

WELCOME

THANK YOU FOR VISITING THIS PUBLIC EXHIBITION

Thank you for taking the time to visit our public exhibition and view our emerging proposals for a development of circa 67 dwellings and open space on Land Off Stratford Road, Deanshanger.

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.

Alternatively you can e-mail your comments to info@arplanning.co.uk at any point until Friday 11th February 2022.

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

<https://www.manoroakhomes.co.uk/project/dea-039/>

THE SITE

The site comprises an arable field on the eastern edge of Deanshanger, extending to approximately 3.1 hectares.

Stratford Road defines the eastern gateway into Deanshanger and is edged by mature woodland which screen the site from the road.

The northern and eastern boundaries of the site are contained within a wider large arable field that the site is set within.

There is an existing allotment area nestled along the western boundary next to a 2 to 2.5 storey recent residential development.

A single storey property is near the north-western corner of the site within a generous plot.

A green area which used to be crossed by the Buckingham Arm of the Grand Union Canal runs west-east between the recent residential area and the separate property to the north.

MANOR OAK HOMES

MANOR OAK HOMES IS AN EXPERIENCED LAND PROMOTER PROMOTING STRATEGIC LAND ACROSS THE HOME COUNTIES AND EAST ANGLIA.

AS A BUSINESS, WE HAVE A FOCUS ON COMMUNITY ENGAGEMENT, SEEKING TO ACHIEVE HIGH QUALITY DEVELOPMENT TO MEET IDENTIFIED HOUSING NEEDS.

WE ARE LOOKING TO BRING FORWARD AN OUTLINE PLANNING APPLICATION ON LAND EAST OF DEANSHANGER.

WE ARE ENGAGING WITH SOUTH NORTHAMPTONSHIRE COUNCIL, DEANSHANGER PARISH COUNCIL AND LOCAL PEOPLE TO SEEK INPUT IN DEVELOPING SCHEMES WE CAN ALL BE PROUD OF.

THE TEAM

manor
oak
HOMES

thrive.

MAC

arp
armstrong rigg
planning

aspect
landscape planning



manor
oak
HOMES

PLANNING BACKGROUND AND COMMUNITY FACILITIES

PLANNING BACKGROUND

This application seeks to respond positively to the challenge presented by the limited number of new residential permissions at Deanshanger since the adoption of the West Northamptonshire Joint Core Strategy in December 2014 (only 21 in total) and in particular the lack of any new permissions for affordable housing over the same period.

It also seeks to respond positively to the significant requirement for new homes over the period covered by the forthcoming new Local Plan, one which began in 2020 and will run to 2050. Over this period there is a requirement across West Northamptonshire of some 30,000 dwellings, a number of which will be required to be delivered at larger villages such as Deanshanger. Principally this need will need to be met in locations with good access to shops and services as well as primary road, locations such as our client's site.

Like much of the former South Northamptonshire District, Deanshanger suffers from a lack of social and affordable housing. House prices are high, with the average property price at the village almost £325,000, around £100,000 more than the equivalent price nationally (source: Rightmove and Zoopla, 24 January 2022). In the case of two recent appeals at Middleton Cheney the lack of affordability in South Northamptonshire was a key factor in the Inspector allowing two schemes amounting to 74 dwellings on the edge of the village.

On this basis Manor Oak Homes proposes a scheme that seeks to directly meet the needs of both Deanshanger and the district, one that will provide 34 affordable

housing units (51% of the total) with the remainder comprising principally 2 and 3-bedroom properties of the size required by new families and older residents downsizing from larger properties. Although the precise mix has yet to be finalised, Manor Oak Homes anticipate the affordable 34 units could be split into no. 8 First Homes units and no. 26 Affordable Rent / Shared Ownership units.

