

1. 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 up to 65 dwellings (of which 30% will be affordable homes) on land at Barton Road, Barton Seagrave. The proposal is to deliver a mixture of private and affordable housing focused on the provision of small and medium sized homes, including bungalows. In addition, the proposal would create new areas of public open space including improvements to the existing woodland to encourage public access.

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 comments to info@arplanning.co.uk. Comments should be made by 9th June 2023.

All of the exhibition boards are available to view online via the Manor Oak Homes website: <https://www.manoroakhomes.co.uk/project/bar051/> or via the QR code below.



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.

We expect to submit a planning application in Summer 2023.

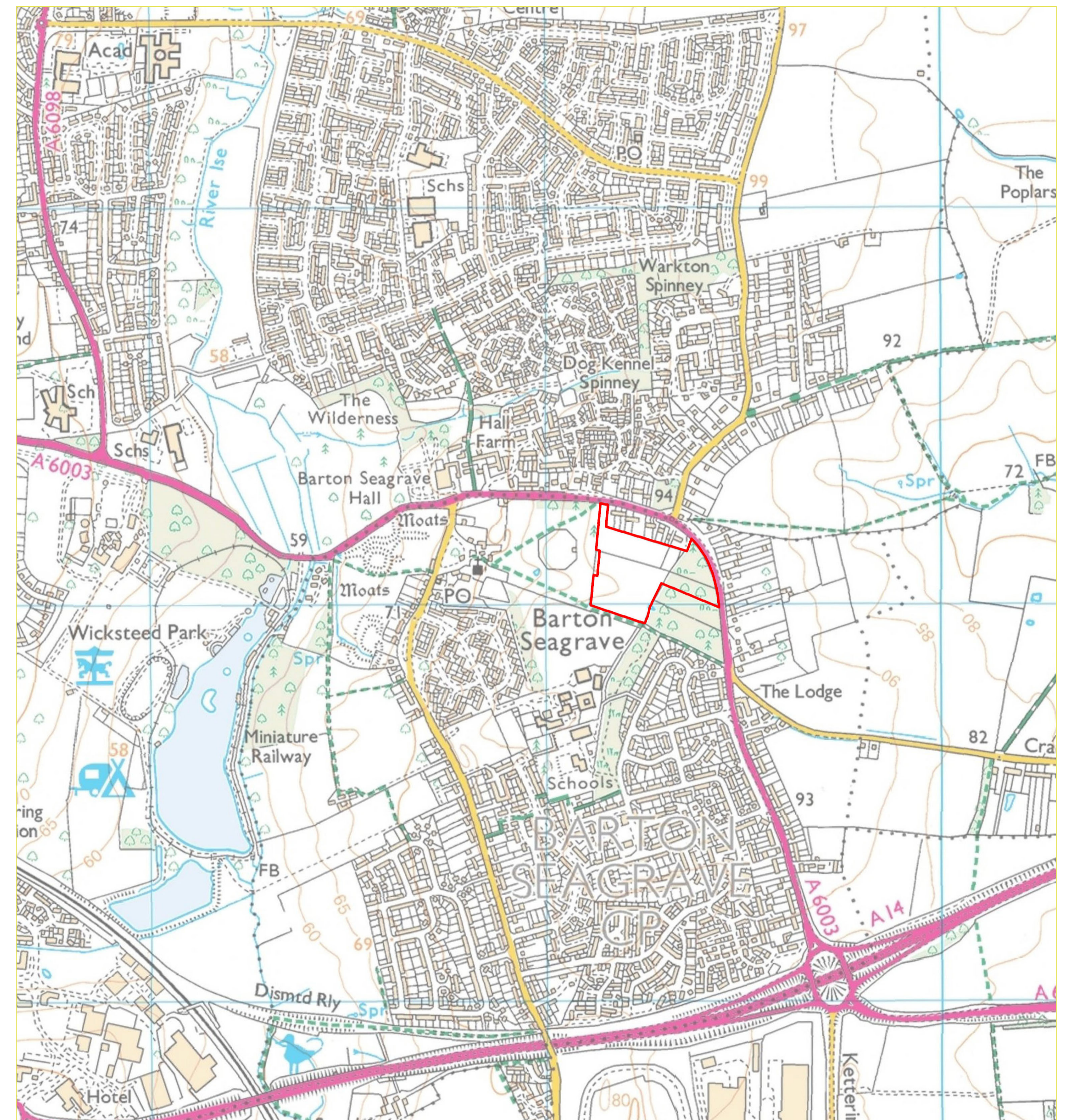
MANOR OAK HOMES

Manor Oak Homes is a promoter of strategic development land across the east midlands and south-east. The company's approach to the planning of its sites is one that seeks to leave no stone unturned.

