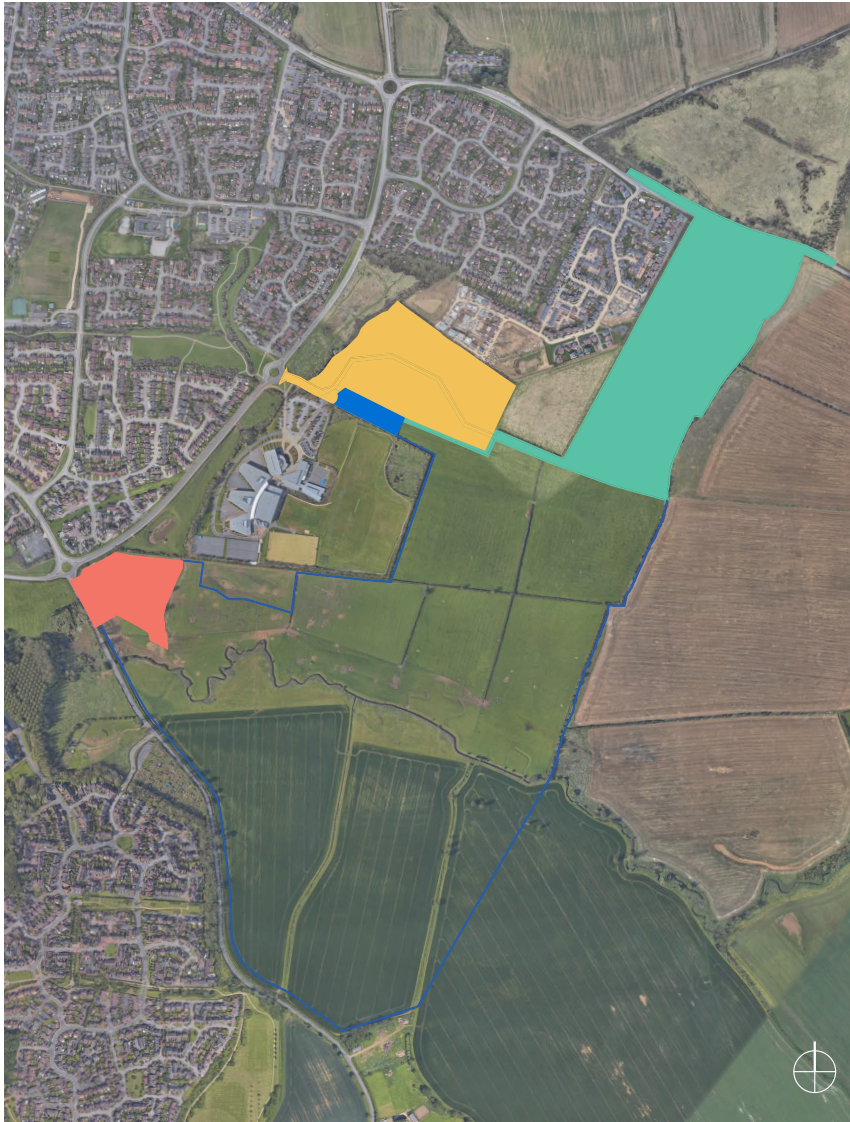







# Wootton

This leaflet serves as an update on the ongoing progress pertaining to the proposed development on the land situated to the east of Wootton. We appreciate your continued interest and involvement.



## Site Boundaries - Wider Area

 Quinton Road Site <b>60 dwellings / 2.84ha</b>	 Land for School Car Park	 Gallagher/Barratt Controlled Land
 Newport Pagnell Road Site <b>285 dwellings / 14.82ha</b>	 Caroline Chisholm School Site <b>158 dwellings / 6.72ha</b>	

## Public Engagement

Prior to a wider public consultation event, Gallagher Developments held meetings with local Parish Councils and Ward Members to gather information on the key considerations of local stakeholders and their thoughts on the proposals presented.

A full public event was then held on 5th October 2023 at Wootton Community Centre, Wootton. The event presented three sustainable residential developments east of Wootton, forming part of a wider vision of a sustainable urban extension which in the longer-term could see the delivery of the wider strategic site under our control.

A total of 7,512 invitations to the event were dispatched to local residents and key stakeholders; 215 people attended the event and a total of 79 written responses were received.

## Community feedback

Since our public consultation event, we have been assessing the feedback received and discussing this with our project team as we aspire to deliver further benefits to the area, alongside the much needed housing and open space.

The main responses we received in person and in writing related to infrastructure and service provision in the local area – particularly in terms of retail, healthcare and sports. In addition, there were many comments about highways capacity and specific issues relating to pick-up and drop-off at the Caroline Chisholm School.

## How have our proposals changed

In response to the views expressed through our engagement we have made the following amendments to our proposals, which we detail below:

- A new local centre will be provided as part of the Newport Pagnell Road site;
- Proposals for a range of enhancements to the highway network used to access and egress from the Caroline Chisholm school, including a new car park and drop-off/pick-up area alongside replacement of the existing zebra crossing with a signal controlled Toucan; and
- The potential for enhanced sporting provision (3G pitch facilities) within the grounds of the Caroline Chisholm School, which would be made available for public use.

A local centre will be designed to serve as a neighbourhood hub for commercial activities, offering units for retail and various other business uses. Potential uses include, but are not limited to, a convenience store, a restaurant, gym, healthcare provision (likely in the form of a satellite surgery), coffee shop and/or a space available for hire by local residents. This inclusion is a testament to our commitment to fostering a vibrant and inclusive community.

Another key theme of residents' feedback was the highway issues surrounding the Caroline Chisholm School at pickup/drop-off times. We have been in engagement with the school and we are progressing a planning application for a variety of highway improvements on the road network near to the school including the delivery of a new car park and drop-off/pick-up facility on land next to the school. We are liaising with the school in relation to the design of this facility, however we believe it will be a great asset for the school, parents, students and existing residents. As a package of measures we consider that this will resolve the current parking issues. Such provision is subject to further discussion with West Northamptonshire Council and is financially reliant on our residential proposals being consented.

Our discussions with the school have also extended to the possibility of providing a new 3G sports pitch within their grounds which will feature a 'Community Use Agreement' allowing it to be used by local residents and sports teams in the evenings and weekends. Such provision is subject to engagement with the Council, the FA and Sport England as part of the planning application process.

### Next steps

Our team is currently engaged in the detailed preparation of planning applications, which are intended for submission to the West Northamptonshire Council by early 2024. This process is being undertaken in accordance with the pre-submission guidance we have received from the Council's Officers, specifically pertaining to the environmental impact of our proposal.

These planning applications will be comprehensive, adhering to all necessary planning and environmental regulations and standards, and demonstrate our future vision for the development of these sites.

We hope that our thorough preparation and adherence to the advice provided by the Council's Officers, as well as seeking to respond to feedback received from local stakeholders and residents, will facilitate a smooth and successful submission process.

If you have any queries in relation to this update or our development proposals then please visit our website [www.wootton-valley.com](http://www.wootton-valley.com) or contact us via email at [Oli.haydon@stantec.com](mailto:Oli.haydon@stantec.com).



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