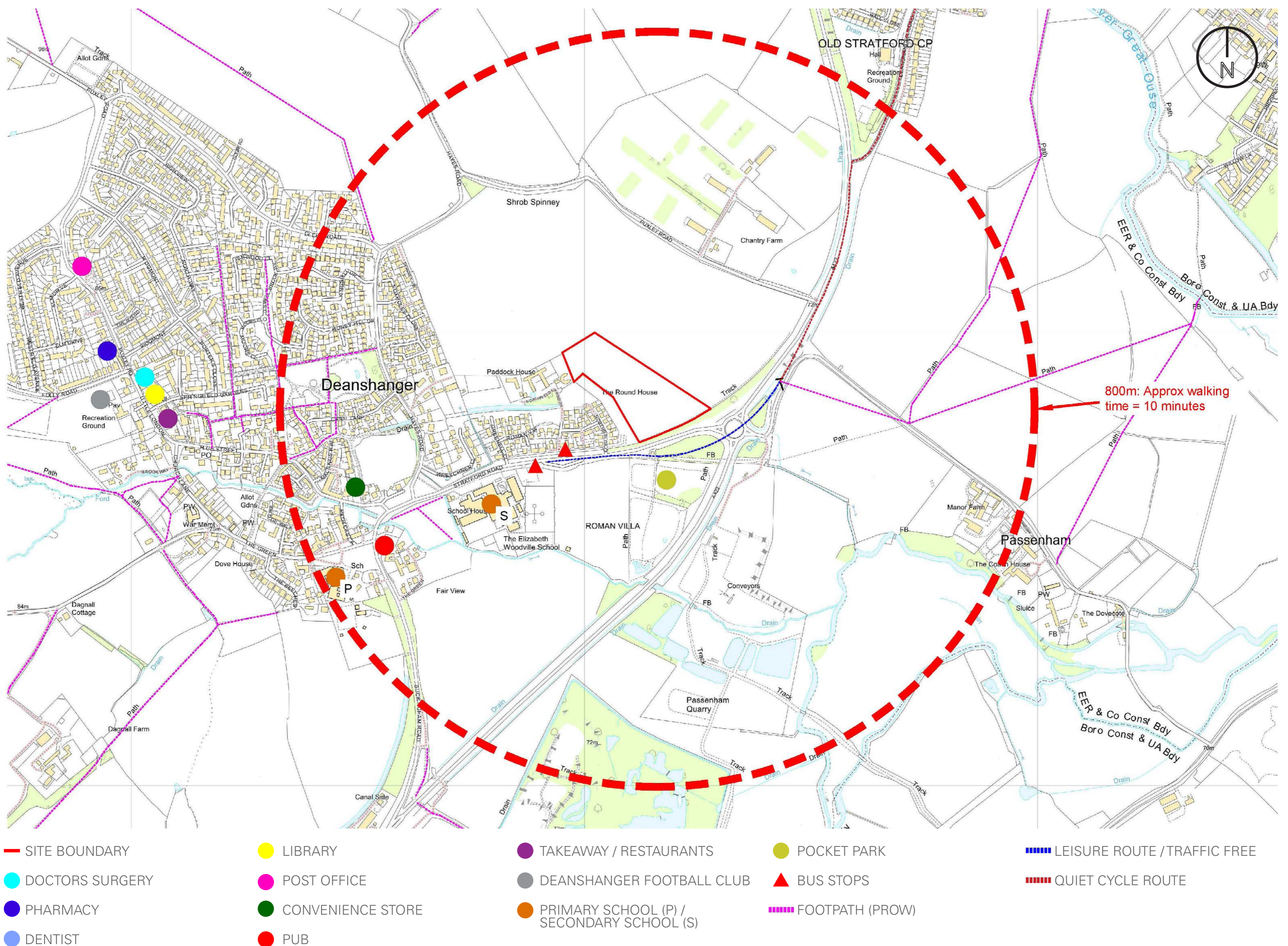
LOCAL FACILITIES

The site is located in a sustainable location with many facilities within a close walking distance and good access to public transport.

The site is at short walking distance from the centre of Deanshanger where a range of key facilities can be easily accessed locally including Deanshanger Primary School and Elizabeth Woodville Secondary School.

Public transport is provided along Stratford Road with bus connection to Milton Keynes where a wider range of facilities as well as railway links can be accessed.

Pedestrian and cycle links are also available along Stratford Road towards Deanshanger and public right of ways over the existing A422 roundabout to the east towards Milton Keynes.