A significant level of up-front work is undertaken by its specialist team of technical and environmental consultants before an application is submitted to ensure that the eventual development sits comfortably within its environment. This work is always informed by discussions with the local community.

WOODLAND

Manor Oak Homes have no intention in extending the development into the Big Spinney. It is the intention to transfer the woodland to either the Parish Council or North Northamptonshire Council.



SITE LOCATION PLAN (NTS)

Key:
 Site Boundary

2. Planning Background

ABOUT THE SITE

The site comprises approximately 5.19 hectares (12.82 acres) of land located within the settlement boundary of Barton Seagrave. The majority of the site is currently used as horse paddocks and sheep pasture and the remainder is woodland that would be retained and enhanced as part of the proposed development.

The site adjoins existing residential development to the north, Barton Road to the east, woodland and sports fields associated with Latimer Arts College to the south and a cricket ground to the west.

The site is in a highly sustainable location and benefits from access to an adopted highway at Barton Road. It is within walking distance of local services including the village's shops, primary school and doctor's surgery along with daytime bus services to Kettering, Thrapston and Raunds. There are public footpaths along the southern boundary of the site and to the west of the site across the cricket ground.

The main part of the site comprises gently sloping grazing land and is not subject to any environmental protections, but there are several designated heritage assets located to the west of the site that are a key consideration in the design of the proposed development. These include the Barton Seagrave Conservation Area, the boundary of which runs along the western site boundary, the Grade I listed St Botolph's Church and further afield Wicksteed Park Grade II Registered Park & Garden.

PLANNING BACKGROUND

The adopted development plan for the area comprises the North Northamptonshire Joint Core Strategy (2016) and the Kettering Site Specific Part 2 Local Plan (2021). Barton Seagrave is identified in the Joint Core Strategy as part of Kettering Growth Town which is a focus for housing growth in the district.

The site is located within the settlement boundary of Barton Seagrave and is not subject to any other policies that would protect its current use as paddocks/ grazing land. As such, the principle of the proposed development is acceptable under Local Plan Policy HOU1 subject to detailed consideration of the design of the proposal with respect to the character and appearance of the area and local environmental quality and amenity.

The site is also identified in the Joint Core Strategy as part of the Rockingham Forest Area. Policy 21 states that this area will be regenerated by linking fragmented habitats, particularly in and around urban areas supported through landscaping associated with development proposals. The proposal seeks to achieve this aim by protecting and enhancing the existing on-site woodland and including new tree planting in the proposed public open space.



AERIAL PHOTOGRAPH OF THE SITE IN CONTEXT (SCALE 1:2000)

