

# 1. Introduction

## WELCOME TO THE EXHIBITION

Thank you for taking the time to visit our public exhibition and view our emerging proposals for a development of 40 dwellings, open space, ecological enhancements and new footpath links on land north of Hunts Close, Ketton.

The exhibition covers the following topics over 8 boards:

1. Introduction
2. Planning Background
3. Site Analysis
4. Landscape Strategy and Ecology
5. Highways and Drainage
6. Illustrative Layout
7. Design
8. Next Steps

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

<http://www.manoroakhomes.co.uk/project/ket-037/>

## BACKGROUND AND CONTEXT

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.

Manor Oak Homes are proposing this development to help contribute towards the ever-increasing housing needs of Ketton and Rutland. They will work with the landowner to ensure a high quality legacy is left for future generations.

We expect to submit a detailed planning application before the end of 2021.

## ABOUT THE SITE

The site is located to the north west of Hunts Lane on the western side of the village. New homes would be located in a small section close to existing development on the eastern side of the site, with the remainder to the west being set aside for open space.

The whole site extends to approximately 5.86ha (which includes the access along Manor Green) and comprises agricultural land fringed by hedgerows and mature trees. The area for housing would be c.2.0ha.

In planning terms, until recently the delivery of new homes in Rutland was to be shaped by the emerging Local Plan, with much of it to be directed towards a new village at St George's Barracks. This plan has now been withdrawn by the Council and therefore this site represents an opportunity to provide much needed new homes in the village.

## THE TEAM

Representatives from the Manor Oak Homes project team are here to listen to your views and answer any questions you may have. We value local knowledge, particularly as the purpose of this proposal is to help meet the needs of the village. The comments we receive will then be carefully considered so please help us shape the proposal by leaving your feedback on the comments sheets provided.

Members of the team are on hand to answer any questions you may have about our proposals.

Armstrong Rigg - Town Planning  
rg+p Architects - Site Layout and Design  
Aspect - Landscape, Ecology and Trees  
MAC - Highways and Drainage