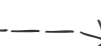








CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

1. The site is relatively unconstrained as arable land with no particular designations
2. Impact on existing vegetation along the southern boundary could be minimised with the loss of a single low quality Ash tree along Stratford Road to allow for the site access
3. Existing properties overlook the western edge of the site with potential views across the existing allotments
4. Open views towards the open field to the east
5. The site slopes gently towards south with higher ground in the northern area of the site
6. Impact of potential noise from Stratford Road can be minimised by appropriate design of development parcels with buildings envelope protecting gardens and the remainder of the site

OPPORTUNITIES

1. The site is a natural extension to the built form of the village with immediate access to the strategic highway network
2. Potential vehicular access to the site off Stratford Road
3. Opportunity to provide pedestrian links to Stratford Road linking to existing pavement to the west
4. Opportunity to create a strong green infrastructure which will deliver a permeable and well connected development
5. Opportunity to improve current biodiversity on site through the creating of new habitats and enhancement of existing feature along the southern boundary
6. Potential species rich wildflower area in the north-western corner
7. Opportunity to create a new planting buffer along the eastern boundary to create a soft edge to the development and new green corridors
8. Opportunity to enhance the existing vegetation along Stratford Road by offsetting the development to create an area of open space including Sustainable Drainage Systems (SuDS) in the lower part of the site
9. Lower density within the northern and western parcels will define a smooth transition between the edge of Deanshanger and open land to the east
10. Set back development from Stratford Road and the A422 Road to reflect the existing character of the road corridor
11. Mixture of property heights to include bungalows to the north, comparable size, scale, density, design and orientation to reflect the existing development within the immediate setting of the settlement
12. Incorporate a simple palette of materials and architectural detailing that reflect the local vernacular

| | |
|---|---|
|  SITE BOUNDARY |  POTENTIAL PEDESTRIAN ACCESS |
|  EXISTING ROADS |  NEW FOOTPATH LINK ALONG STRATFORD ROAD |
|  POTENTIAL NOISE FROM STRATFORD ROAD |  DEVELOPMENT STEP BACK FROM STRATFORD ROAD |
|  PROW |  PUBLIC OPEN SPACE |
|  CONTOURS |  GREEN CORRIDORS |
|  GENTLE FALL OF LAND |  KEY SPACE |
|  EXISTING BUS STOP |  POTENTIAL SUDS LOCATION |
|  EXISTING VEGETATION |  POTENTIAL MAIN ROUTE |
|  EXISTING HEDGEROW |  LANDSCAPE BUFFER |
|  CLOSE RANGE VIEWS |  LOWER DENSITY / 1 STOREY HEIGHT |
|  SENSITIVE EDGE DUE TO EXISTING PROPERTIES |  POTENTIAL LOCATION FOR A HABITAT AREA / WILDFLOWER MEADOW |
|  VIEWS TOWARDS OPEN FIELD | |
|  POTENTIAL PRIMARY SITE ACCESS | |



LANDSCAPE

LANDSCAPE ASSESSMENT

The site is not subject to any qualitative landscape designations and is located adjacent to the existing settlement. It is also noted that there are limited locations where views into the site are available. From these locations the existing dwellings of Deanshanger are a component in the view.

In addition, the adoption of a sensitive, landscape-led approach to the design development of the proposals will ensure that the proposals can be successfully integrated in this location without significant adverse landscape or visual effects.

It is considered that the site has the capacity to accommodate a sensitively designed residential development which would not give rise to significant landscape or visual effects and is in line with adopted planning policy and published Landscape Character Assessments.

It is considered development on the site can be accommodated in this location without detriment to the localised or wider visual amenity and that the integrity of the receiving landscape character will be preserved. Development on this site will not be readily perceived from the localised or wider setting to the village and will not adversely impact the existing character of the local street scene.



