

1. INTRODUCTION

Welcome

Thank you for taking the time to visit our public exhibition and view our emerging proposals for a development of 23 dwellings and open space on land south of Thenford Road, Middleton Cheney.

This consultation has been organised to inform local residents of the emerging proposals and to give you the opportunity to ask questions and make comments.

Representatives from the Manor Oak Homes project team are here to listen to your views and answer your questions. We value local knowledge and welcome your input. The comments received will be carefully considered so please help us shape the proposal. By leaving your feedback on the comment sheets.

We expect to submit a planning application later this year.

All of the exhibition boards are available to view online via the Manor Oak Homes website:

<http://www.manoroakhomes.co.uk/project/mid-055/>

Comment forms are available near the entrance and on nearby tables. Comments should be sent by:

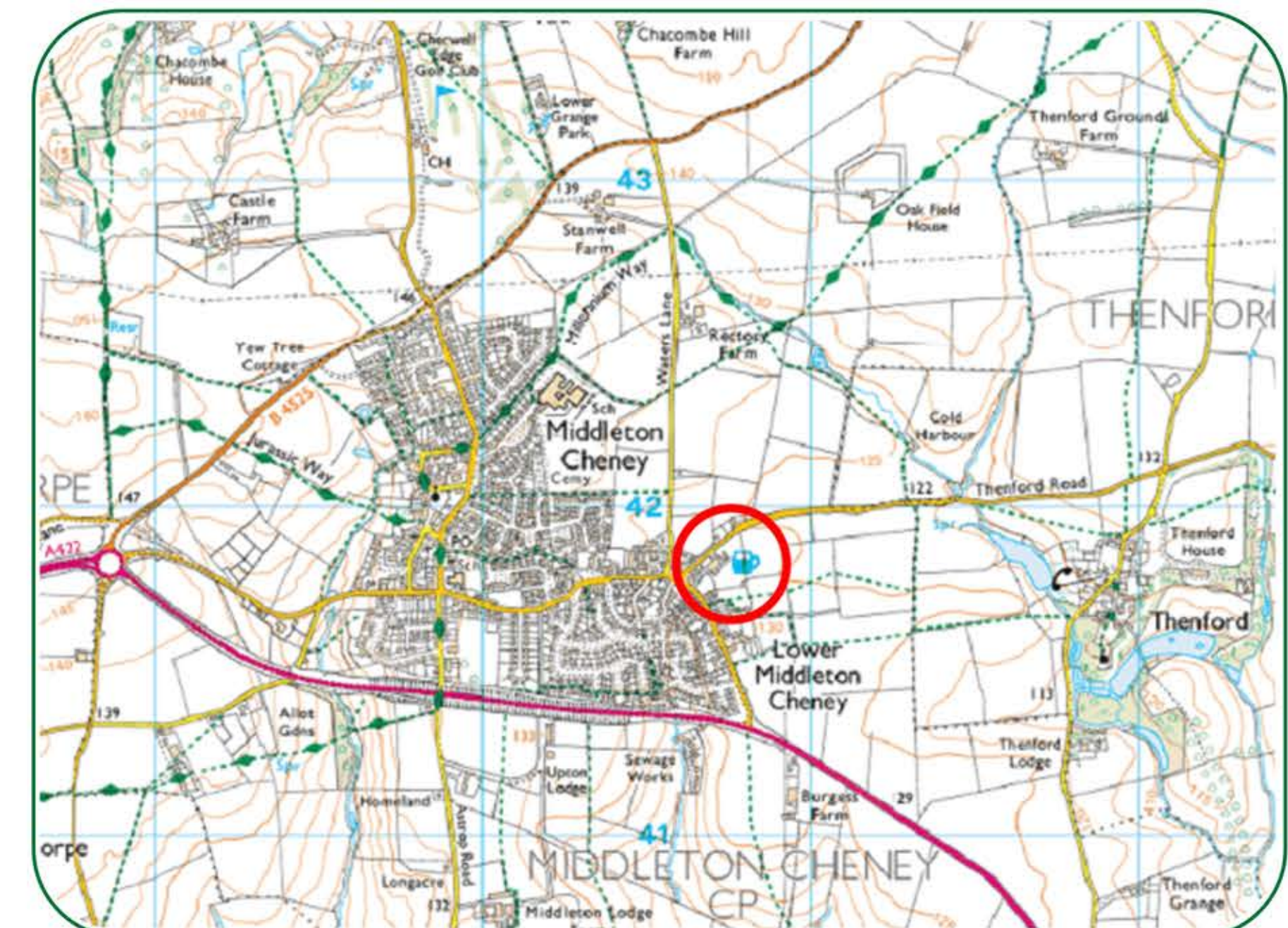
Email: info@arplanning.co.uk

Post: Armstrong Rigg Planning
The Exchange
Colworth Science Park
Sharnbrook
Bedford
MK44 1LZ

The Team:

The project team comprises:

- Armstrong Rigg Planning: **Town Planning**
- AT Architecture: **Design**
- Aspect: **Landscape, Ecology & Arboriculture**
- MAC: **Highways & Drainage**
- MOLA: **Archaeology**
- Assett Heritage Consulting: **Heritage**



Land South of Thenford Road, Middleton Cheney
November 2019

2. PLANNING BACKGROUND



Policy Context

Currently South Northamptonshire Council is demonstrating a very marginal 5.13-year supply of housing land, a position which is expected to worsen considerably in December when housing delivery must then meet needs based on more up-to-date household projections. It is anticipated that the Council’s supply may well drop to approximately 3.5 years prior to the end of 2019, when past delivery is excluded.