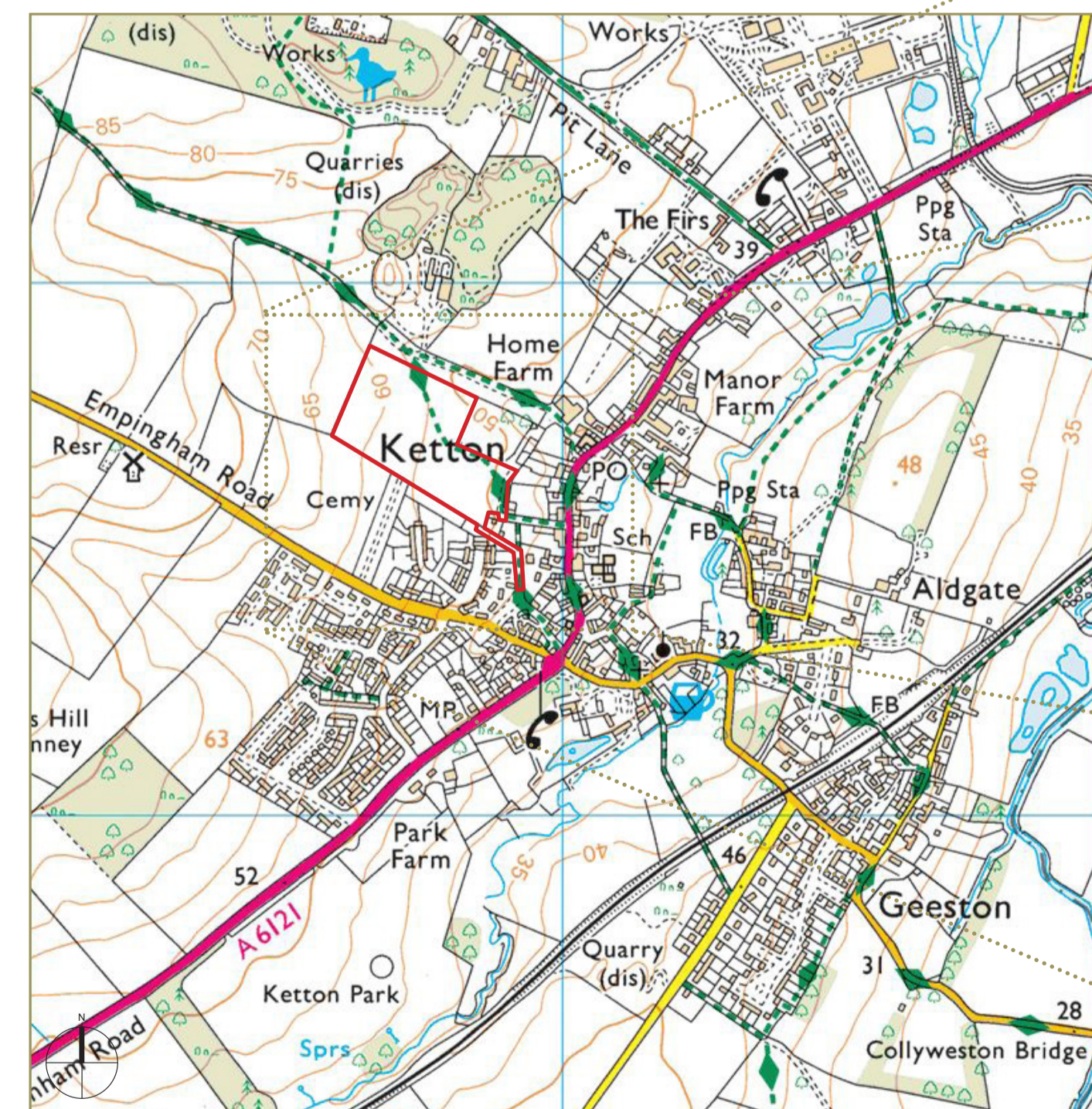
## HOW TO COMMENT

Your views are important to us and we thank you for your time today. We would be pleased to receive any feedback that you are happy to provide and this will be considered prior to the submission of any planning application.

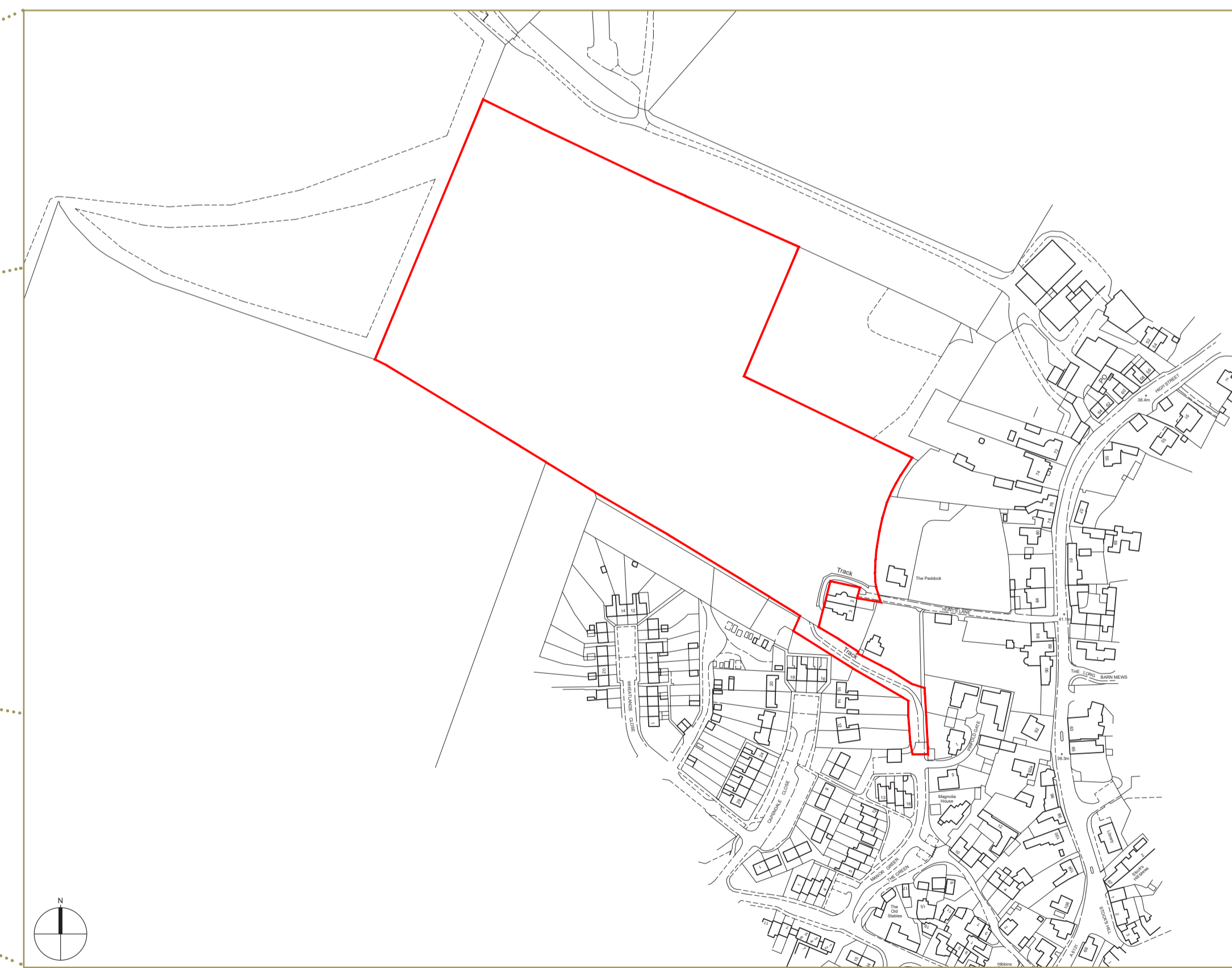
Comments forms are available near the entrance or from one of the project team. Comments can either be posted into the comments box today or sent to:

[info@arplanning.co.uk](mailto:info@arplanning.co.uk)

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



SITE LOCATION PLAN (NTS)



DETAILED SITE LOCATION PLAN (NTS)