Key:
 Site Boundary

3. Opportunities and Constraints

INTRODUCTION

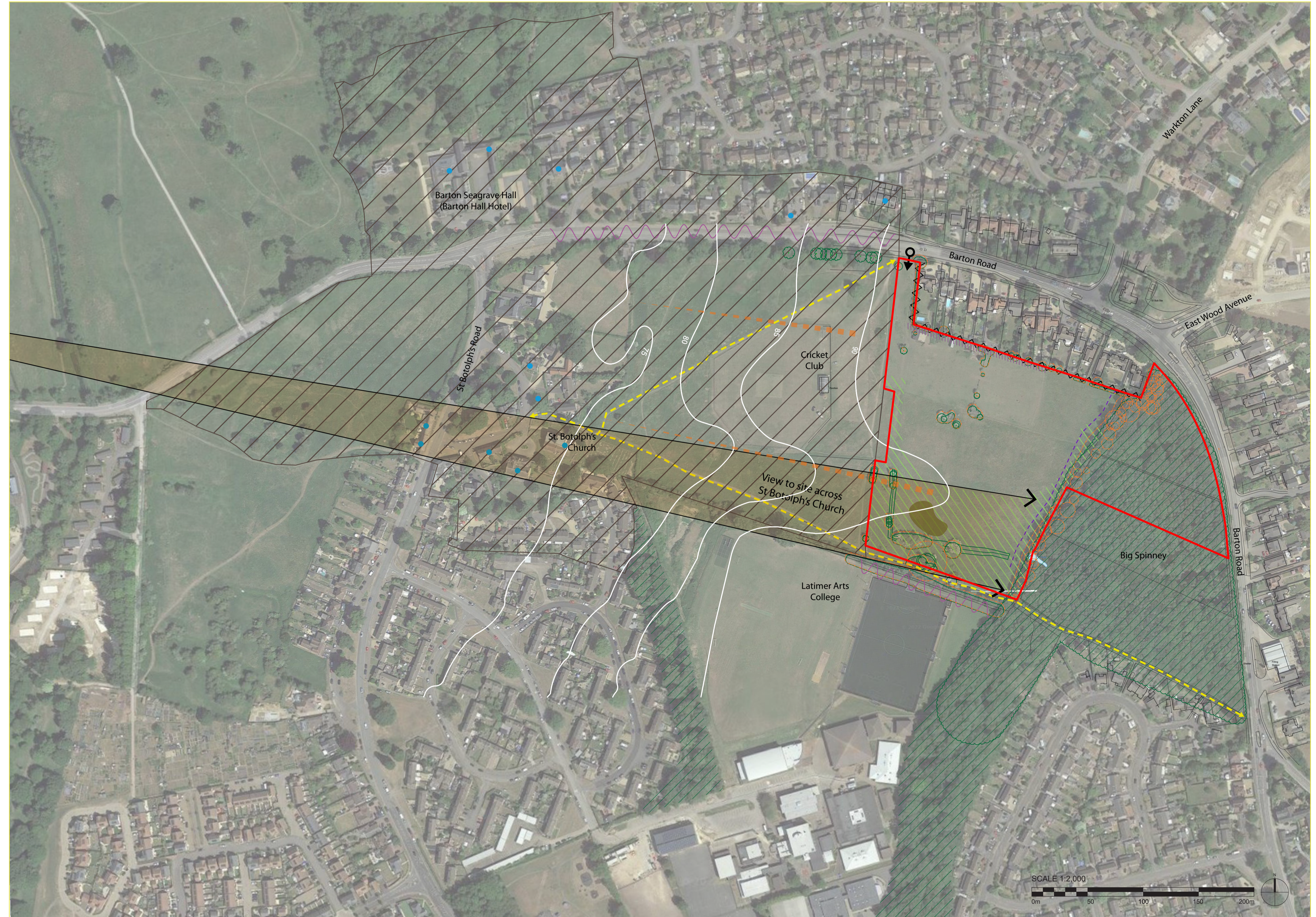
Our multidisciplinary project team has undertaken a number of technical assessments of potential constraints and opportunities on the site. Key considerations in the design are heritage, access, drainage, landscape, ecology and trees.

OPPORTUNITIES AND CONSTRAINTS

The Opportunities and Constraints can be summarised as follows:

- Deliver a high quality residential development
- Consider relationship with heritage assets in the design of the scheme
- Preserve the setting of St Botolph's Church in views from Wicksteed Park
- Sustainable Drainage Systems (SuDS) could be located within the lower area to the south
- Access available from Barton Road
- Protect and enhance existing woodland and enable public access
- Tree planting and habitat creation to deliver biodiversity net gain
- Design layout to consider residential amenity of existing dwellings
- Sewer easement to the north to be protected

Key:			
	Site Boundary		Source of Noise
	Sensitive Boundary		View Corridor
	Contour - Major		Trees, Hedges & Shrubs
	Prevailing Gradient		TPOs
	Bodies of Water		Woodland Offset
	Indicative Location for Drainage Basin		Root Protection Areas
	Easement (foul sewer)		Listed Buildings/Structures
	Public Right of Way (PROW)		Conservation Area
	Vehicular Access		Open Space



SITE ANALYSIS (SCALE 1:2000)

4. Illustrative Masterplan

PROPOSED DEVELOPMENT

The proposed development would comprise:

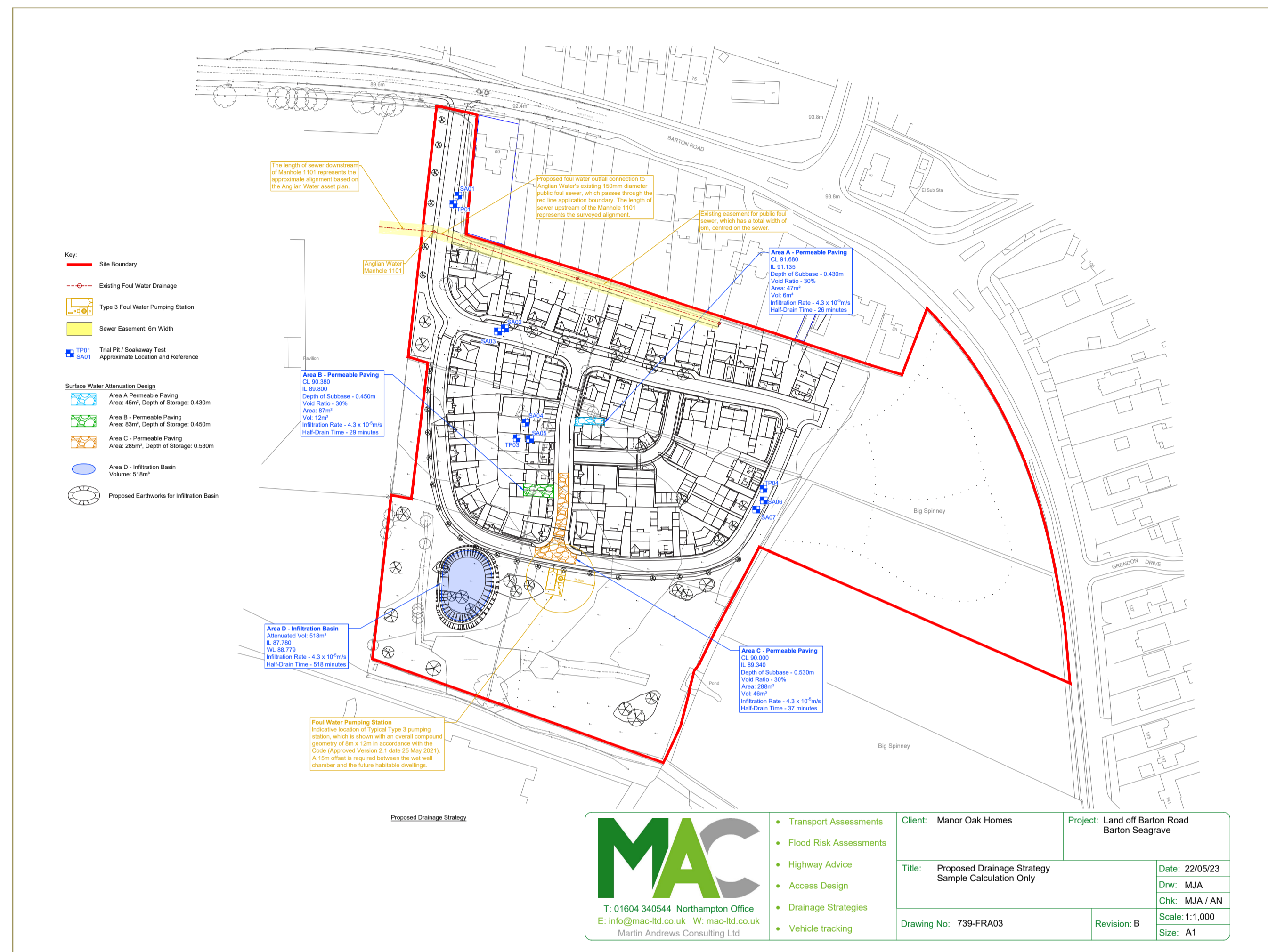
- **New Homes:** Up to 65 dwellings, including 30% affordable housing, focused on the provision of small and medium sized homes, including bungalows and self-build plots.
- **Enhanced Woodland:** The existing woodland is proposed to be enhanced through the implementation of a positive management scheme and the introduction of formal public access.
- **Public Open Space:** Approximately 1.39ha hectares of landscaped public open space to include tree planting and habitat creation to deliver biodiversity net gain.
- **Access:** Vehicle and pedestrian access will be provided from Barton Road with a second pedestrian access further east along Barton Road.
- **Drainage:** Sustainable Drainage Systems (SuDS) including permeable paving, on-plot soakaways and an infiltration basin.
- **Sustainable Design:** all dwellings will be designed to meet the government's Future Homes Standard. This will require highly efficient insulation, heating from low carbon sources such as heat pumps, and on-site renewable energy generation such as solar PV panels.