In respect of the specific needs of Middleton Cheney we are also aware that the emerging Neighbourhood Plan has been set an upper housing target of somewhere between 73 and 150 dwellings, a figure that may increase further considering the ambitious growth targets for Northamptonshire and the sustainability of the village.

On this basis it is inevitable that additional well-located housing sites will be required on the edge of the village to help meet these needs.

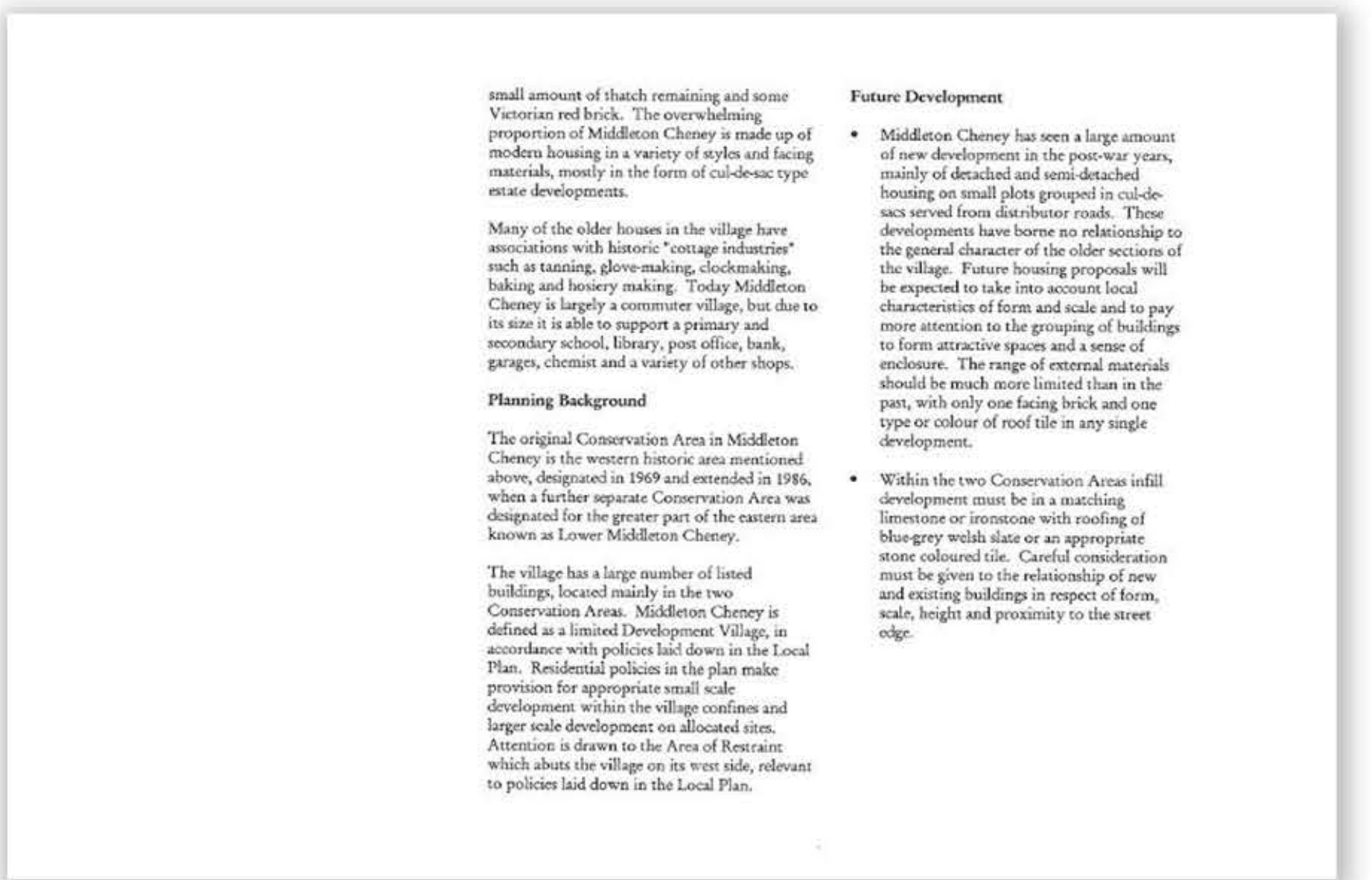
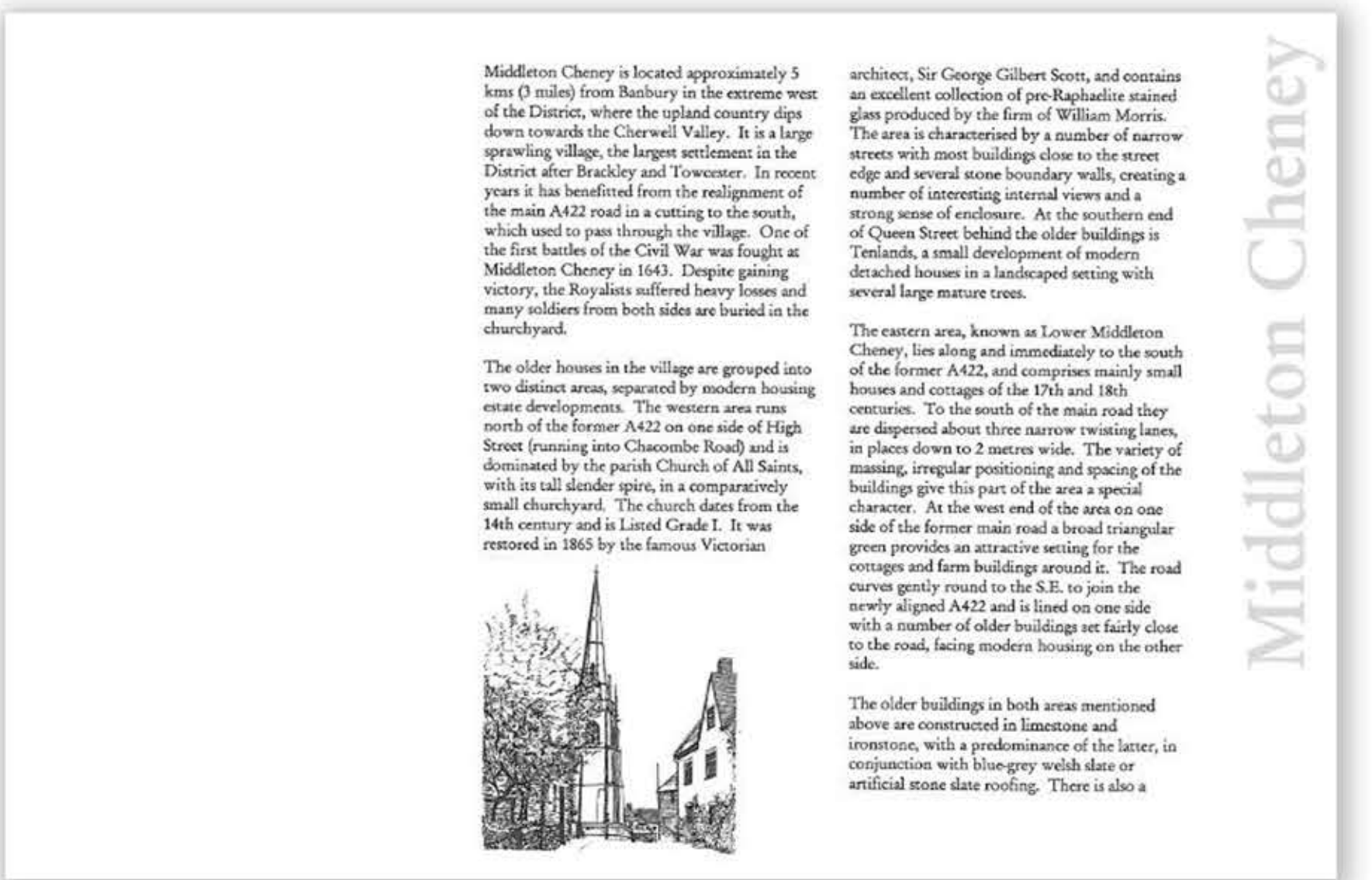
The Right Development for Middleton Cheney