# 2. Planning Background

## POLICY CONTEXT

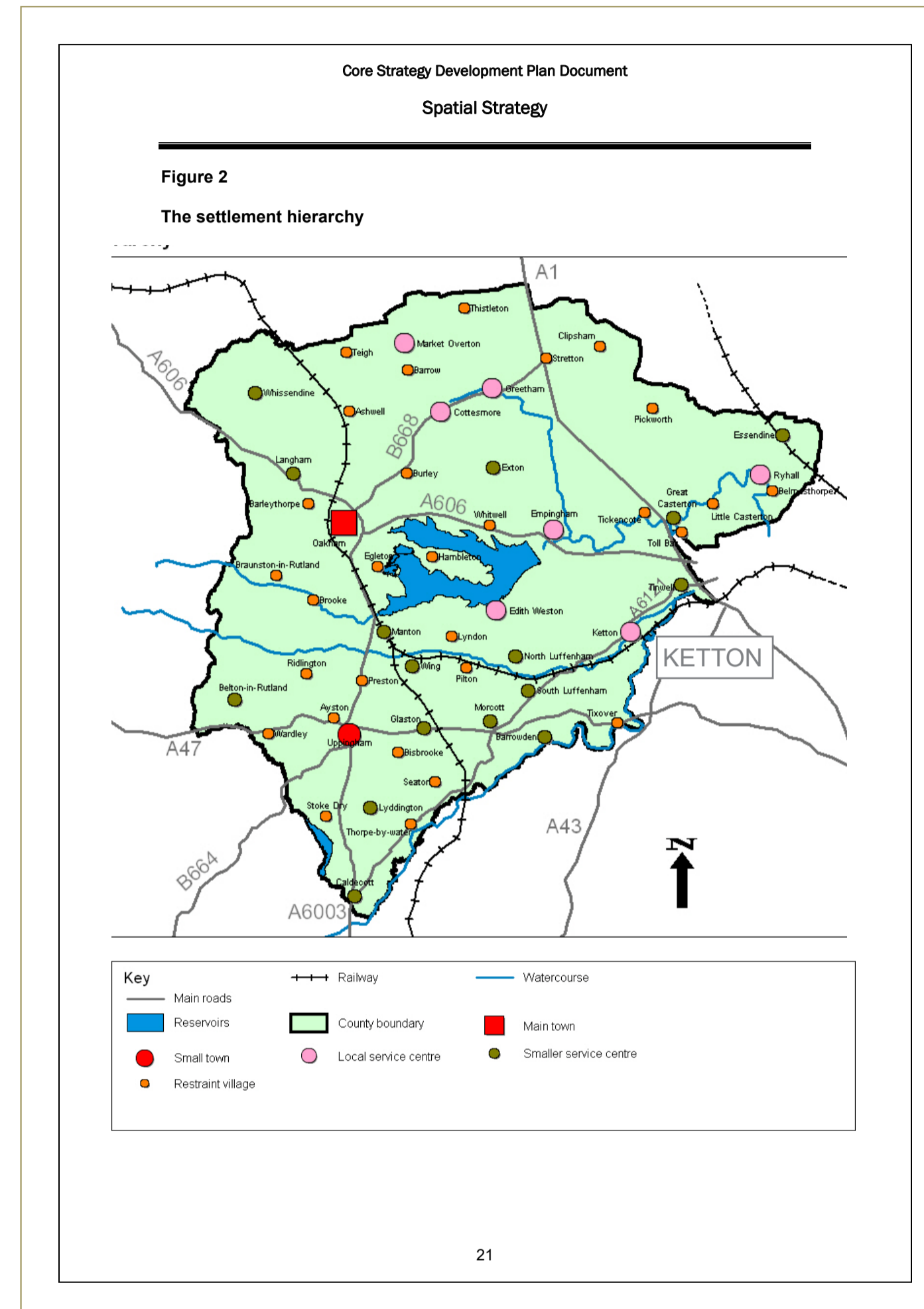
The proposal subject of this exhibition is being prepared in light of the pressing need for new homes across Rutland allied with the lack of certainty around the County's Local Plan. Until recently the delivery of new homes in Rutland was to be shaped by the emerging Local Plan with much of it to be directed towards a new village at St George's Barracks. This plan has now been withdrawn by the Council.

The Manor Oak Homes site was promoted towards the Local Plan, aided by detailed discussions with Planning Officers which enabled us to agree on matters such as access, design and scale. Despite the positive feedback of Officers the site was not included as a preferred site due to the reliance on far larger proposals such as St George's Barracks.

However, following the withdrawal of the Plan the Council must now begin preparing a fresh housing strategy for the County that will inevitably be reliant on growth at sustainable settlements such as Ketton.

In the meantime, the Council concedes that it cannot now identify sufficient sites to meet its immediate housing needs: whilst a supply for the next 5 years is required, we estimate that the Council can only demonstrate sites to meet the needs of the next 4 years at best.

In respect of the specific needs of Ketton we are aware from the early feedback secured towards the Neighbourhood Plan that there is a desire to see development at the village which genuinely meets the needs of the community. We think the proposals on display today go some way towards achieving this objective – however, your input is obviously important to ensure no opportunities are missed.



