

Daniel Callis

From: Ed Durrant <Ed.Durrant@pegasusgroup.co.uk>
Sent: 11 January 2019 11:38
To: Daniel Callis; Nicky Scaife (NScaife@northampton.gov.uk)
Subject: RE: Hampton Green - ecology
Attachments: 2156_20181205_NSDCJW.PDF

Importance: High

Follow Up Flag: For Your Information
Due By: 21 January 2019 11:38
Flag Status: Flagged

Hi Dan and Nicky

I have been meaning to send this attachment through for a while but I have been awaiting the Brackmills works proposals so as to send the two through together. As there is still a bit more work to be done on the Brackmills proposals please see the attached ecology response to Paul Evan's Memorandum of 13 November 2018.

Once I have details of the Brackmills works I shall send them through and then hopefully that should address the last of the ecology issues.

Regards

Ed Durrant

Principal Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Cambridge: Suite 4 | Pioneer House | Vision Park | Histon | Cambridge | CB24 9NL

Peterborough: Allia Future Business Centre | Peterborough | PE2 8AN

T 01223 202100 | E Ed.Durrant@pegasusgroup.co.uk

M 07884655308 | DD 0122 320 2107 | EXT 4020

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Peterborough



www.pegasusgroup.co.uk

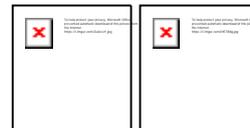
Pegasus Group is the trading name of Pegasus Planning Group Ltd (07277000) registered in England and Wales.

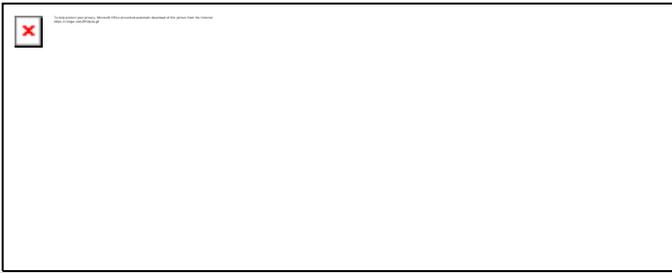
This email and any associated files, is intended for the exclusive use of the addressee only.

If you are not the intended recipient you should not use the contents nor disclose them to any other person.

If you have received this message in error please notify us immediately. We have updated our Privacy Statement in line with the GDPR; please [click here](#) to view it.

 Please consider the environment before printing this email message.





From: Daniel Callis <Daniel.Callis@cherwellandsouthnorthants.gov.uk>
Sent: 05 December 2018 13:32
To: Ed Durrant <Ed.Durrant@pegasusgroup.co.uk>; Nicky Scaife (NScaife@northampton.gov.uk)
<nscaife@northampton.gov.uk>
Cc: Robert Barber <robert.barber@pegasusgroup.co.uk>
Subject: RE: Hampton Green - outstanding issues

Ed,

Thanks for the Highways note.

I will endeavour to work up a complete S106 Heads of Terms over the next couple of weeks.

Please see attached a response from NE confirming that the specification of capital works can be dealt with via the S106.

Please liaise with NBC to agree a revision to Figure 7.11 to include the additional areas for grassland conservation management.

Kind regards,

Daniel Callis MSc MRTPI
Principal Planning Officer
Development Management - Place and Growth Directorate
Cherwell District and South Northamptonshire Councils
Direct Tel: 01327 322 346
www.southnorthants.gov.uk or www.cherwell.gov.uk

Find us on Facebook www.facebook.com/southnorthantscouncil or www.facebook.com/cherwelldistrictcouncil
Follow us on Twitter @SNorthantsC or @cherwellcouncil

From: Ed Durrant [<mailto:Ed.Durrant@pegasusgroup.co.uk>]
Sent: 30 November 2018 11:29
To: Daniel Callis; Nicky Scaife (NScaife@northampton.gov.uk)
Cc: Robert Barber
Subject: Hampton Green - outstanding issues
Importance: High

Dan and Nicky

I see that Alex did not copy you in on his e-mail following our highways meeting on Monday. Please see a note of our discussion points below. Hopefully we should be in a position to move forward on the highways issue once Alex issues his further information to Rob next week.

At the meeting Dan indicated that we could be in a position to agree a draft heads of terms by the end of the year with the aim of meeting a committee deadline in the first quarter of 2019. It would be really good if we could all work to achieve this.

Nicky, can you give us an update on the S106 drafting progress from your side? Have you got any further details about the Brackmills Country Park contribution?

I am chasing our ecologist for a response to the South Northants Ecologists' comments. Once I have something I shall get back to you.

