creation of a high quality living environment.
- 7.11.2
- The development of the landscape strategy has therefore been an integral component of the master-planning process. The main strategic landscape principles which have been developed are summarised as follows:
  - Development of a Green Infrastructure framework.
  - Provision of recreation and natural play.
  - Creation of a high quality public realm and streetscape.

GREEN INFRASTRUCTURE FRAMEWORK

- 7.11.3
- The green infrastructure framework is based on a multi-functional and connected landscape setting for the development. This is based on a combination of existing vegetation, proposed open space in line with local planning policy requirements and new tree planting to reinforce the existing landscape framework.
- 7.11.4
- The development proposes the following open space typology:
  - Natural and semi natural greenspace

NATURAL AND SEMI NATURAL GREENSPACE

- 7.11.5
- The open spaces within and adjoining this phase of the development provide a valuable amenity for the residents within the development.
- 7.11.6
- The open spaces have been designed to create an attractive landscape setting which complements the residential development. The principles of the phase 1 landscape works are set out below and provide some thought to areas of amenity serving the Phase 1 residential development.
- 7.11.7
- A tree constraints plan indicating the quality of tree throughout the site and their root protection areas has been established. Within phase 1 all trees have been retained except for 2 trees along The Avenue. One tree is a category R tree that is classified as dead or dying, and one tree where access was required.
- 7.11.8
- The open space within this phase of development provide a valuable amenity for the residents within this phase. The key space are as follows:
  - Upper Green
  - Lower Green

RIGHT  
LANDSCAPING EXAMPLES



LEFT  
INDICATIVE LANDSCAPING PLAN





- |   |  |   |   |
|---|--|---|---|
|  | A43 - RED BRICK WITH GREY ROOF                   |  | INDIVIDUAL HALF RENDER TO UPPER FLOOR BUILDINGS |
|  | RED MULTI BRICKS WITH GREY ROOFS                 |  | INDIVIDUAL FULL RENDER BUILDINGS                |
|  | RED AND BUFF MULTI BRICKS WITH GREY AN RED ROOFS |   |   |



7.12 APPEARANCE

APPEARANCE STRATEGY

- 7.12.1 The appearance principles for the development are influenced by a number of factors which include:
- Creating a sense of local distinctiveness which in terms of architectural treatment recognises the building traditions and vernacular of the local context whilst responding to the ‘arts and crafts’ architectural influence.
  - The range of building types, density and height of development set out in this statement.
  - The townscape opportunities and context of the development and the local area.
- 7.12.2 The overarching requirement is to produce a high quality, distinctive development.

CHARACTER AREAS

- 7.12.3 Where the proposals form a direct interface with the surrounding areas it is important that the built form creates both an attractive and appropriate character that reflects the local context.
- 7.12.4 A network of streets, squares, open and incidental spaces shape the urban form of the development. By providing a coherent sense of place to key locations within the development, the foundation for the creation of a legible environment can be established in combination with a hierarchy of street types which provide a choice of routes.
- 7.12.5 As such three character areas have evolved. The proposed character areas for the development are:
- The A43 frontage
  - Rural Edge
    - > Park View Frontage
    - > The Avenue
  - General Neighbourhood
- 7.12.6 The designation of the 3 character areas have taken into account a range of factors relating to the site and the response to the local context. These specifically include:
- The landscape character of the site and the surrounding area, including existing features and topography.
  - Existing patterns of development in more traditional parts of the local area and coupled with the aim of creating a development with subtle contemporary characteristics.
  - The relationship between the proposed movement network, built form and existing/retained features on the site.

A43 FRONTAGE

- 7.12.7 The A43 frontage will provide a linear focal point along the edge of the site. Some formal avenue tree planting along the length of the space will help create a more formal character area and regular private drives will define the street type.
- 7.12.8 The proposed built form will follow a strong building line in this area and there will be an increase in the number and proportion of semi-detached dwellings to help create a more formal character.

PARK VIEW FRONTAGE

- 7.12.9 The Park View character area provides an opportunity to reflect the surrounding context and provide a contrasting style and appearance to the A43 frontage.
- 7.12.10 Larger building types such as detached properties will follow a consistent building with private drive serving plots. The density and form will be much lower than the A43 frontage with on-plot car parking. Tree and hedgerow planting will be used to help soften the appearance of development along this edge.

THE AVENUE

- 7.12.11 The Avenue will be defined by larger housing types set back from the road to maintain the existing trees and its rural character.

GENERAL NEIGHBOURHOOD

- 7.12.12 The General Neighbourhood character area is set within the centre of both parcels of development. Here there will be a mix of house types set within a more formal setting than The Avenue and the Park View character areas. There will also be a greater variation in street types with shared surfaces located with the character area linking to the edges of the development and private drives.