RUTLAND CC SPATIAL STRATEGY FIGURE 2 SETTLEMENT HIERARCHY

## A DEVELOPMENT THAT IS RIGHT FOR KETTON

The proposals have been carefully designed to ensure that they present 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 extensive area of open space, covering around 2/3 of the site, will serve a number of purposes: it will act as a natural transition between the village edge and the countryside beyond; it will provide a large area of public open space to be enjoyed by the community; and it will allow significant ecological enhancement and habitat creation to complement the adjacent nature reserve. The space will also provide a highly attractive setting and amenity for new residents of the proposed development.

The development would incorporate a mix of house types, tenure and size to help meet the needs of a households in the village. It will provide a range of 1, 2, 3 and 4-bedroom dwellings. Unlike other current proposals at Ketton it will deliver a policy compliant level of affordable housing. It will also include bungalows and adaptable housing ideal for older residents.

In addition, the proposals will incorporate a supply of new allotments, a resource that we know is in short supply and high demand both at Ketton and across Rutland. These will be served by their own access and parking facilities.

Any planning application would be a full submission, including detailed house types and designs, that would incorporate traditional local materials in keeping with the core of the village. Such a detailed approach would ensure that the benefits offered by the proposals would be secured for the village with a high level of certainty.



EXISTING PUBLIC FOOTPATH VIA HUNT'S LANE OFF HIGH STREET



RECENT DEVELOPMENT ON THE LONG BARN MEWS



# 3. Site Analysis

## INTRODUCTION

Manor Oak homes have commissioned their consultant team to undertake extensive site investigation works across a range of disciplines.

The conclusion of these studies - which are covered in more detail on the exhibition boards - is that there are very few physical constraints to development related to the site itself. The key placemaking influences will be the existing public right of way, views to St Mary's Church, access, drainage and the extent of development that will be acceptable in landscape and visual terms.

## HERITAGE

An initial heritage appraisal has been carried out in order to understand the relationship of the site to the Ketton Conservation Area, and to assess the potential impact of the proposed development on its setting and on the settings of other heritage assets.

The site borders the Ketton Conservation Area. However, any views to and from the designation will be softened by the provision of open space closest to the boundary. Whilst medium and long-distance views are also available of the listed St Mary's Church and St Andrew's Church at Collyweston from the higher ground in the north-west of the site the proposals have been designed to preserve such views with the houses confined to an area on the lower part of the site.

## OPPORTUNITIES AND CONSTRAINTS

The sites principal opportunities and constraints are set out below and identified on the adjacent plan.

### Opportunities

- ① Site access from Manor Green
- ② Retain and enhance the public right of way within the site.
- ③ Maintain a view to St Mary's Church across the site from the public right of way
- ④ Take advantage of natural topography for the location of attenuation basins that will be required as part of a sustainable urban drainage system.
- ⑤ Creation of new allotments and public open space on the western side of the site - refer to landscape strategy

### Constraints

- ⑥ Restrain development to the eastern side of the site to minimise landscape and visual impact and respect the setting of the cemetery
- ⑦ Offset development from existing trees and hedgerows around the edges of the site in order to minimise effects on ecology and arboriculture.



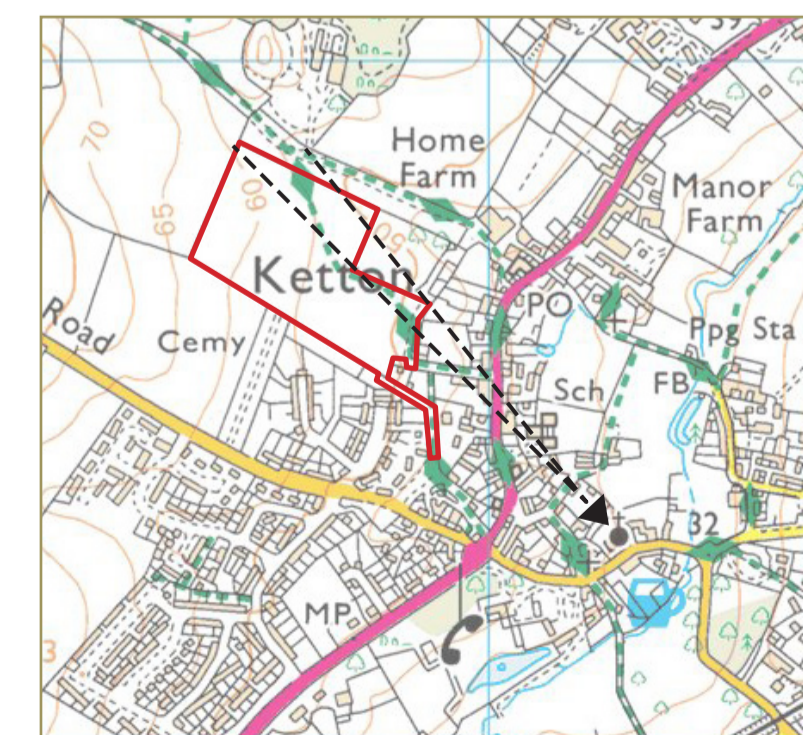
SITE ANALYSIS (NTS)