The emerging Local Plan Part 2 identifies Middleton Cheney as one of the five largest and most sustainable villages in South Northamptonshire. It confirms that, as a Primary Service Village, it benefits from the highest level of services away from the main towns. Indeed, it benefits from a range of shops, community facilities as well as excellent access to all tiers of education.

A Development that is right for Middleton Cheney

The proposals have been designed to ensure that it presents the most appropriate form of development in the context of the village and the site’s setting. The layout would be low-density and informal, respecting the rural edge of the village.

The generous area of open space to the eastern boundary includes areas of wildflower meadow that will provide biodiversity enhancement. This includes a larger public eco-zone to the south east featuring native planting and pond area. This area would also incorporate a small information centre housed in the refurbished existing barn with interpretation boards providing insight into the various flora and fauna present at the site.



Available on:
<https://www.middletoncheney.org.uk/uploads/middleton-cheney-vds.pdf>

The development would also incorporate a mix of house types, tenure and size to help meet the needs of all groups in the village. It would include 1, 2, 3 and 4-bedroom dwellings and an affordable housing element of approximately 50%. In addition, it would incorporate accessible smaller units such as bungalows that are suited to older persons.

Any planning application would be a full submission, including detailed house types and designs, that would be ready to build upon grant of planning permission ensuring that the benefits offered by the proposal would be secured for the village.

Community Infrastructure:

The Community Infrastructure Levy (CIL) is a charge upon new residential development which South Northamptonshire Council collect when planning permission is granted. This charge is used to off set the impact of additional homes on local infrastructure. A charge per square metre of floor area is imposed on market housing.

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3. SITE ANALYSIS & CONTEXT

About the site

The site is located to the south of Thenford Road. Thenford Road, comprising of approximately 1ha and comprises of undeveloped area of pastureland.

To the north and west of the site is residential development. The southern and eastern boundary is defined by mature field hedgerows beyond which are fields used generally for livestock.

The site contains a number of good quality trees and lies within a designated special landscape area. The proposed is within flood zone 1 and has no known history of flooding. The site is near, but does not border the Middle Cheney Conservation Area.

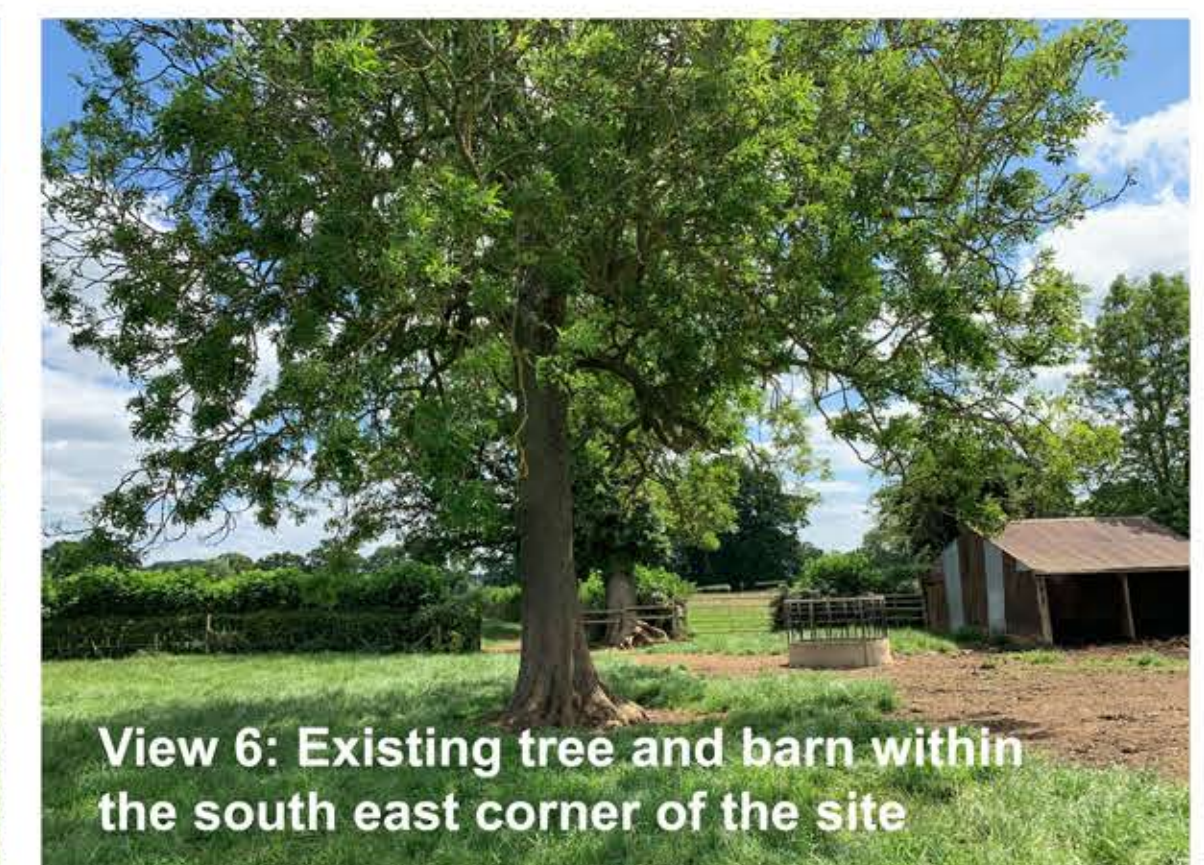
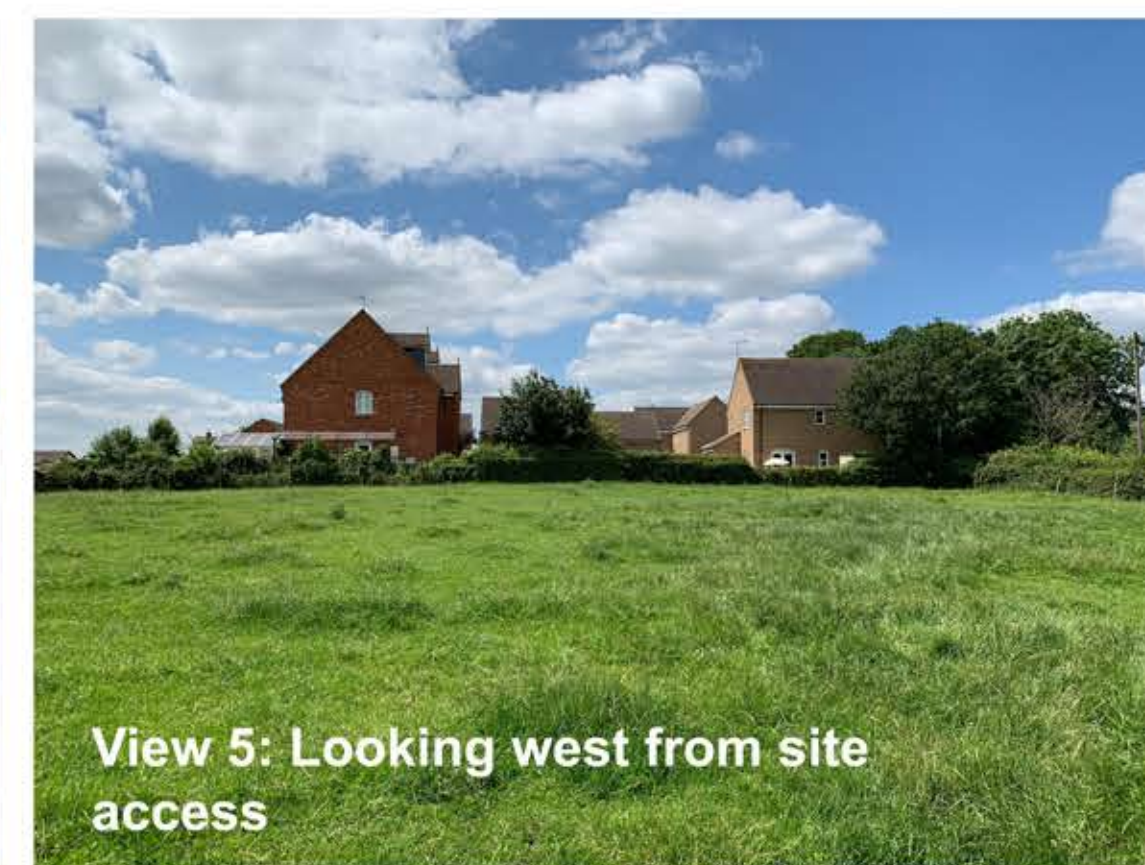
Nearby architecture is quite eclectic, with a mixture of eras including a modern development to the west of the site. The general style, and that of the Conservation Area is very traditional with rural buildings constructed in both brick and stone.