GLIMPSED VIEW OF THE SITE FROM PUXLEY ROAD



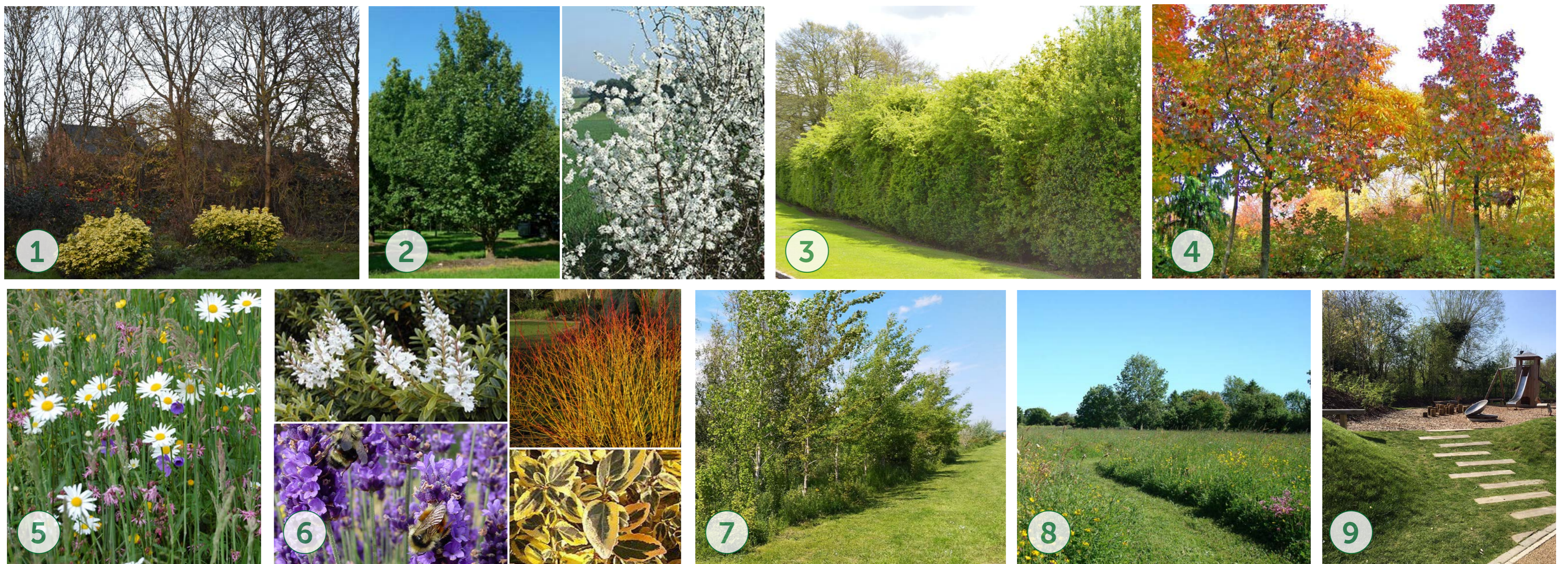
GLIMPSED VIEW OF THE SITE FROM PUBLIC RIGHT OF WAY CROSSING A422 ROUNDABOUT



LANDSCAPE PLAN

LANDSCAPE STRATEGY

1. Retain and reinforce the existing vegetated boundaries and mature trees along the southern and eastern boundaries to maintain a degree of enclosure and an established landscape setting for the new development. This new planting will compensate for minor loss of vegetation required to establish the site access
2. Incorporate a comprehensive scheme of landscaping utilising locally native species
3. Reinstatement and creation of new hedgerow network with mixed native species
4. Introduction of additional tree planting within frontage public open space areas and generally throughout the scheme
5. Inclusion of species rich wildflower areas
6. Inclusion of wildlife friendly ornamental species in close proximity to new dwellings where the use of native species is not appropriate
7. Offsets to be established along the boundaries to ensure the retention of the existing vegetation structure and to provide an appropriate landscape buffer from the adjacent land uses
8. Set back development from Stratford Road and the A422 Road to reflect the existing character of the road corridor
9. Areas for play integrated within key public open areas



















SITE PROPOSALS

ILLUSTRATIVE CONCEPT MASTERPLAN

The site and context analysis have informed the development of a Concept Masterplan which illustrates potential land uses for the site. The Concept Masterplan has been sensitively designed to respect the surrounding settings and provide a landscape led approach to the development including:

1. Access is taken off Stratford Road. Design of the access was informed by a tree survey to ensure that the location is the most appropriate location with regard to the existing character of Stratford Road
2. Circa 67 units in total for the scheme with lower density housing to countryside edges
3. No. 34 affordable housing units (51% of total units) of which no. 8 units to be First Homes and the remaining 26 units to be Affordable Rent / Shared Ownership.
4. A landscape buffer, incorporating structure planting and informal open space will be developed along the southern boundary, setting development back from the A422 corridor and ensuring a high quality environment in terms of amenity for new residents within the southern parcel
5. The north eastern boundaries of the parcels will incorporate a landscaped buffer to soften the edge of development
6. The eastern edge to the field is broken up with a series of "green fingers" of landscape space that extend into the scheme and soften the countryside edge and avoid a continuous built frontage

7. The existing field boundary planting will be maintained and reinforced as part of the site-wide landscape strategy to ensure an appropriate landscape setting for the development is achieved
8. Linear open space to the western boundary including wildflower meadow habitat area to the north-west
9. Sustainable Drainage Systems (SuDS) located to southern boundary

| | | | |
|---|--|---|---|
|  | SITE BOUNDARY |  | PROPOSED RESIDENTIAL UNITS |
|  | PROPOSED PRINCIPAL ACCESS POINT |  | PROPOSED RESIDENTIAL PARCELS |
|  | PROPOSED FOOTPATH |  | PROPOSED PUBLIC OPEN SPACE |
|  | PROPOSED FOOTPATH LINK TO STRATFORD ROAD |  | PROPOSED VEHICULAR ROUTES |
|  | NEW PLANTING BUFFER |  | SHARED SURFACE AREAS |
|  | PROPOSED TREES |  | PROPOSED SUDS ATTENUATION BASIN LOCATIONS |
|  | EXISTING TREES |  | HABITAT AREA / WILD FLOWER MEADOW |
|  | EXISTING HEDGEROW |  | AREA OF PLAY |



ILLUSTRATIVE CONCEPT MASTERPLAN

APPEARANCE

The new development will be respectful of the local vernacular in terms of urban and architectural design using traditional forms and patterns that relates to the existing village, whilst defining a rural character which is appropriate to its edge of settlement location.

The proposals for the site aim to:

1. Generate a permeable urban structure integrated with a robust green network which draws upon the local character enhancing the rural feel of this edge of the village.
2. Be consistent with the scale of surroundings residential areas and appropriate to the site location:
 - Massing of new homes will be mainly 2 storey with a linear form, fairly narrow footprint, wide frontage and roofline following the alignment of the street
 - Use of bungalows within the northern parcel will define a lower density character
 - Some 2.5 storey buildings will be located in key spaces or at the end of key vistas
3. Use a limited palette of materials including mainly bricks and limestone, often combined, to maintain a visual unity to the village.



HIGH STREET - CONTINUOUS FRONTAGE OF 2 TO 2.5 STOREY DETACHED, SEMI-DETACHED AND TERRACED HOUSES



2.5 STOREY HOUSE OVERLOOKING GREEN SPACE



DENSER MAIN ROUTE THROUGH THE SITE AND GREEN CORRIDOR CONNECTING LANDSCAPE BUFFERS

LOW DENSITY AREA TO THE NORTH INCLUDING BUNGALOWS



1 STOREY BUNGALOWS SITTING BEHIND TREE COVERAGE

EXISTING HOUSE

WILDFLOWER MEADOW

INFORMAL PLAY SPACE

ALLOTMENTS

GREEN BUFFER



2 TO 2.5 STOREY

MAIN ROUTE

PLAY AREA

GREEN /BLUE CORRIDORS WITHIN THE VILLAGE

MEWS STREET



2 TO 2.5 STOREY HOUSES WITH GENEROUS FRONT GARDENS, WIDE FRONTAGE AND ROOF LINE FOLLOWING THE STREET



BOUNDARY TREATMENTS INCLUDING LOW STONE WALLS AND LANDSCAPING TO FRONT GARDENS

A RANGE OF NEW HOMES

 CIRCA **67** NEW HOMES
 



INDICATIVE HOUSING MIX

The proposed mix of new homes will aim to meet local demand with the majority of homes being