1. VIEW TO ST MARY'S CHURCH FROM NORTH WEST CORNER OF THE SITE



2. VIEW TO ST MARY'S CHURCH FROM PROW AT CORNER OF NORTHERN FIELD BOUNDARY



VIEW TO ST MARY'S CHURCH (NTS)

- Key
- Site Boundary
  - Public Right of Way (PROW)
  - Conservation Area Boundary
  - Important Open Space
  - Listed Building
  - Locally Important Building



ACCESS FROM MANOR GREEN



# 4. Landscape Strategy and Ecology

## LANDSCAPE STRATEGY

The site is visually well related to the existing village representing an appropriate location for new houses within the context of the character of Ketton. Development will be located on the lower slopes avoiding any impact on longer views of the site and on the setting of the cemetery and nature reserve. Otherwise, the mature vegetation running along the site's boundaries and the established treescape and hedgerow network elsewhere in the local area will ensure the development sits discretely when viewed from the wider countryside. The high quality design of the new homes allied with the generous open space and tree planting will then ensure that it complements the traditional buildings along the High Street and the network of open spaces throughout the village.

## ECOLOGY

Following surveys of the site it is concluded that the proposed developable area is lacking in features or habitats of particular ecological value. However, the boundary vegetation, which provides cover and corridors for wildlife, will be fully retained. Similarly, the habitats present (limited to intensively managed arable crop land) are extremely unlikely to form an important resource for any rare or notable species. The proposals will then provide considerable areas of public open space and a new drainage pond which together will deliver new potential habitats including substantial new planting, providing buffers to the existing trees and hedgerows along with the woodland to the north of the site. This will protect and enhance the wildlife value of these areas, which will represent substantial biodiversity gain over the current position.





# 5. Highways and Drainage

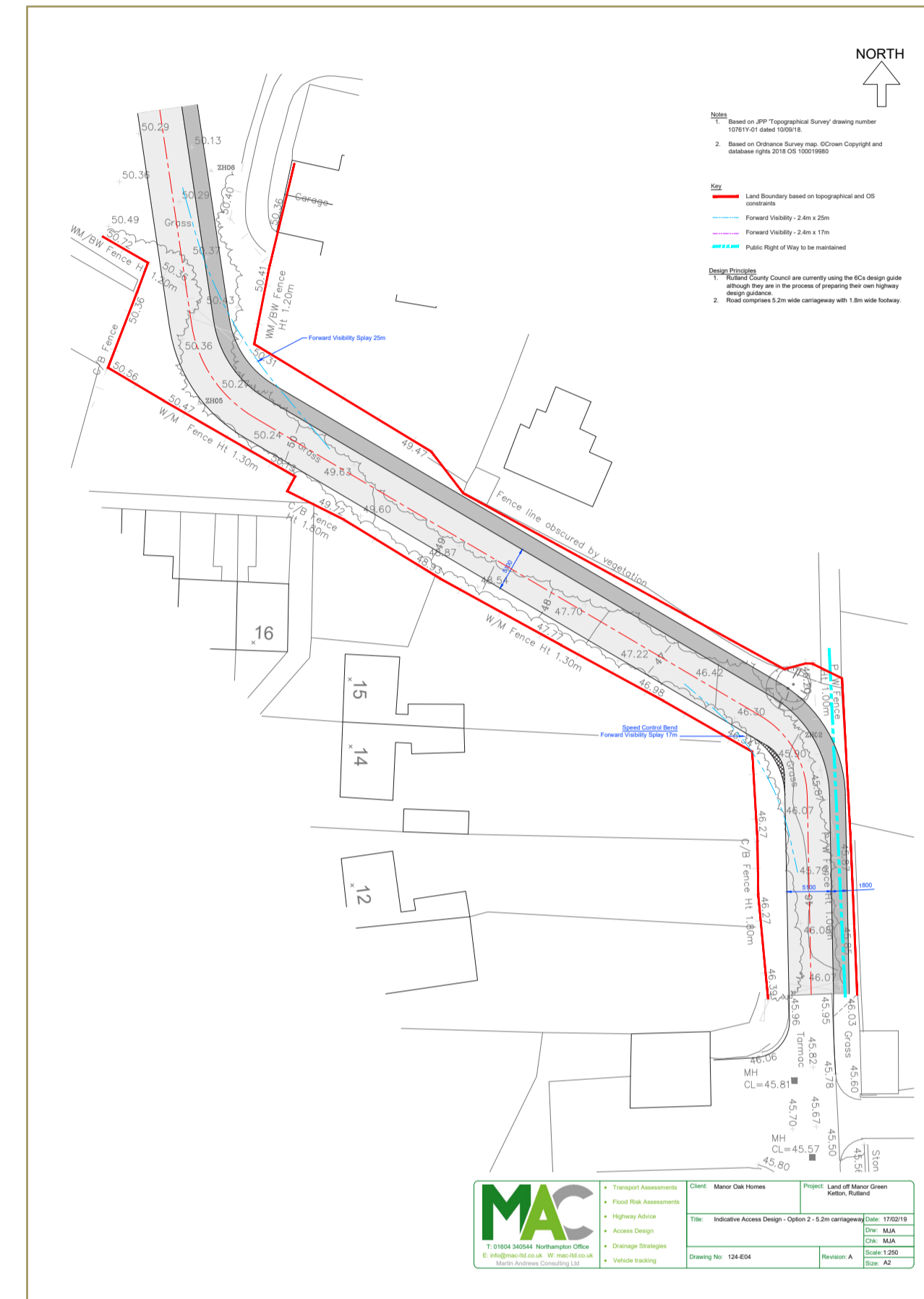
## HIGHWAYS

The site will be accessed off Manor Green, a road will be formed via the existing field access. The layout of this access road has been agreed in principle as part of pre-application consultations with the Local Highway Authority.