### RELATIONSHIP TO CONTEXT

- 7.12.13 The appearance of the proposed development seeks to enhance the local character of the area providing its own statement within the local context.
- 7.12.14 Development is set back from the site frontage along Park View to maintain a sense of openness along the 'rural edge' character area. The location of large properties behind a new landscaped edge of hedgerows and trees will soften the impact on the surrounding area.

### ARCHITECTURAL STYLE AND MATERIALS

- 7.12.15 The neighbourhood character assessment within this statement established that there are a wide range of building styles and forms in Northamptonshire. While the design proposals seek to incorporate certain local features, the scheme also looks to create a new and distinctive character, within its unique landscape setting.
- 7.12.16 A variety of window and head/cill styles will be incorporated across the site. The proposed house types include the use of curved soldier arches and tiled brick headers/lintels. Different combinations of these designs can be seen within the town and will be reflected across the site in order to create variety and interest.
- 7.12.17 Door canopies will also include curved soldier arches and timber gable (supported by gallow brackets) canopies.
- 7.12.18 Bay windows will also be included within certain house types in appropriate locations in order to create variety to both street scene and the roofscape, reflecting some of the character found within the town.

### BUILDING MATERIALS

- 7.12.19 The range of building materials and details picks up from the Local Character Assessment which identified a range of bricks and styling, including the use of red brick render.
- 7.12.20 The use of natural stone is concentrated more within the centres of villages and as such will not be used in the Phase 1 scheme. Instead it should be concentrated within the centres of the two neighbourhoods that define Overstone Leys.
- 7.12.21 The phase 1 site's location within the context of the masterplan relates more to the edge of Moulton and as such the use of red brick and varying red brick types will be used to define each of the areas. The use of full height render and half height render (up to first floor) will be used in keynote locations as identified in the materials plan on page 90.

LEFT  
PARK VIEW STREET SCENE



LEFT  
A43 STREET SCENE (NORTH)





LEFT  
DAVID WILSON HOMES HOUSE  
TYPE ELEVATIONS



LEFT  
BARRATT HOMES HOUSE TYPE  
ELEVATIONS



RIGHT  
A43 STREET SCENE (SOUTH)





-  BITUMAN MACADAM
-  BITUMAN MACADAM
-  BURNT FLECK & SILVER FLECK PRECAST TUMBLED BLOCK
-  BLOCK PAVING
-  RESIN BOUND GRAVEL



A HIGH QUALITY PUBLIC REALM AND STREETScape

7.12.22 The streets and green spaces are designed to form a network of places and open spaces, each with their own character. Hard landscape materials and planting will be used to define the main pedestrian zones, minor roads and private drives and the principle vehicular routes to assist in orientation and legibility.

The new road layout, which requires the selective opening up of the network of existing hedgerows along Park View, will help to create a legible route through the development.

PUBLIC REALM

7.12.23 The design of the main public realm areas is vital in achieving a high quality scheme. The treatment of the surface finishes and detailing of the public realm is outlined below.

SURFACE FINISHES

7.12.24 The different street types and their details are summarised in the tables below.

DETAILS

7.12.25 The secondary and tertiary streets include footpaths which are separated from the road by concrete textured kerbs with either a 150mm or 125mm upstand. Within lanes and shared surfaces there is no kerb as there is a single surface finish. Service strips are demarked from the road by a horizontal feature or steel pins. For Drives there is variation in kerbs with either a concrete textured kerb or no kerb.

7.12.26 Within the South and North open spaces an upstand or kerb to ensure that indiscriminate parking is avoided.

BOUNDARY TREATMENTS AND STREET FURNITURE

7.12.27 Boundary treatments perform a very important function in defining the public and private realm. Materials used to defined front gardens will reflect the general character they are located in. This includes the use of:

- A43 frontage - box hedging set against a timber post and rail fence along the entirety, with small breaks to allow for pedestrian access into and out of the site.
- Park View frontage - defined by a new hedgerow along its entirety, with a break where the site is accessed.
- General neighbourhood - box hedging within individual plots along general streets. 110mm high railings and a mixture of hard and soft landscaping details along lane types 1 and 2.