Accommodation Schedule		
Type (Beds)	Quantity	%
1 Bed (Maisonette)	10	15.38
2 bed (bungalow)	9	13.85
2 bed (house)	5	7.69
3 bed (house)	22	33.85
4+ bed (house)	19	29.23
Total	65	100



ILLUSTRATIVE SITE LAYOUT (SCALE 1:1000)

5. Drainage & Highways



DRAINAGE STRATEGY (NTS)

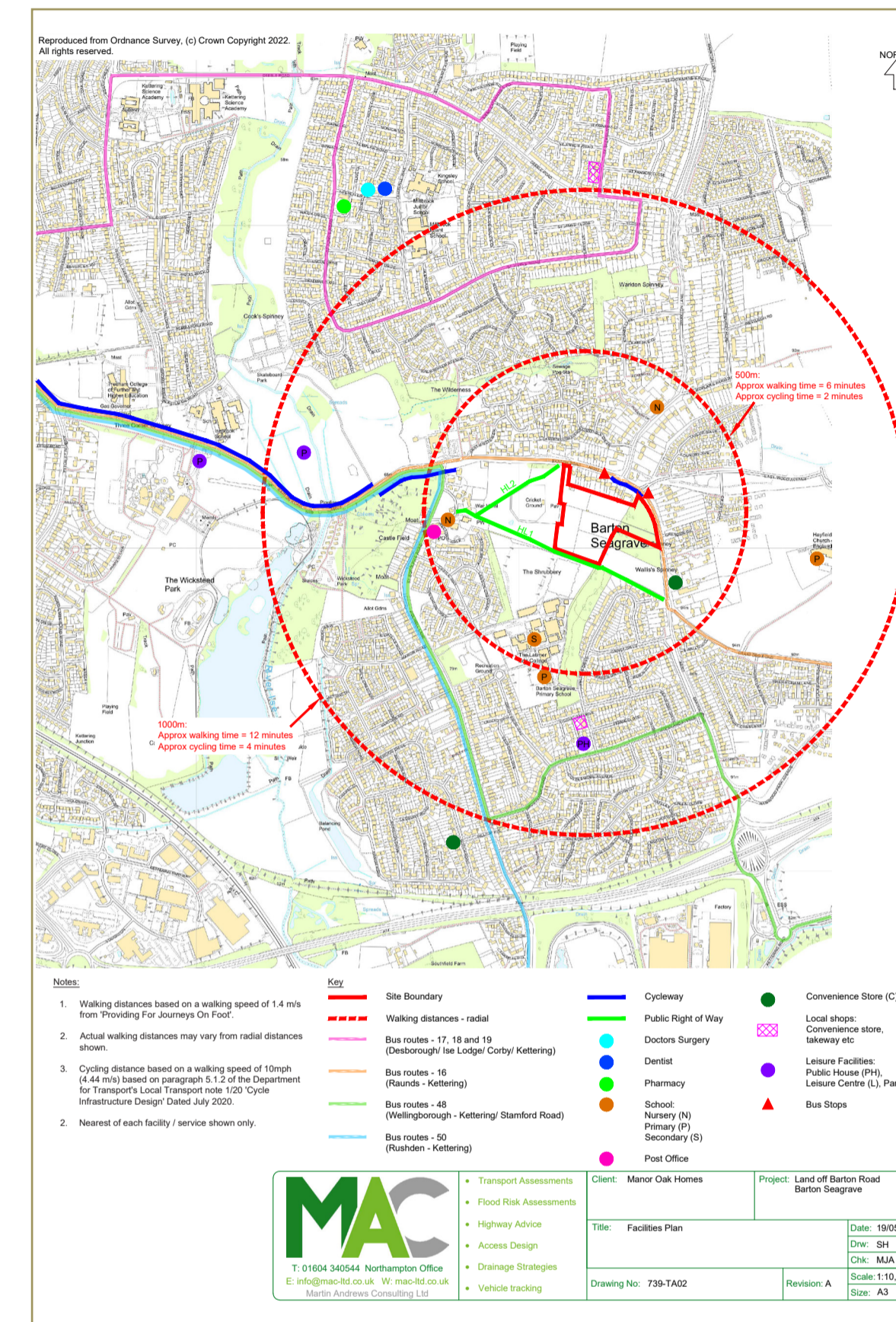
DRAINAGE

Infiltration testing has been completed on the site and found that the soil is permeable and suitable for use with infiltration techniques. As infiltration is viable surface water will be managed through the use of permeable paving, plot soakaways and infiltration basins.