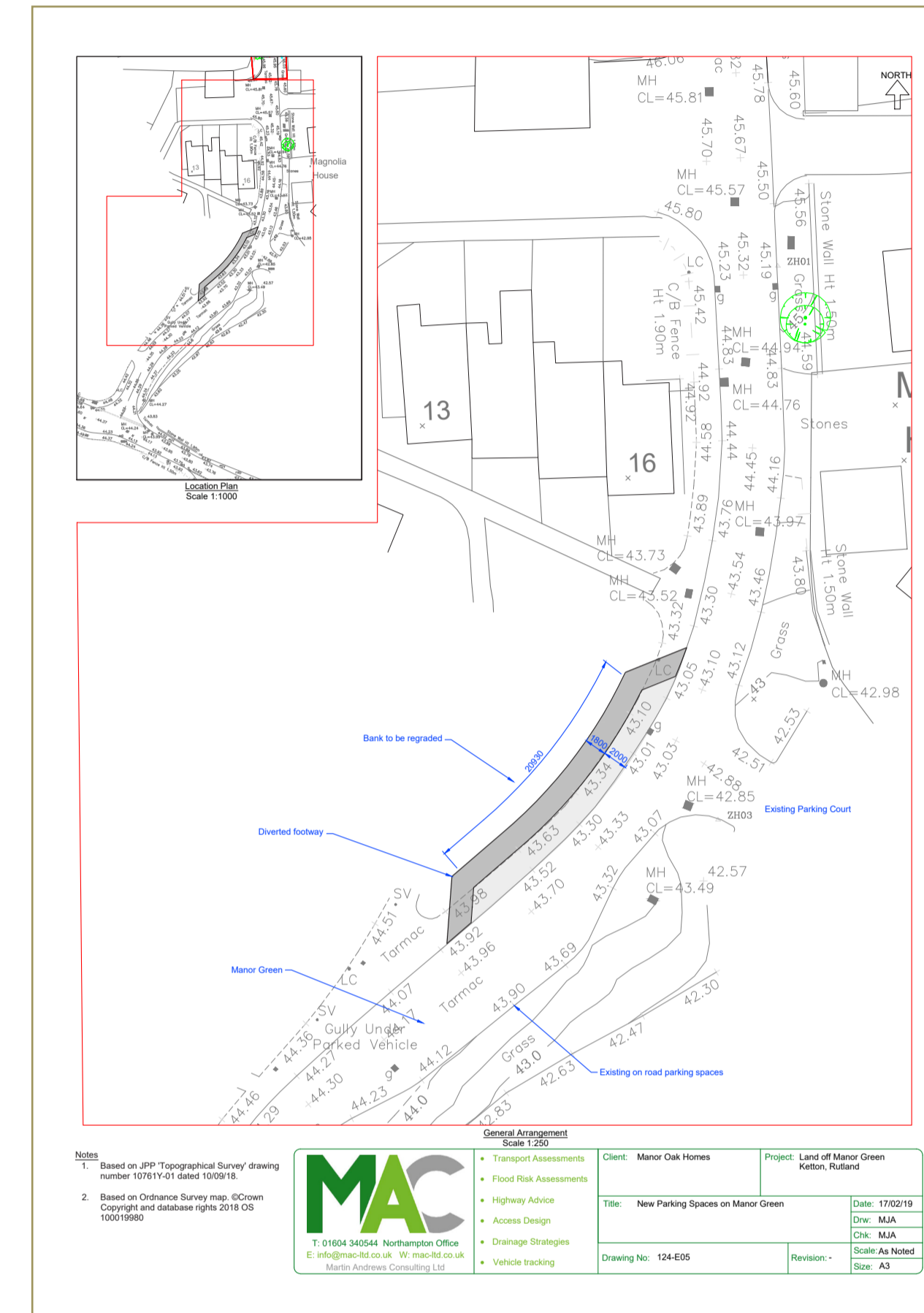
The route of the existing Public Right of Way is to be maintained through the site.

If approved the development will seek to provide off carriageway parking bays on Manor Green, see drawing, this parking bay will provide 3-4 parking spaces. The principle of the proposed parking has been agreed with the Local Highway Authority.

The site is located in a sustainable location and has good connections with existing facilities provided in Ketton.