Opportunities

- Safe site access from Thenford Road;
- Protecting established views across the site;
- Provide for on site communal open space, for informal recreation & incorporation and renovation of the existing barn;
- Provide for SUDS feature attenuation pond with opportunities for bio-diversity enhancements;
- Low scale, low density scheme of housing with views through to countryside;
- Provision for new native hedgerow and tree planting and wildflower grassland whilst retaining boundary landscaping

Constraints

- Off-set to neighbouring development
- Acknowledge Root Protection Areas (RPA's) and view corridors



4. HERITAGE & ARCHAEOLOGY

The site lies outside the eastern boundary of the Lower Middleton Cheney Conservation Area from which it is separated by late 20th and early 21st-century housing development. The only sightline through to the site from the conservation area is a transient view along the shared driveway to the 1980s' bungalow and two-storey house behind it (Nos.24 & 26 Main Road). This is not an open view or one with any historical significance and is not identified in the Council's Conservation Area Appraisal & Management Plan as having any value, and makes no contribution to the character and appearance of the conservation area.

The site does not form part of the setting of any of the listed buildings along Main Road, and its development therefore will have no impact on the significance of any of these buildings or the ability to appreciate them within their existing context.

The development of the site with 23 houses, insofar as it will be experienced from here, will simply be seen as part of the existing modern spread of housing between Main Road and Thenford Road.