STREET TYPE	CARRIAGEWAY FINISH	FOOTPATH FINISH
TERTIARY STREET		
ACCESS ROAD	Carriageway - Bitumen macadam Kerbing - Pre-cast concrete	Bitumen macadam
LANE	Carriageway - Burnt fleck precast tumbled blocks Kerbing - Splayed tegular kerb setts	Silver fleck precast tumbled blocks
SHARED SURFACE	Carriageway - Burnt fleck precast tumbled blocks Kerbing - Granite setts laid flush	Silver fleck precast tumbled blocks
PRIVATE DRIVE	Resin bound gravel	N/A

RIGHT  
TABLE - HARD LANDSCAPING  
DETAILS



RIGHT  
STREET MATERIAL EXAMPLES

LEFT  
HARD LANDSCAPING PLAN





# The sign of a good place to live

**BUILDING**  
FOR LIFE



# 8

## BfL 12

A Building for Life 12 Assessment has been undertaken for the detailed layout to understand the overall design quality of the proposals. A summary of the scheme is provided below.

*“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”*  
*(para 57 of NPPF)*

### 8.1 SUMMARY

- 8.1.1

This DAS sets out all outline matters relating to:
  - Use and amount of development,
  - Access,
  - Layout,
  - Scale,
  - Landscaping, and
  - Appearance.
- 8.1.2

In assessing these proposals in accordance with BfL 12 section 6 of this DAS provides specific reference in relation to the 12 Building for Life questions.
- 8.1.3

BfL12 comprises of 12 questions, with four questions in each chapter:
  - Integrating into the neighbourhood
  - Creating a place
  - Street and home
- 8.1.4

Based on a simple ‘traffic light’ system (red, amber and green) new developments should aim to:
  - Secure as many ‘greens’ as possible,
  - Minimise the number of ‘ambers’ and;
  - Avoid ‘reds’.
- 8.1.5

A summary of the key design issues and themes is provided in the table opposite and shows that the design proposal secures 12 out of the possible 12 ‘greens’.

BUILDING FOR LIFE 12	
Integrating into the neighbourhood	
1 Connections	The proposal has two key access points; one off Park and the other off The Avenue. The proposal is based on a permeable grid of streets with footpath links connecting the site to the wider area, giving priority to pedestrians and cyclists.
2 Facilities and services	The proposals are located 1km from the centre of Moulton where there are a range of local services and facilities. The proposals are also inclose proximity to employment uses at Round Spinney Industrial Park and Moulton Park.
3 Public transport	The proposals area located within close proximity to existing bus services along Park View and Overstone Road. The existing bus stop at the north eastern corner of the site will be relocated south with a footpath connection provided to ensure convenient access.
4 Meeting local housing requirements	The phase 1 detailed layout proposal forms part of the Northampton North SUE.
Creating a place	
5 Character	The proposal includes four character areas that will help identify each particular area of the development. This includes, Park View, The Avenue, the A43 frontage and General Neighbourhood. Each character area is defined by its building type(s), street types, building forms, boundary treatments and building materials. The Park View and The Avenue character areas will be more rural in character while the A43 frontage will have a more urban feel with terrace houses. The General Neighbourhood character area has a range of building types with shared street surfaces.
6 Working with the site and its context	The proposal responds positively to the surrounding context; maintaining and enhancing, where possible, the existing landscape framework of trees and hedgerows and other key features. New routes and spaces will be connected to take people where they need to go, creating a permeable network of streets that helps connect the proposal to the surrounding areas of Moulton, Overstone and North Northampton.
7 Creating well defined streets and spaces	The proposals will include a variety of spaces that aim to create a ‘sense of place’ and break up the scale of the development. This includes creating two new ‘greens’. These spaces will be overlooked by new development to create views and vistas through the proposal adding visual interest and raising the attractiveness of the scheme.
8 Easy to find your way around	The indicative, permeable grid of perimeter blocks provides opportunities to create keynote buildings along key primary and secondary streets at corners and at the end of streets, enabling people to easily move through the development.
Street & Home	
9 Streets for all	The proposal is based on a clear hierarchy of streets with a series of secondary and tertiary streets to provide access and circulation around the development and private drives provide pedestrian friendly streets at the edges of the proposal. Lanes/shared surface style streets provide shared spaces to create a different type of character.
10 Car parking	Car parking will be provided in a variety of forms. The primary car parking typology will be on-plot wait a garage. Car parking will also be provided at the front of houses and within integral garage house types. Parking will also be located at the rear of blocks but contained within small areas, serving no more than five houses.
11 Public and private spaces	Key public spaces will be clearly defined by new buildings with active frontages overlooking the public realm. Private spaces at the front of buildings will be clearly defined by a variety of boundary treatments that reflect the character area they are located in.
12 External storage and amenity space	Storage space will be provided within enlarged garage and in back gardens. Convenient access to and from the back garden will be provided that is safe and secure to allow for the movement of refuse bins and recycling.



