

Ref: GA/AM/05918/L0008

13th October 2021

Dear Sir/Madam

Proposed residential development on land off Manor Green, Ketton

On behalf of Manor Oak Homes we invite you to a public exhibition to view their initial proposals for the development of the above site close to the centre of Ketton with an attractively designed new residential scheme of circa 40 new homes comprising a range of house types, sizes and tenures aimed at meeting the needs of all households in the village. An aerial photograph showing the location of the site is included overleaf.

The proposed development will seek to deliver a range of community benefits whilst contributing towards a need for new homes in Rutland that currently is not being met by the County's supply of existing housing sites. At the same time it will respect the setting of the conservation area and will provide overall benefits towards local biodiversity and habitats.

The application will be a full application, including detailed house designs and a full landscaping scheme, that will provide the village with certainty on what will be delivered.

Specifically, the proposed development will seek to provide the following key benefits to Ketton:

- A range of 1, 2, 3 and 4-bedroom properties with a particular focus on smaller houses;
- 35% of all properties as affordable housing;
- Bungalows to meet the needs of older residents;
- The potential for self-build plots where demand exists;
- Additional parking space serving residents of The Green;
- New allotments for the village;
- An extensive area of public open space and new footpaths on the northern part of the site;
- Creation of new wildlife habitats to complement the existing woodlands to the north; and
- Beautifully designed houses constructed out of traditional stone to complement the character of the village.

To seek your views on Manor Oak Homes' plans for the site and to invite your support we will be holding a public exhibition, which may be seen at:

Venue:	Ketton Sports and Community Centre
Date:	Wednesday 27th October 2021
Opening Times:	3.30pm to 7.30pm

Representatives from the development team will be available to answer any questions you may have and to clarify any issues which you may like to raise. The exhibition will also represent your first opportunity to view the proposed site layout and the initial proposed design of the new homes.

We very much hope that you will be able to attend the exhibition. If, however, you are unable to do so, then please feel free to view the proposals at www.manoroakhomes.co.uk/project/ket-037/ and email your comments to info@arplanning.co.uk at any point until Friday 29th October 2021.

Yours sincerely



Geoff Armstrong
Director
Armstrong Rigg Planning



Site Location