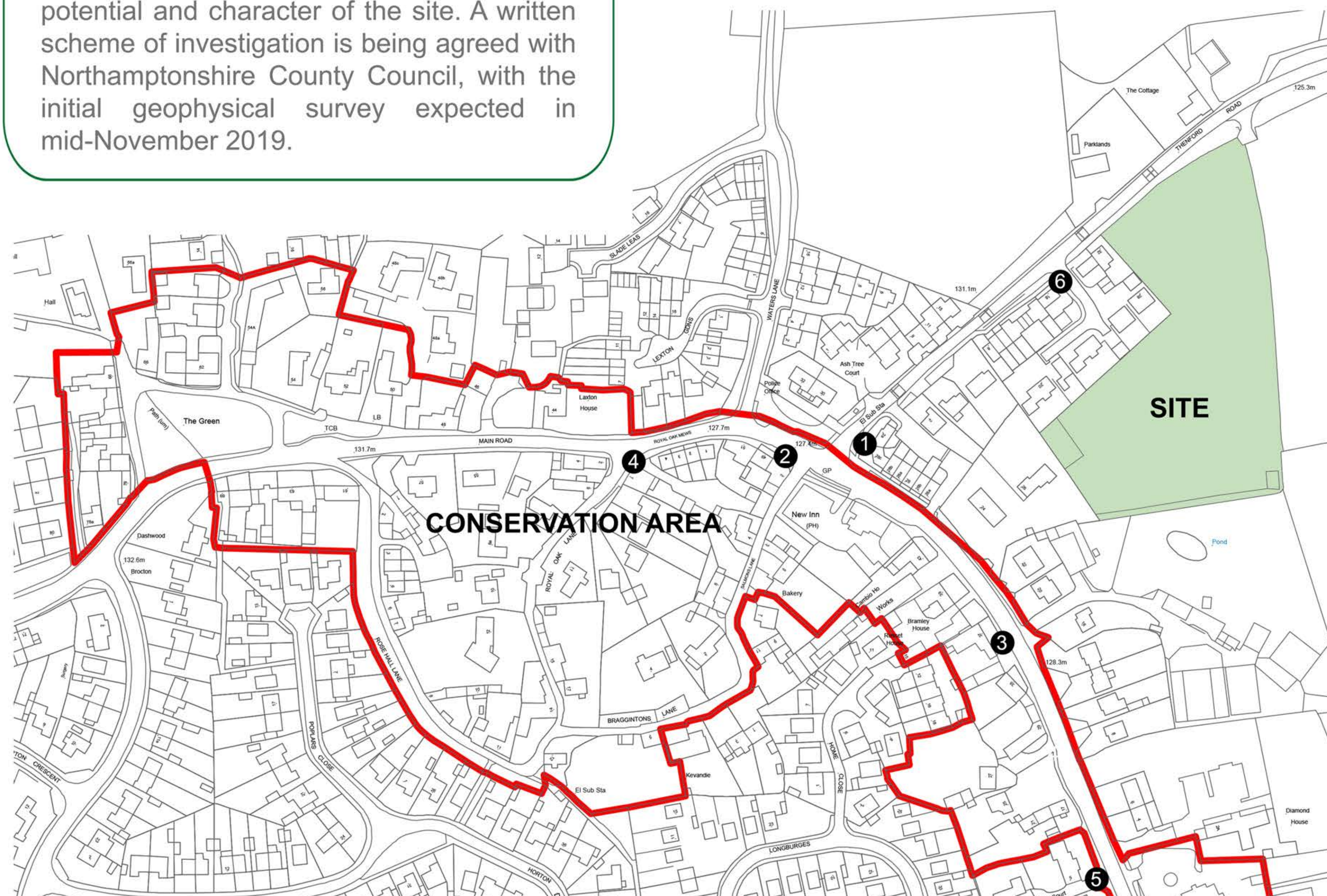
The view towards the Thenford Road houses at the edge of the village is softened to some extent by hedges and trees at the south-eastern corner of the site, and additional planting along its southern edge could enhance this effect by providing a soft edge to new development on the site.

Archaeology:

MOLA Northampton was commissioned by Manor Oak Homes to carry out archaeological investigations into land south of Thenford Road, Middleton Cheney. MOLA have recently obtained archaeological briefs from Liz Mordue at Northamptonshire County Council confirming a geophysical survey followed by trial trenching that will target features of potential archaeological interest, as indicated by the geophysical survey, will be required to determine the archaeological potential and character of the site. A written scheme of investigation is being agreed with Northamptonshire County Council, with the initial geophysical survey expected in mid-November 2019.

In Summary:

The site's separation from the conservation area and listed buildings by existing late 20th and early 21st-century housing developments mean that its development for residential use will have no meaningful impact on any of these heritage assets or their settings.



5. PROPOSED SITE PLAN

The planning application will seek detailed planning permission for 23 new homes generally arranged in perimeter blocks providing natural surveillance and a strong, varied street scene.

0.34 Hectares (33%) of the site would be provided as Public Open Space, retaining all significant trees and boundary landscaping.

The development will provide the following house types:



KEY

	1 Bedroom	2
	2 Bedroom	8
	3 Bedroom	10
	4 Bedroom	3

Other features of the scheme include:

- Access via Thenford Road to the north, which will also provide pedestrian access via a new footpath connection into the site.
- An appropriate density within this part of Middleton Cheney. The proposed gross density is **21.5 Dwellings Per Hectare (DPH)**.
- Provision of car and cycle parking in line with the Council’s adopted standards.



6. LANDSCAPE, ECOLOGY & ARBORICULTURE

Landscape

The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. From the outset the proposals have sought to respond to, and where possible enhance, the existing vegetative features of value within the site, including the retention of existing field boundary hedgerows and key trees. When combined with the proposed tree planting it is considered that the site positively contributes to the green infrastructure of the localised setting. This green strategy will not only contribute to the sustainability of the site, but also assist in creating a high quality development which integrates well with the eastern edge of Middleton Cheney and is conducive to happy and healthy family life.