2 & 3 bed homes

including bungalows,

some 1 & 2 bed apartments

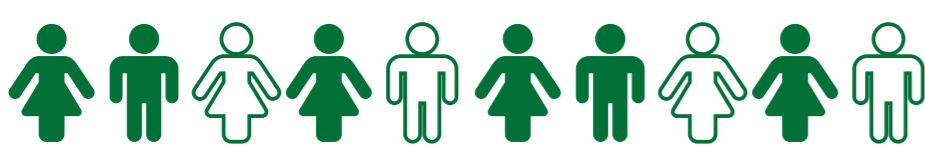
and few larger 4 bed homes



INDICATIVE TENURE SPLIT

AFFORDABLE HOMES

The site will deliver **34 new homes** (51% of total) for the **local community**



No. 8 of affordable homes will be **FIRST HOMES**



No. 26 of affordable homes will be **AFFORDABLE RENT TENURE / SHARED OWNERSHIP**

PRIVATE SALE

The remaining **33 new homes** (49% of total) will be for private market



ILLUSTRATIVE SKETCH ELEVATIONS OF 2 TO 2.5 STOREY 2/3 BEDROOM HOUSES



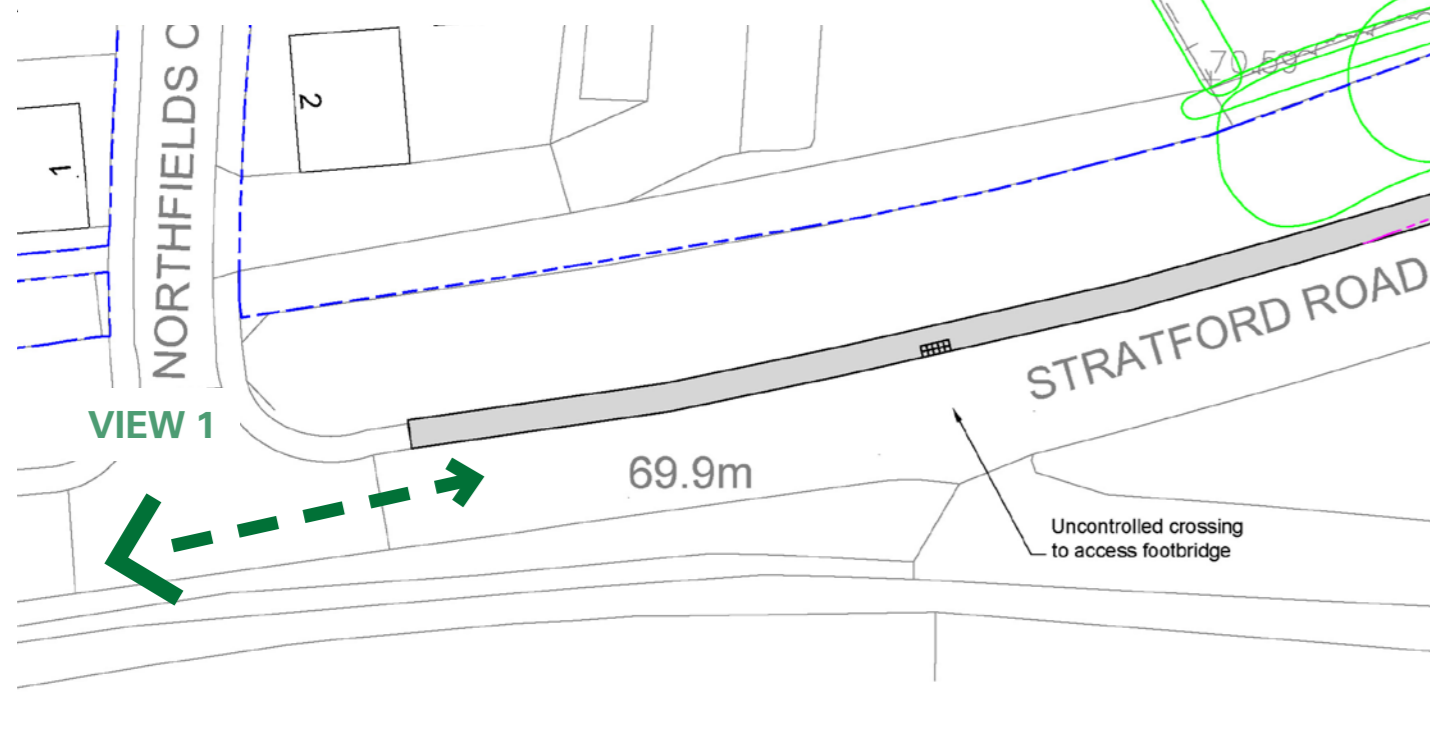
ILLUSTRATIVE SKETCH OF POTENTIAL BUNGALOW

HIGHWAYS & DRAINAGE

HIGHWAYS

