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[BY EMAIL]

4 March 2020

Dear *Mr Addison*

Re: Proposed residential development at land off Lower Road, Milton Malsor

I am writing out of courtesy to inform you in advance that we are seeking to submit a planning application for land at Lower Road, Milton Malsor for residential development.

By way of background, HSL is a leading facilitator of residential-led schemes and has a strong track record of delivering family homes alongside starter/affordable provision across England. We pride ourselves on creating high-quality homes in places where people aspire to live and be part of the community as well as ensuring infrastructure is delivered to support additional homes for the benefit of the wider community.

Our land interest lies to the east of Lower Road, north of Stockwell Way, and immediately adjoins the Village Confines boundary. A Location Plan is enclosed.

Milton Malsor Needs and Aspirations

HSL is keen on understanding key issues in the village and we see this as an important element in the production of a positive planning application.

We note the Parish Council have undertaken a significant amount of community consultation over the years to understand the matters which affect residents and to record future aspirations in the village. Additionally, we understand consultations were undertaken with the majority of residents in Milton Malsor and resulted in the publication of the Parish Plan (adopted 2013) and the 'Options for a Neighbourhood Plan' (approved by Parish Council in 2013).

We have reviewed these documents to better understand Milton Malsor whilst fully respecting the fact that village residents know best.

Some of the key themes which have been identified in those Parish publications include:

- Recognising sufficient demand is needed to make a village shop viable.
- A broad support for a range of traffic control measures such as physical road narrowing at village entrances to slow traffic and improve safety and improvements to the 'traffic danger spot' at Towcester Road/Lower Road junction.
- Recognising the number of younger generations leaving the village because of a lack of homes.

- Significant support for affordable housing, including starter homes and small family homes, to maintain vitality of the village.
- The importance of retaining Milton Malsor as a quiet, green parish and retain its identity.
- Mitigate sound, air and light pollution from the M1 and make streets more attractive with significant new tree planting.
- Enhancing the village environment with traditional column street lighting.
- Maintain the vibrant social scene with clubs and societies and improve facilities for youth.
- New homes should be a mixture of stone and old brick to fit in with the present mix in the village and recognise the historic quality of the conservation area.
- A need to attract vocational and leisure activities for the older population.
- Keeping the village separate from Northampton and nearby villages.
- The land at Lower Road was specifically put forward by residents for housing during the 'Options for a Neighbourhood Plan' consultation.
- Importance to maintain reliability and viability of the existing bus services.
- SuDs such as soakaways and bio-retention areas should be encouraged in new development to reduce flooding.

We are keen to explore the above points and see how they might be provided for in any future development. Of course, there may be other issues affecting the community in respect of funding to upkeep public spaces and other initiatives which the Parish Council is seeking to implement and likewise we would be keen to explore these further and which development could help contribute to.

In respect of housing needs, we have reviewed the South Northamptonshire Housing Register and it confirmed 242 households are in priority need (as at January 2019), with 49% of households in urgent or high priority need for re-housing. More than half of the applicants (56%) are 45 years old or younger; of these, the majority are aged between 26 and 45. Whilst the figures are for the district as a whole we also noted that almost 20% of those in priority need (47) specifically chose Milton Malsor as their preferred choice to live given its closer relationship to jobs in Northampton and the attractiveness of the village as a place to live.

In Milton Malsor, we note the last housing needs study was prepared some time ago in June 2006. It recognised then that people had been forced out of the village where they have lived all their lives partly due to the unaffordability issues in Milton Malsor but also because of the limited housing stock available in the village.

Having reviewed the study, we have noted comments at that time made by some residents which highlighted included:

"As I am the councillor for Milton Malsor some residents have commented on the fact that they have children who have moved away because of the housing shortage".

"I would welcome housing which increased the number of young families in the village...There is an excellent school in the village, but with many pupils travelling in from Northampton, the school is not an active part of the community. Young families would address the balance".

