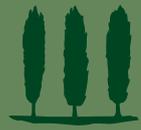


NEWSLETTER

Issue 1 | June 2022



COLLINGTREE PARK
NORTHAMPTON



Welcome to this, the first Newsletter which will provide a regular update and be issued by Vistry periodically throughout the year. Our prestigious Collingtree Park development received outline planning permission for 1000 dwellings, a primary school, community facility, sports pitches, play areas and local centre together with enhancements to Collingtree Park Golf Course.

In addition to the Newsletter, it has been agreed that representatives from Vistry will meet with key representatives of both

East Hunsbury and Collingtree Parish Councils on a monthly basis. This will provide a further opportunity to enable the local community to be kept informed.

Should you have any questions please forward them to your local Parish Council or send them to the Collingtree general enquires email address.

These stakeholders meetings will be held on site enabling any specific matters to be dealt with rather than viewing on a plan or via photo's etc.

OVERVIEW OF PHASE 1

At the time of writing, approximately 50 families have moved into their new homes with construction under way on a further 120 within Phase 1 of the development.

A large element of the roads on site have now been constructed including the majority of the spine road running through Phase 1. This will allow access into the remainder of the development and once extended will ultimately connect onto Rowtree Road via the new roundabout.

THE GOLF COURSE WORKS

To facilitate the residential development and associated infrastructure, modifications were required to Collingtree Park Golf Course.

Phase 1 of these works are now complete with the exception of the new entrance to the 1st hole. Preliminary design work for Phase 2 of the golf course reconfiguration has been completed but further detailed design is required and this is ongoing.

A team effort from...

Linden
HOMES



JUNCTION OFF WINDINGBROOK LANE

Prior to submitting the Outline application, two public exhibitions were held detailing the draft proposals. The first of these public exhibitions did depict (very conceptually) a roundabout at the Windingbrook Lane access to the site.

During the period between the 2 exhibitions, and prior to the Outline Planning Application being submitted, discussions with the former county councils highways department and planners concluded in favour of the priority junction. It was this arrangement which was subsequently approved and it is this configuration that any highway drawings submitted within the various Planning Applications submitted now depict.

FLOOD MITIGATION

At the time of the original planning application for the Development, whilst the flood risk from Wootton Brook was well understood, the source of the overland flooding to the rear of the properties was unclear. This planning permission therefore required a swale (dry grassed channel) be constructed on the golf course to the rear of the properties on Turnberry Lane to prevent overland flows from the development and golf course from reaching these properties. This swale has not yet been constructed however, the new linear pond within Phase 1 of the development has been designed to capture and store all runoff from Phase 1 before draining slowly to Wootton Brook. Further investigations have also significantly improved understanding of the causes and sources of the historic flooding by identifying the existence of a buried drainage system. It is considered likely that this was a significant factor in previous flood incidents.

A swale to the rear of properties on Turnberry Lane would therefore not capture or divert any of the runoff from this existing drainage system. Instead, Vistry are looking to divert the flows from this existing system as part of the Phase 2 works into Wootton Brook to the west (downstream) of Collingtree Park.

At a meeting on site attended by representatives of the Local Parish Councils, West Northamptonshire Council, the Environment Agency and Vistry, the rationale behind the proposal not to construct the swale was discussed, and a summary of potential mitigation measures





put forward. WNC were open to the suggestion of a Section 73 application for variation of the current planning condition that requires a swale.

The details of the alternative proposed mitigation measures are to be submitted in the coming months. The application will then be reviewed by WNC (including expert advice from the Lead Local Flood Authority), to ensure that there is no increase in flood risk elsewhere, and where possible a reduction in risk to existing Collingtree Park properties. Only once WNC are fully satisfied will approval be granted.

TREE CLEARANCE WORKS

Since the overall site was consented at Appeal and the Outline Planning Permission was granted there have been several planning applications approved over the past years for the area of land currently being developed which is the 1st phase of the overall development and whilst there have been several iterations of planning applications submitted and approved, these are all very similar and any amendments have primarily been changes to the house types proposed with very minor adjustments made to the layout of the on site roads and footpaths etc.

In order to implement the planning consents obtained, areas of scrub vegetation and trees have had to be removed. This removal was all approved as part of the planning permission.

Further trees would have had to be removed if the original drainage route had been pursued, however by amending this route and taking it further into the golf course this enabled a large amount of trees and scrub vegetation previously identified for removal to be retained.

Importantly, no additional trees or vegetation has been removed over and above what was originally planned in the outline and reserved matters applications.

Our senior project manager has met with local parish councillors, spoken with residents on site and responded to numerous emails in relation to this matter.

FOOTPATHS

With regard to the final treatment of the footpath where it passes adjacent to the development to the west of Phase 1, at the current time no details are confirmed however in accordance with the s106



COLLINGTREE PARK NORTHAMPTON



Agreement, £225k has to be paid by Vistry to West Northamptonshire Council for upgrades to the local public rights of way which cover the section of footpath referred to.

Numerous requests have been made to Vistry in relation to the desire to keep this section of footpath in as natural a form as possible but any such request should be made to

Collingtree Parish Council together with West Northamptonshire Council because ultimately Vistry will not be delivering these 'improvements', WNC will be.

ARCHAEOLOGICAL WORKS

The three remaining areas of archaeological investigations are currently being undertaken within the fields to the west of the footpath mentioned above.

It is envisaged these works will take approximately 6 months to complete. The works will include the excavation and recording of any archaeological finds within approximately 25 trenches together with a far more thorough investigation of an area to the west of Belfry Lane.

PLANNING APPLICATIONS

- Infrastructure 2a – The Reserved Matters Application for the next phase of infrastructure, together with diversion of the existing drainage system has been submitted to West Northamptonshire Council (WNC) under reference WNN/2022/0370.
- Infrastructure 2b – A Reserved Matters Application for the remainder of the road link between Windingbrook Lane and Rowtree Road, together with the remodelling and extension of the golf course is to be submitted to West Northamptonshire Council in early summer.
- Residential Development – A Reserved Matters Application for approximately 400 private and affordable homes will be submitted in early summer this year.
- Community Building – Vistry are working with East Hunsbury Parish Council to develop a scheme for a community building and once the principles of this have been established, Vistry will submit a planning application. This is envisaged to be during Autumn 2022

Please note all planning applications will be submitted to West Northamptonshire Council and they will manage all public consultation.

Contact us here: CollingtreeGeneralEnquiries@vistry.co.uk