The site will be accessed via a new simple priority junction off the Stratford Road. Internal roads will be designed in accordance with the Local Highway Authority (LHA) requirements and parking provided in line with current LHA and Local Planning authority guidance. Roads within the site will typically comprise a 5.5m wide carriageway with 1.8m footways. Internally smaller roads including shared surfaces will be utilised.

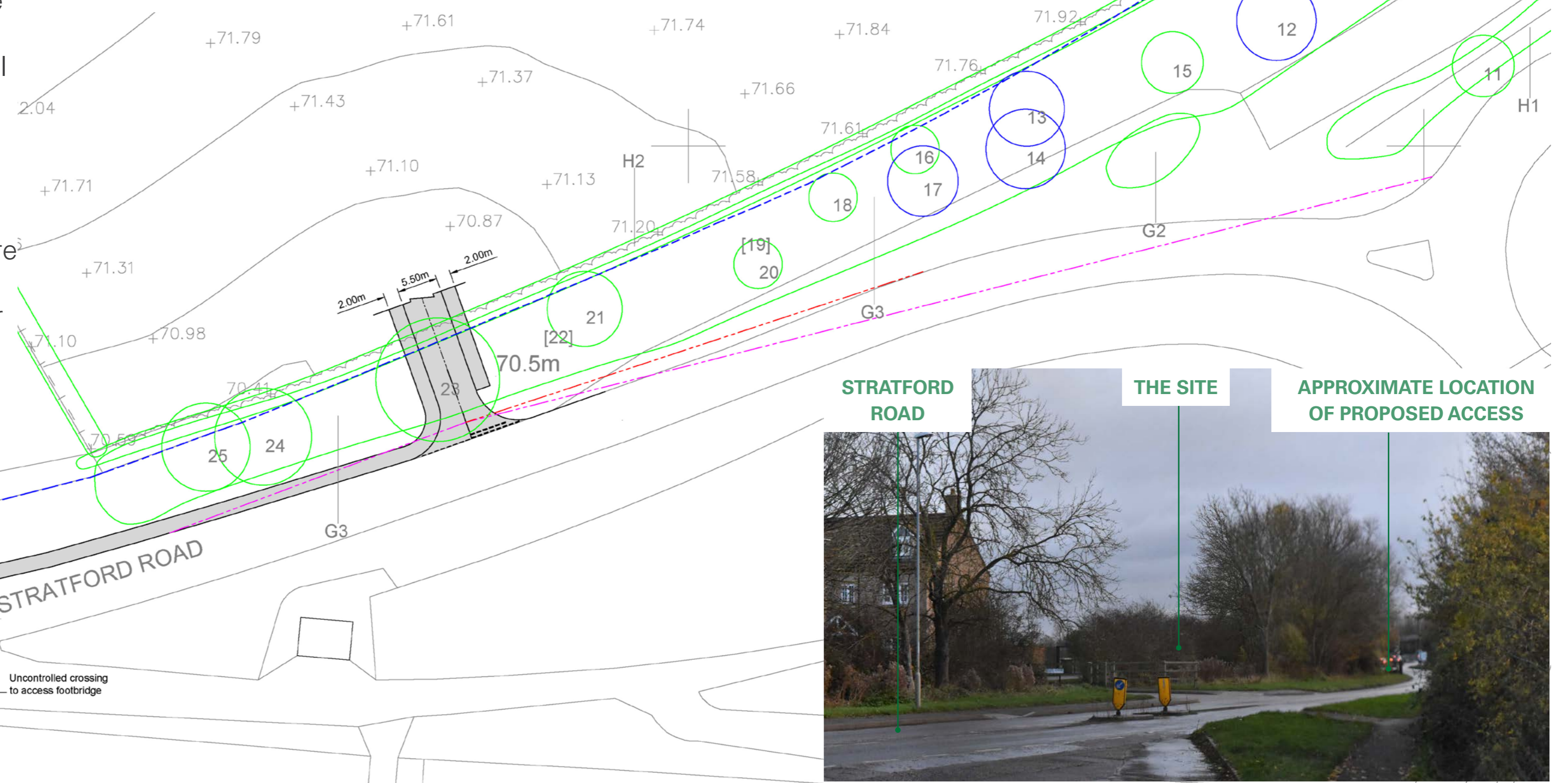
The planning application will be supported by a Transport Statement which will consider the impact of the site on the wider highway network. Speeds surveys are in the process of being completed and will establish a baseline for any impact study or junction design.