Foul water will discharge to the onsite sewer with some of the site requiring a pumping station.

FLOOD RISK

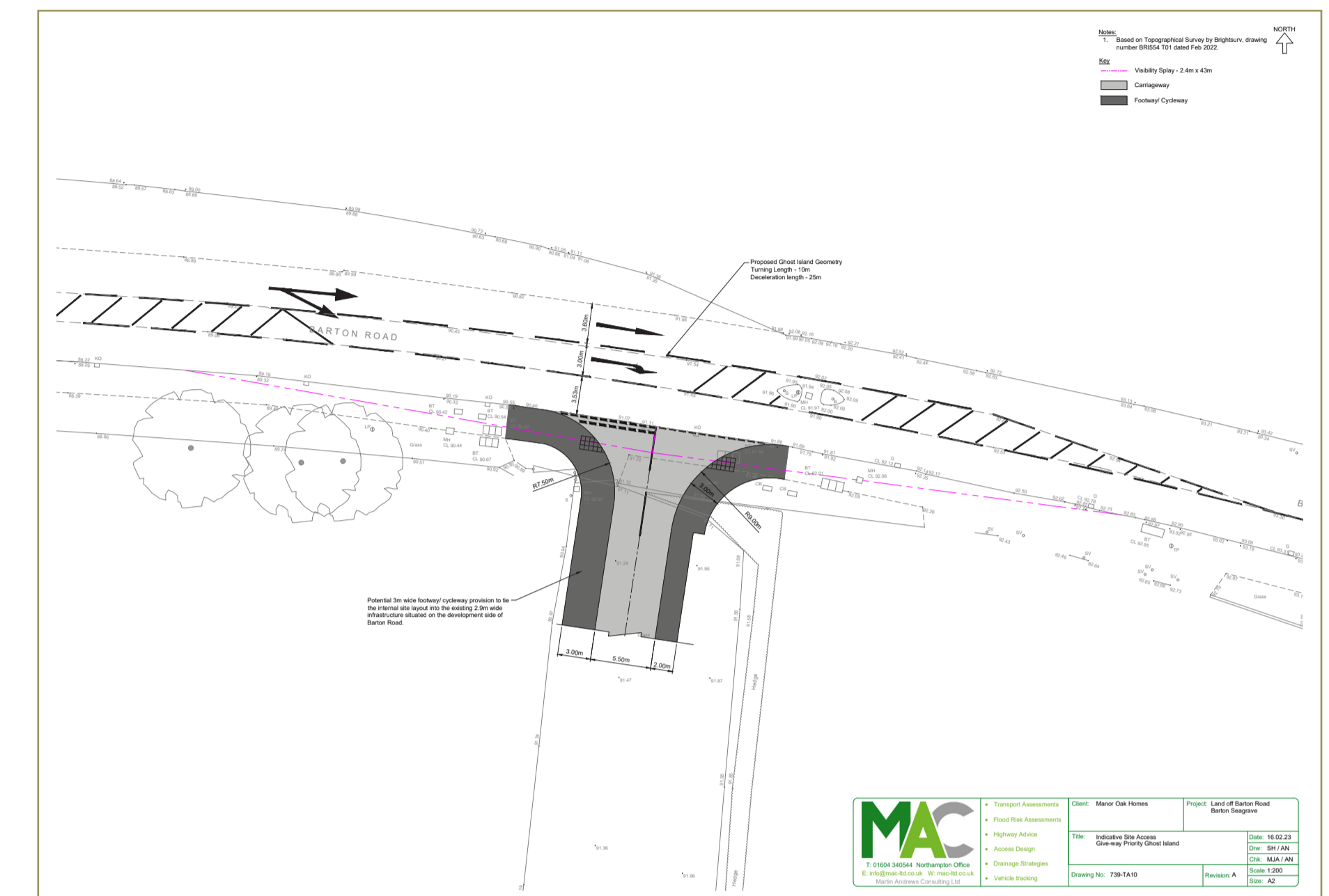
The site is at a low risk of flooding from all sources.



FACILITIES PLAN (NTS)

ACCESSIBILITY

The site is accessible with good connections to existing footways, cycleways and public transport provision.



PROPOSED ACCESS (NTS)

ACCESS

The site will have an all modes access comprising of a simple priority ghost island right turning lane access upgrading the existing field access off Barton Road. Barton Road has ample width in this location to allow a ghost island to be provided without the need to widen the road. Footways will be provided adjacent to the road which will connect with the existing footway on Barton Road. Additional pedestrian connections for recreation will be provided to the public footpath to the south of the site and through the woodland to Barton Road to the north-east.