The housing needs study recommended a development that could deliver an element of 7 affordable homes would help alleviate the level of identified need at that time within the village. It stated;

"additional need is evident via data from South Northamptonshire Councils database. In light of this it is felt that there is sufficient housing need for a slightly larger site if one were to become available in the village. Provision from either planning gain or a purpose-built

affordable scheme on an exemptions site would be suitable methods of meeting this identified need".

The 2011 census confirms the village has reduced in population since 2001 by over 5% and the population continues to age. As such and through completion of necessary technical assessment work we are of the opinion that a sensitively designed residential development on Lower Road has the potential to deliver an integrated development opportunity comprises of a mix of homes to meet local needs and market demand in the area whilst ensuring that it does not detrimentally affect existing village life.

Our Vision

Evidence shows that delivering homes on larger sites would allow for economies of scale to be achieved and wider community benefits delivered as part of development. It is within this context that I wish to highlight some of the benefits of delivering additional homes on the land as part of our proposals and to set out how we can facilitate a mix of homes and much needed additional community infrastructure to the village in addition to social housing and homes for first time buyers. our vision has been informed by the consultation work undertaken by the Parish i.e. the Parish Plan and the Options for a Neighbourhood Plan.

The key elements of our vision are:

- **New Homes** – facilitate up to 65 family and affordable homes as part of an attractive village gateway proposal which delivers a design-led sustainable development of new homes of varying sizes, types and tenures that is in keeping with the current character of the village and respecting local vernacular with stone and brick.
- **Affordable Homes** – Up to 33 affordable homes (50%) for local people and those in need with negotiable tenure split (discounted market and social rented dwellings or smaller starter homes) for those who are first time buyers, on lower wages or older people wishing to downsize;
- **Traffic Calming** – a new traffic calming road pinch point on Lower Road to help slow traffic entering and leaving the village, to include a safe pedestrian crossing on Lower Road;
- **Woodland Planting and Orchard** - new substantial tree planting, whilst retaining existing hedgerows and trees, providing an enhanced green gateway approach into village and mimicking the character of the conservation area to help preserve the setting and identity of Milton Malsor;
- **Improved Towcester Road/Lower Road Junction** – proposed red bar and slow road markings on the junction approach with appropriate signage to improve safety of road users entering and leaving the village;
- **Open Spaces** – a significant large green open space area to be managed long-term with wildflower grassland and new ecological habitats brought into public access, and development set-back to maintain a soft edge;
- **Bus stop upgrade** – New bus stop shelter, seating and raised kerb for improved bus accessibility;
- **Community Green** – a central community green within the development with green 'fingers' at key locations 'reaching into' the development.
- **Service Infrastructure** – ensuring the development does not create any issues with foul and water drainage and, if so, working with utility providers to ensure appropriate upgrades are made before any development starts;
- **Education** – providing financial contributions to local schools to support improving education and upgrading buildings, in cooperation with the Education Board;

- **Community Infrastructure Levy** - National policy sets out that Parish Councils can receive up to 25% of Community Infrastructure Levy (CIL) payments. The indicative figure likely to arise from this development would be £135k.

There is no doubt that Milton Malsor is an attractive, well established, village location and can offer a high-quality living environment where new residents will thrive and be welcomed as part of the community.

To maintain its vitality and offer a wider choice of homes we believe that this land parcel is sustainably located to create a sensible integrated development that delivers new homes to facilitate first time buyers and younger families wishing to reside in the village and is responsive to the key issues and aspirations of residents.

The current proposals will deliver 50% affordable rent and starter homes for families wishing to stay or return to the village in addition to a mix of market dwellings to suit younger families and those wishing to move up the housing ladder. The development could also provide bungalow dwellings to meet any such demand. In addition to housing, the proposals will deliver significant infrastructure benefits such as those outlined above and a substantial area of open space provision for use by all. The ownership of which could be transferred to the Parish Council in perpetuity.