PROPOSED ACCESS (NTS)

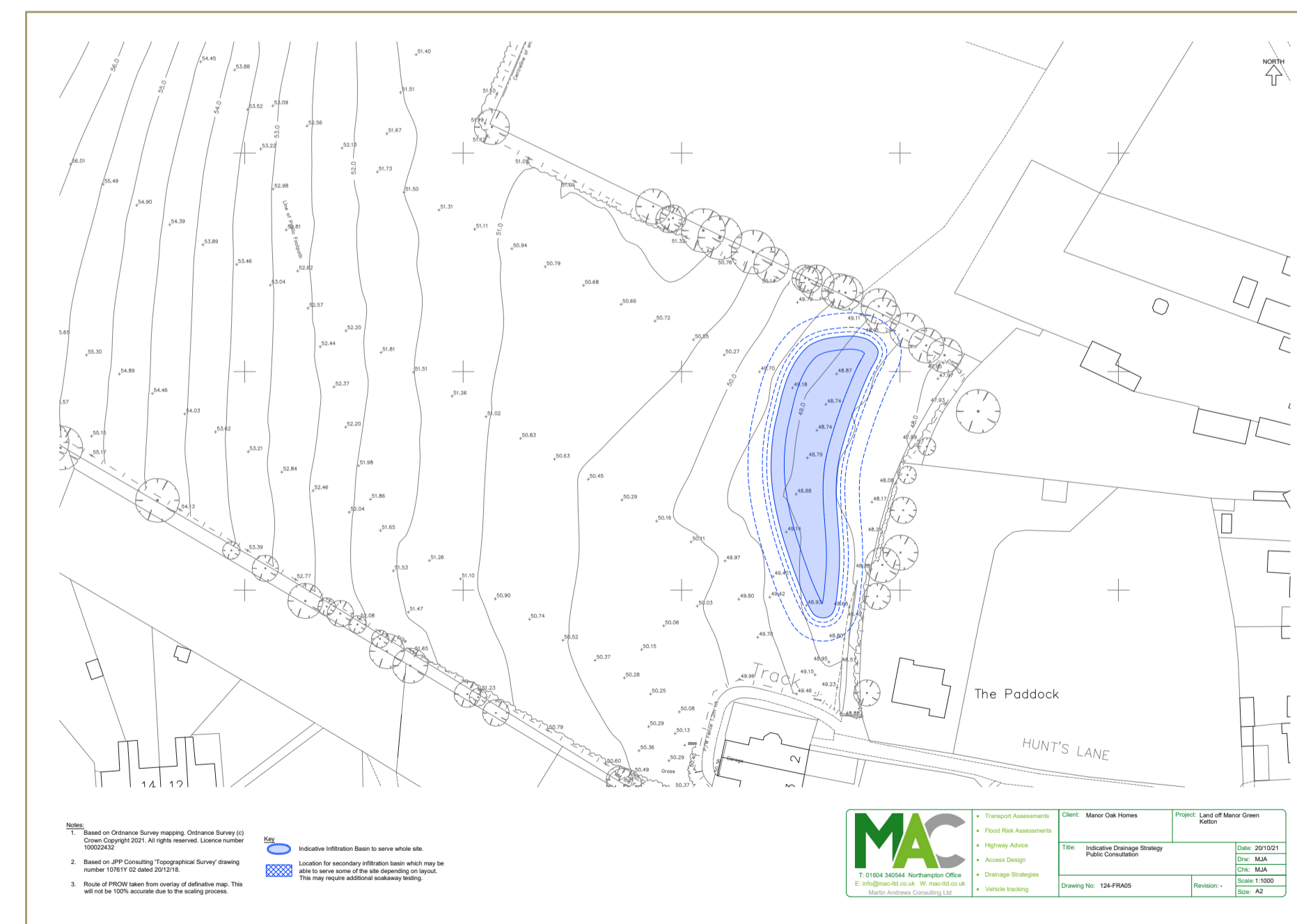


PROPOSED PARKING SPACES (NTS)