ACCESS CAPACITY

A capacity assessment of the access has been completed which found that it would have ample capacity to accommodate the development. As part of this study queue lengths from the A6003 Barton Road (west) arm of the A6003 / Warkton Lane junction were surveyed. It was found that the queue length wouldn't extend beyond the access, therefore, the operation of this junction on the proposed access isn't a constraint.

6. Heritage and Appearance

HERITAGE

A heritage appraisal of the application site and its relationship to nearby heritage assets, including the Barton Seagrave Conservation Area, the Grade I listed St Botolph's Church and the Grade II Wicksteed Park Registered Park and Garden has been carried out by Asset Heritage Consulting.

The results of this assessment have informed the design and layout of the proposed scheme so that any impact on the significance or settings of these heritage assets is avoided. In particular, the scheme layout and extent has been designed to preserve the views towards St Botolph's Church from both east and west, by leaving the southern part of the Site undeveloped as public open space.

The buffer of public open space along the western edge of the Site, connecting to the area to the south and through to footpath HL1, will ensure that views across the cricket ground into the heart of the conservation area from the existing informal footpath here can still be enjoyed.

Footpath HL1 is a historic footpath towards St Botolph's Church. Retaining the southern part of the site as undeveloped green open space preserves the quality of the key views towards the church and heart of the conservation area which open up from the footpath towards the south-west corner of the site. It also ensures that in identified long-distance winter views from Wicksteed Park, development is kept out of the view corridor towards the church tower, preserving the quality of the view towards the church, with Big Spinney beyond.

APPEARANCE

The character of Barton Seagrave is varied and has evolved over time. There are a number of prevailing themes and characteristics that are evident in the vicinity of the site, which could influence the proposals.

Areas in the locale can be grouped as follows:

- Barton Road (adjacent / opposite & east of site)
- Village core & Barton Road (west of site)
- Warkton Lane
- Seagrave Park

Dwellings in the areas identified are mainly detached and set back from the street with planting and parking to the front. Two storey, side or cross gabled dwellings are typical and are faced in a range of materials from red and buff brick to stone, render and pebble dash.

Dwellings in the village core are more 'traditional' in character and are more bespoke with regard to their design and the use of building materials. Properties on Warkton Lane and the majority of Barton Road are built in a more contemporary architectural style.

An assortment of roof coverings are seen throughout the areas with slate and thatch prevailing in the original village core and modern profiled tiles in red and brown and plain tiles in grey, brown and red seen elsewhere.

The design of the proposed dwellings will seek to complement local design styles and use similar materials to those in the local area.



Original Village Core



Original Village Core



Original Village Core



Barton Road (west of site)



Barton Road (west of site)



Barton Road (west of site)