Next Steps

The purpose of this letter is to set out our vision for the identified land and we thought it prudent to inform you of an imminent planning application. We believe that the proposals represent a bespoke package which has been well-informed by the issues and aspirations that affect Milton Malsor. In terms of timescales, we do not have a specific programme, but we are minded to submit an application on the land in the near future.

A webpage has been created at: hsland.co.uk/miltonmalsor.html

The webpage includes details of the proposals and digital access to the plans which I enclose to this letter including the proposed layout and the birds eye view. Please feel free to circulate this webpage link through the Parish social media and notice boards. We welcome comments at this stage to the proposals.

We would welcome a collective and constructive approach in seeking to balance the need to deliver more homes with the wider ambitions of Milton Malsor. It is for this reason we are seeking a forum with the Parish Council to discuss the proposals and develop a formal agreement which could assist the community in delivering ongoing improvements to secured by way of a planning condition or Section 106 Agreement. However, our offer remains for future discussions through the appropriate channels over the course of the determination of our planning application by the District Council.

I do hope that the Parish Council can look favourably on the principle of the proposal and support a future planning application particularly given the tangible benefits which can be brought forward for the community in accordance with the consultation that has already taken place by the Parish Council.

I look forward to discussing the above with you in the near future.

Yours sincerely,



Christian Orr (MTCP)
Land & Planning Executive

*Enc. Indicative Proposed Layout with Key Design Considerations
Birds Eye Artist's Impression*



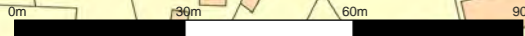
Spring Farm

Spring Farm

LOWER ROAD

CHESTNUT CLOSE

Scale - 1:1250



El Sub Sta
Drain

STOCKWELL ROAD

STOCKWELL WAY

Raynsford House

MP 62.75

Path (um)

Path (um)



KEY

1. Up to 65 affordable and market homes to include starter homes, 2-bedroom dwellings and bungalows.
2. Development sensitively set-back from Lower Road to mirror existing development and provide open space.
3. Sustainable attenuation basin (shallow basin seeded with species rich grassland/wildflower) manages surface water drainage and provides ecological benefits.
4. Proposed dwellings sensitively designed in character with the village, to include stone and brick, whilst also protecting the village identity.
5. New tree planting, in response to the Parish Plan, providing a green gateway into the village helping to reflect character around village church and protect identity of Milton Malsor.
6. New bus stop shelter, seating and raised kerb for improved bus accessibility.
7. New footpaths and potential upgrading of adjacent street lighting to traditional post columns in character with the historic village.
8. New attractive informal footpaths for walking alongside significant open space, a community orchard and grassland meadow.
9. Green 'fingers' with new tree planting and open space reach into the new development from open countryside.
10. A community green creates a central node and improves green infrastructure within the development..



11. A large green gap set-back between the development, the railway line and open countryside and planted with new trees and wildflower grassland maintains a sensitive and responsive edge.
12. Development set back from the railway line to allow an attractive green corridor and retaining a green ridge to the skyline.
13. Existing trees and hedgerows retained with a new woodland copse enhancing the village skyline and restoring the landscape.
14. New permanent pond providing enhanced habitats for local wildlife.
15. Potential location for bungalows to reduce height of rooflines and retain green skyline.
16. Potential traffic calming and pedestrian crossing here to help reduce vehicular speeds through village - as identified through the Parish Plan.
17. Potential junction highway improvements to Towcester Road/Lower Road to enhance safety - as identified through the Parish Plan consultations.
18. Existing high value hedgerows and trees retained and enhanced.



Drawing Title: - Illustrative Layout (with key)
Drawing Number: - 1805 - URB - UD - SK - 001 Illustrative Layout
Project: - Milton Malsor

Revision: - G
Scale: - 1:1250 @ A3
Date: - 10.02.2020