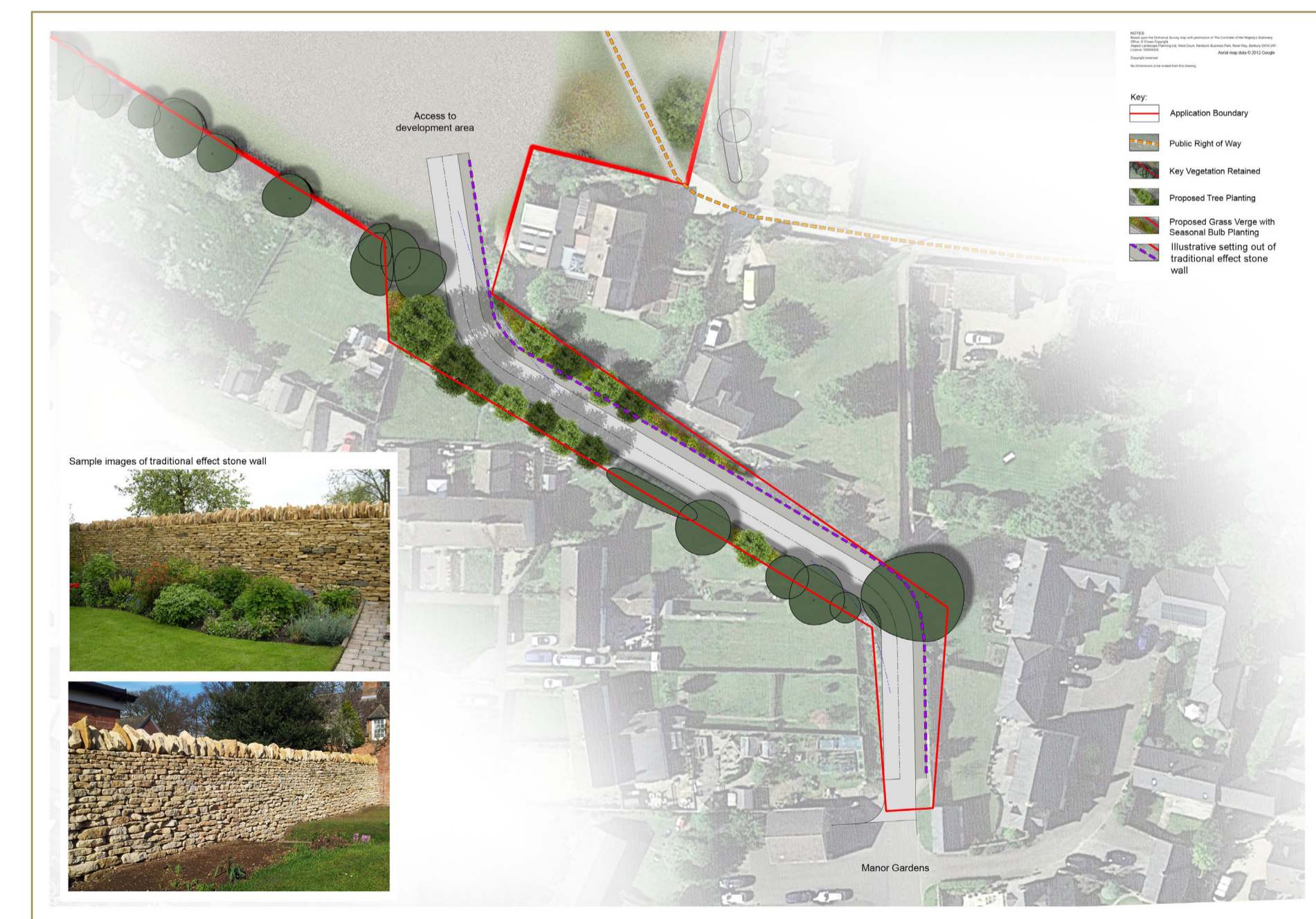
## FLOOD RISK AND DRAINAGE

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

Surface water drainage will be provided within an infiltration basin. The basin will be sized to accommodate all events up to and including the 1 in 100 year plus climate change event. We will also seek to incorporate upstream SUDS such as permeable paving.



PROPOSED DRAINAGE STRATEGY (NTS)



LANDSCAPE TREATMENT TO ACCESS (NTS)



# 6. Illustrative Site Layout



ILLUSTRATIVE SITE LAYOUT (1:500)



# 7. Design

## KETTON TOWNSCAPE ASSESSMENT



Mews leading off main street accommodates parking and dwellings to rear



Mix of dwelling types and arrangement (at right angles to one another) creates an informal street scene



Large detached dwelling with projecting chimneys on both gables, dropped eaves and gablets



Semi-formal pair of dwellings



Large detached wide-fronted dwellings with formal symmetry in the elevational composition



Parking arrangements are varied with solutions to front, side and rear of dwellings



Mix of smaller dwelling types grouped together to form short terraces that define streets and spaces



Smaller dwellings with accommodation in the roof space

## POTENTIAL HOUSETYPES



Flat over garage (FOG) with dropped eaves and gablets for mews streets



Bungalows in rubblestone with stone headers and cills



Pair of wide-fronted 2 Bed dwellings with dropped eaves and gablets; additional bay windows on corner plots



Pair of 2 Bed dwellings in rubblestone with lean-to porches



Front Elevation  
Side Elevation  
Pair of 3 bed dwellings arranged to turn a corner with prominent gables and pitched door canopies



Wide-fronted 3 bed dwelling with projecting chimney and large pitched door canopy



2.5 storey dwelling with pitched dormers, stone headers and cills and dressed stone quoins



4 bed corner turning dwelling in a mix of rubblestone and render (first floor) with projecting chimney



# 8. Next Steps

## NEXT STEPS

Thank you for attending this exhibition. The comments we receive will be carefully considered so please help us shape the proposal by leaving your feedback on the comment's sheets provided.

If you know of anyone who has not been able to attend the exhibition today, please do refer them to our website where the exhibition boards will be on display virtually alongside an online comments form - details below

Once we have reviewed all the comments received, we will look to revise our plans and submit a detailed application later in the year to Rutland County Council.



ILLUSTRATIVE SITE LAYOUT (1:1000)

## THANK YOU FOR ATTENDING

Comment forms are available around the room and can be deposited in the box provided. We have extended the previously advertised consultation period. You can now also provide your thoughts by email using the address below by **5th of November 2021**.

[info@arplanning.co.uk](mailto:info@arplanning.co.uk)

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

<http://www.manoroakhomes.co.uk/project/ket-037/>