The layout incorporates development set backs along the site's eastern and southern extents allowing for a robust natural buffer to be established along these boundaries and ensuring a sensitive transition with the wider countryside setting is achieved.

Open space designed for informal recreation and communal amenity breaks up the development and assists in integrating the new built form. These areas comprise of informal recreation space, pedestrian linkages, a converted barn, informal seating areas and attenuation features which will be planted with a native wildflower meadow mixes to contribute positively to the biodiversity of the local area. Structural native planting and native trees will be included within these spaces.

Ecology

A preliminary ecological survey has been undertaken at the site in order to inform the proposed development. There are no ecological designations within or adjacent to the site, with all designations well-removed from site such that they will not be adversely affected by the proposed development.

The existing habitats within the site are dominated by agriculturally improved grassland of little ecological value, whilst the more mature boundary hedgerows and trees which represent the features offering the greatest wildlife value will be retained where possible. The site is unlikely to support any protected, rare or notable species, with no evidence of any such species recorded during the surveys undertaken.

Arboriculture

A BS5837:2012 arboricultural survey of the site has been undertaken which has been used to inform the design of the proposed development.

Through design, it has been possible to accommodate all trees of value and their positions along the site's boundaries have been respected, with development set-back from key trees. For example, the two largest trees within influence of the development will be retained and protected within the site's south-eastern corner.



7. HIGHWAYS, ACCESS & DRAINAGE

Highways

Access will be provided off Thenford Road to the north of the site. A new footway will be provided adjacent to the carriageway from the new access up to the existing footway provision on Thenford Road to the south west of the site's access. The proposed development will not have a significant adverse impact on the surrounding highway network.

Flood Risk and Drainage

The proposed development is at a low risk of flooding from all sources.

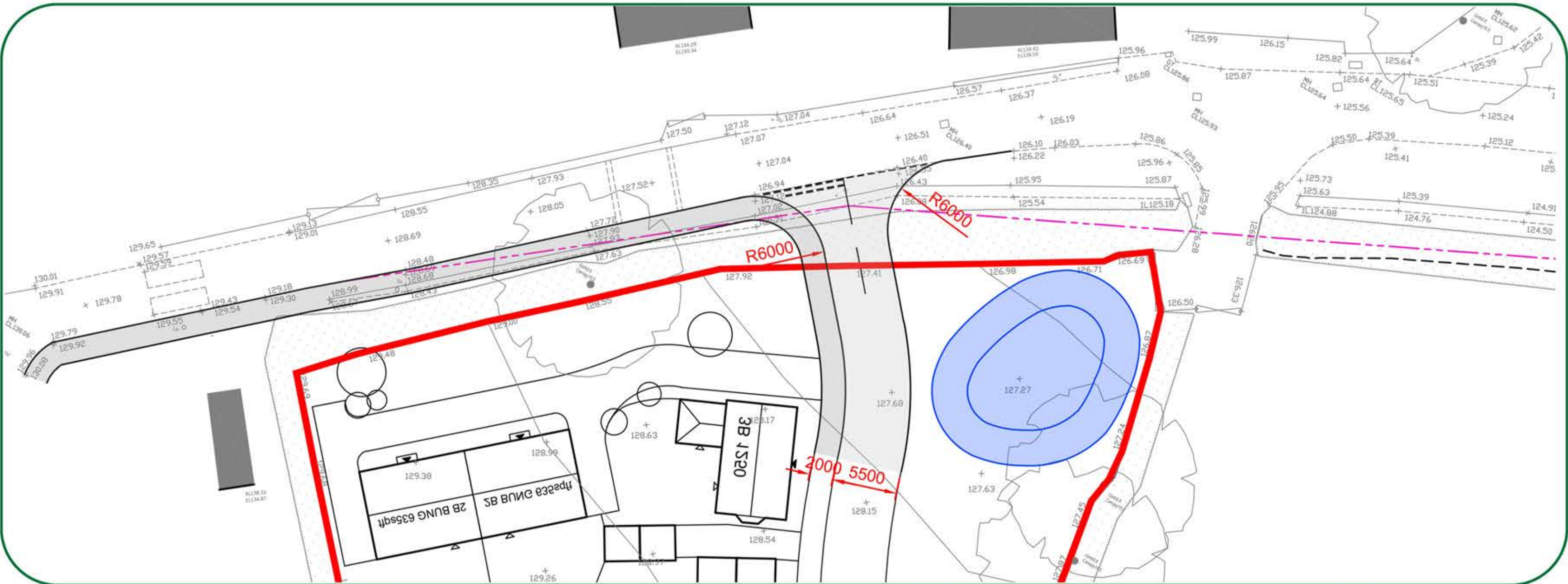
Surface water will discharge to the ditch which is adjacent to Thenford Road. Surface water will be restricted to greenfield equivalent rates and attenuated in two detention basins across the site.

Foul water will be pumped into Severn Trent Water's sewer network.