Regards

Ed Durrant

Principal Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Cambridge: Suite 4 | Pioneer House | Vision Park | Histon | Cambridge | CB24 9NL

Peterborough: Allia Future Business Centre | Peterborough | PE2 8AN

T 01223 202100 | E Ed.Durrant@pegasusgroup.co.uk

M 07884655308 | DD 0122 320 2107 | EXT 4020

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Peterborough

  www.pegasusgroup.co.uk

Pegasus Group is the trading name of Pegasus Planning Group Ltd (07277000) registered in England and Wales.

This email and any associated files, is intended for the exclusive use of the addressee only.

If you are not the intended recipient you should not use the contents nor disclose them to any other person.

If you have received this message in error please notify us immediately. We have updated our Privacy Statement in line with the GDPR; please [click here](#) to view it.

 Please consider the environment before printing this email message.



From: Alex Bennett <alex.bennett@m-ec.co.uk>

Sent: 27 November 2018 21:23

To: Draper, Martin <MDraper@kierwsp.co.uk>; Sim-Jones, Rob <RSim-Jones@kierwsp.co.uk>

Cc: Haydn Payne <haydn.payne@martingranthomes.co.uk> (haydn.payne@martingranthomes.co.uk) <haydn.payne@martingranthomes.co.uk>; Ed Durrant <Ed.Durrant@pegasusgroup.co.uk>; Robert Barber <robert.barber@pegasusgroup.co.uk>; Simon Prescott <Simon.Prescott@m-ec.co.uk>; Andy Roberts <andy.roberts@m-ec.co.uk>

Subject: Hampton Green, Wootton

Rob/Martin

Thank you for taking the time to meet yesterday to discuss the above site. I have summarised our discussions below:

1. **Landimore Road/Gowerton Road** – It was agreed we would prepare a design showing a site specific mitigation scheme so we are not reliant on the Hardingstone SUE committed scheme. We will prepare 2 plans which can then be conditioned to any planning permission. Plan 1 – this will show the actual mitigation required to the junction as a result of the development (which is likely to be on the Landimore Road arm). Plan 2 – this will show how a commensurate scheme could be delivered on another arm of the junction and not Landimore Road and this because NCC would like to maximise what mitigation is achieved across the junction rather than simply implementing part of the already committed scheme.

2. **Rhosili Road/Caswell Road** – It was agreed we would prepare a design showing a site specific mitigation scheme so we are not reliant on the Hardingstone SUE committed scheme. As the committed scheme shows improvements on all arms it is likely our mitigation scheme will be part of the overall committed scheme.
3. **A46 Slip roundabout** – We understand NCC want something more meaningful at this junction however it is accepted the current scheme in the TA does mitigate the impact of the development (in terms of modelling). We will identify an option as to how the current identified improvement scheme can be extended to provide greater benefit on the ground.
4. **Quinton Road/Woodale Road** – At the meeting M-EC tabled a plan showing an updated scheme for the junction confirming how 1.8m wide footways can be retained so as to provide sufficient comfort to enable this to be conditioned. At this stage we do not feel a topographical survey is required.
5. **Newport Pagnall Road/The Green link** – Following discussions during the meeting it was agreed that the link through the site between Newport Pagnall Road and The Green could be delivered at a later stage to coincide with the development phasing and that the proposed trigger of 300 dwellings would be acceptable. A TRO would be pursued on the grant of planning permission to remove vehicular rights along part of The Green but if this failed the road could be temporarily kept open and accommodated as part of the proposed improvement works to Newport Pagnall Road i.e the existing junction would not be closed off until a later stage of the works. The TRO will be included as part of the S106 and when submitted sufficient information (including survey data) should be provided to demonstrate that a viable alternate is available for traffic to access Newport Pagnall Road.
6. **Roundabout Access** – Following discussion during the meeting NCC are content to consider the wording of the access roundabout condition to avoid use of 'pre-commencement' but provide suitable restrictions to ensure the access is in place prior to significant on site construction. As part of the access conditions we would ask for NCC to consider the phasing of other 'access' works which includes the footway/cycleway along Newport Pagnall Road and The Green access and improvement works (we assume this would be linked to point 5 above).

A technical note will be prepared covering points 1 to 4 above and this will be submitted to you next week.

If you have any queries or comments on the above please let me know.

Best regards

Alexander Bennett BSc(Hons) MCIHT MTPS
Director

M-EC Consulting Development Engineers
9th Floor | Bank House | Cherry Street | Birmingham | B2 5AL

M: 07769 680 184
DD: 0121 726 5151
T: 0121 726 4888
E: alex.bennett@m-ec.co.uk

For our other office locations visit www.m-ec.co.uk

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.