PROPOSED ACCESS PLAN

NOISE ASSESSMENT

The Illustrative Masterplan has been designed so that plots closest to the boundary with Stratford Road and the A422 are orientated such that any garden areas are protected by the building envelope with buildings wrapping around the sides to protect the gardens.



VIEW 1 - ALONG STRATFORD ROAD LOOKING EAST TOWARDS PROPOSED SITE ACCESS

TREE SURVEY OVERLAY

As shown on the Propose Access Plan below, the impact of the development on existing vegetation is anticipated to be limited to the loss of a single low quality Ash (tree no. 23 on plan) and a section of verge-side understory.

FLOOD RISK & DRAINAGE

The site is located within Flood Zone 1 and is at a low risk of surface water flooding from all sources.

Surface water drainage will be managed to ensure that discharge rates do not exceed existing discharge rates. Surface water will outfall into the ditch located adjacent to the site's southern boundary. Surface water will be attenuated within a detention basin designed to accommodate a 1 in 100 year plus climate change event. Upstream SuDS will include permeable paving to private driveways and swales where appropriate through public open space.

- SITE BOUNDARY
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED SURFACE WATER ATTENUATION
- OPPORTUNITY FOR SWALE(S) TO BE INTEGRATED WITHIN PUBLIC OPEN SPACE



FEEDBACK

WHAT HAPPENS NEXT?

We value your feedback. Thank you for taking the time to look at our proposals. If you have any questions, please ask a member of our team.

Your views on the proposed development are important to us and we will consider them as we finalise our proposals for the submission of the planning application.

We expect to submit a planning application in February 2022.



THANK YOU FOR TAKING THE TIME TO ATTEND THIS EXHIBITION.
DO LET US KNOW WHAT YOU THINK BY PROVIDING YOUR COMMENTS.

BY COMPLETING THE
FEEDBACK FORM TODAY



BY E-MAIL AT
info@arplanning.co.uk



ON OUR PROJECT WEBSITE:
<https://www.manoroakhomes.co.uk/project/dea-039/>

















WWW.

WE WOULD APPRECIATE RECEIPT OF YOUR COMMENTS BY NO LATER THAN
FRIDAY 11TH FEBRUARY 2022

manor
oak
HOMES



ILLUSTRATIVE CONCEPT MASTERPLAN

| | | | |
|---|--|---|---|
|  | SITE BOUNDARY |  | PROPOSED RESIDENTIAL UNITS |
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HABITAT AREA / WILD FLOWER MEADOW

LOW DENSITY BUNGALOWS TO NORTH

NEW LANDSCAPE BOUNDARY