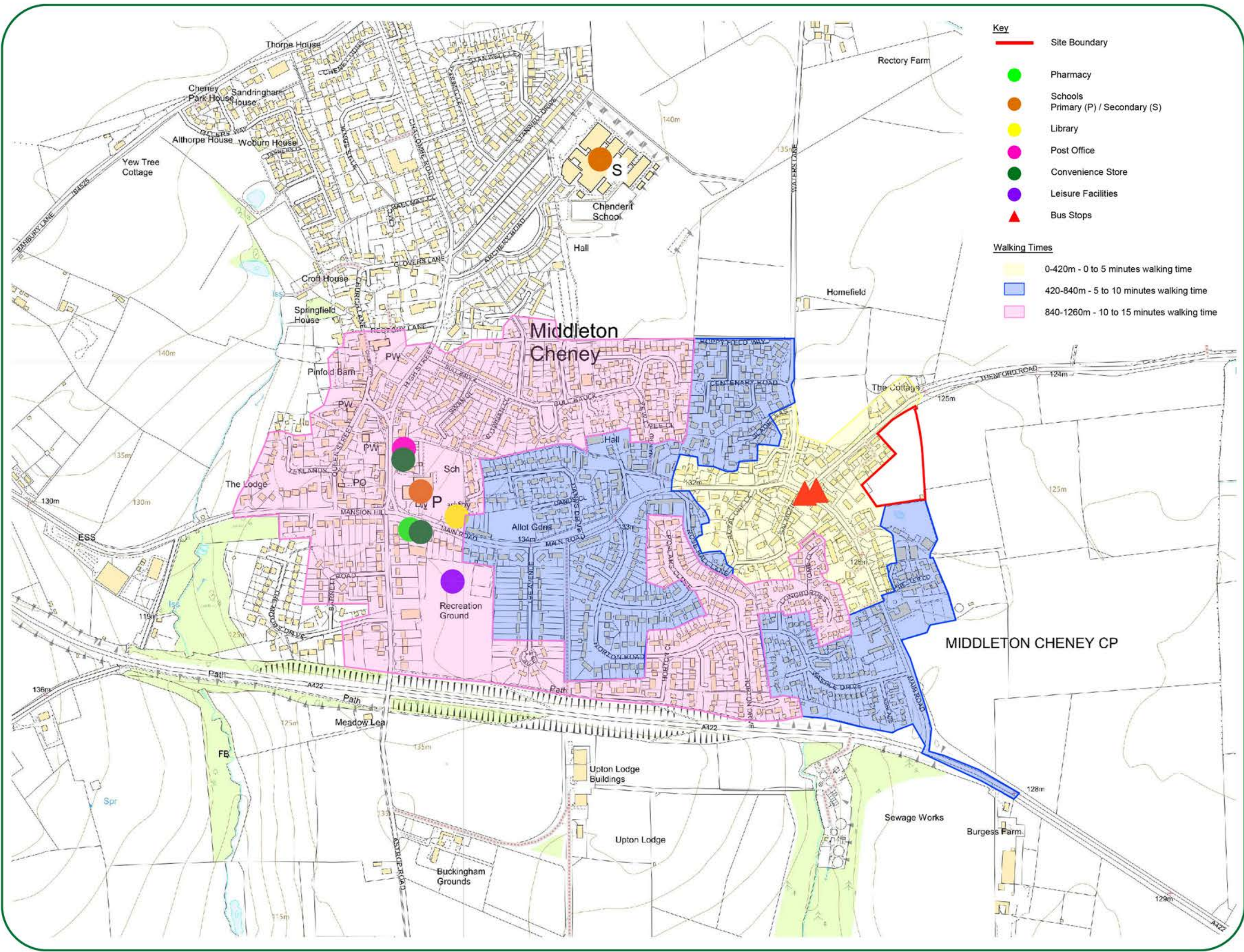
Drainage Plan



Access Diagram



Facilities Plan



8. ARTIST IMPRESSIONS & MIX

Tenure Plan



- KEY
- Private Plots 12
 - Affordable Plots 11

Storey Height Plan



- KEY
- Single Storey
 - 1.5 Storey
 - 2 Storey

The proposed houses will reflect local style and detailing. Corner plots could be dual aspect with two active frontages to provide a more active and well surveyed street scene.

Example House Types:



The illustration is representative of the proposed house types. Design cues are taken from the local context and material pallet. Traditional features present in the village, such as timber porches, parapets, timber lintels, dormer windows and brick chimney stacks will be included across the site.



Manor Oak Homes thanks you for your attendance.

Engagement with the local community is an important part of the planning process and your views on the proposed development are important to us. We will consider your comments as we finalise our proposals for the submission of the planning application. We would therefore be grateful if you could complete one of the feedback forms and place it in the comments box provided. You can also send us your comments by e-mail using the address below by **22nd November 2019**

Comment forms should be left at the exhibition or sent to us at the following address:

Email: info@arplanning.co.uk
Post: Armstrong Rigg Planning, The Exchange, Colworth Science Park, Sharnbrook, MK44 1LZ

All the exhibition boards are available to view online via the Manor Oak Homes website:

<http://www.manorokhomes.co.uk/project/mid-055/>

THANK YOU
FOR ATTENDING