Warkton Lane



Warkton Lane



Warkton Lane

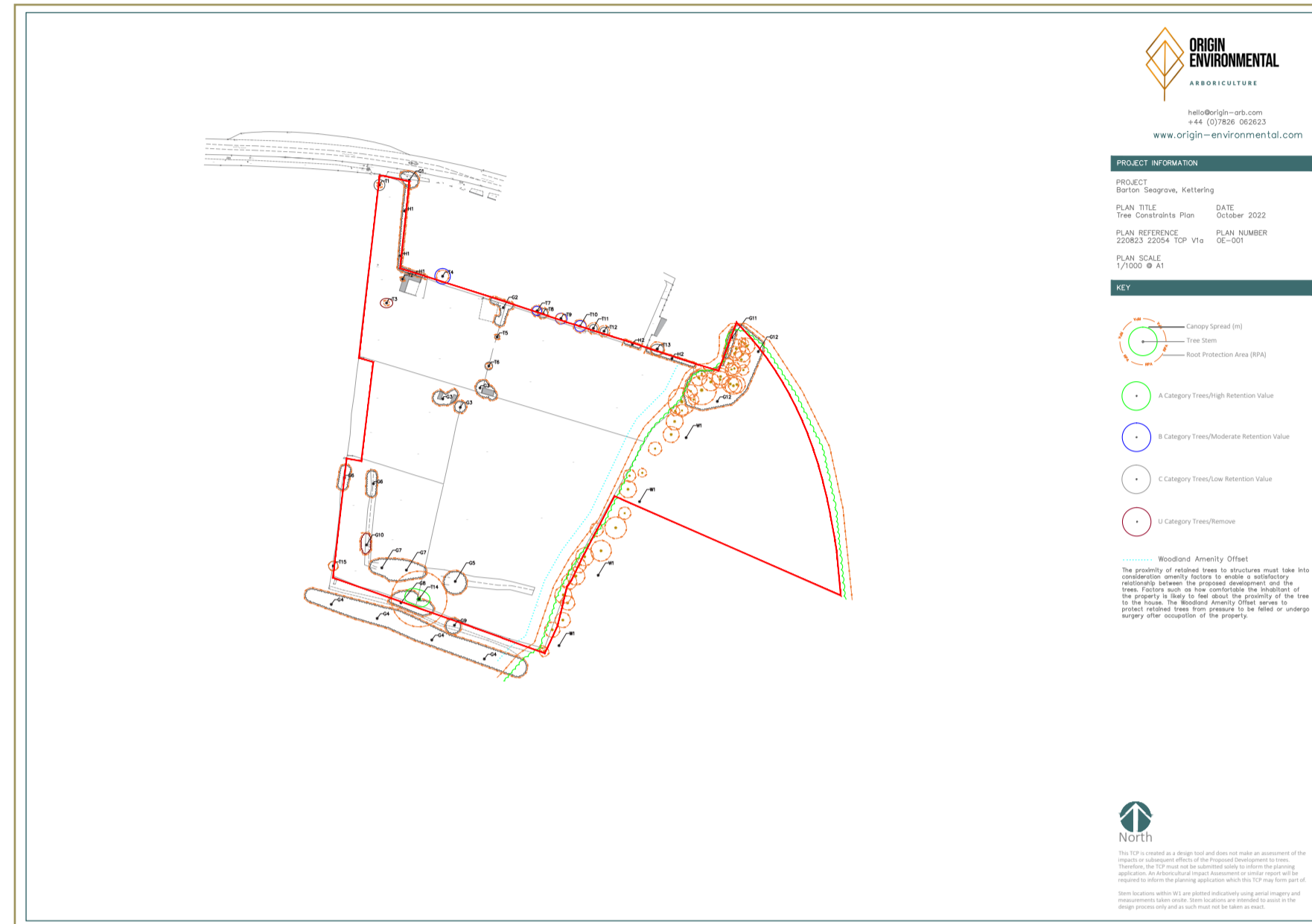


Warkton Lane



Seagrave Park

7. Landscape, Trees & Ecology



TREE CONSTRAINTS PLAN (NTS)
FULL EXTENT OF WOODLAND NOT SURVEYED AS NO WORKS PROPOSED IN PROXIMITY TO RETAINED WOODLAND



ARBORICULTURAL IMPACT PLAN (NTS)
FULL EXTENT OF WOODLAND NOT SURVEYED AS NO WORKS PROPOSED IN PROXIMITY TO RETAINED WOODLAND



LANDSCAPE MASTERPLAN (NTS)

ECOLOGY

The site is mostly comprised of other neutral grassland of low conservation interest, with an area of scrub to the south of the site and a dry pond along the eastern site boundary. The site also covers a part of the northern half of the Big Spinney Wood. To compensate for the proposed loss of grassland, enhancements to retained habitats are proposed.

Grassland is to be enhanced by increasing species diversity and creating ecotones/variation in sward heights (Figure 1.)



FIGURE 1: DIVERSE GRASSLAND HABITAT

TREES

A detailed Tree Survey has been completed by Origin Environmental. Tree retention categories A and B are considered of high and moderate quality and provide a substantial contribution to a site. Tree retention categories C and U are considered low quality with limited merit or impaired condition, which can be readily replaced, and may not be considered a constraint to future development.

A total of 15no. individual trees, 1no. woodland, 10no. groups of trees and 2no. hedgerows have been surveyed. These include 2no. category A, 4no. category B, 20no. category C and 2no. category U retention value. As shown on the Arboricultural Impact Plan above.

The proposal has been designed to protect and enhance tree and woodland cover wherever possible. An amenity off-set has been provided from the canopy edge of the woodland, a veteran large-leaved lime tree to the south of the site will be located in the proposed open space and there is a significant commitment to tree planting.

LANDSCAPE

A landscape and visual impact assessment has been undertaken by Aspect Landscape. The site has no landscape related designations, nor are there any protected trees or important landscape features on the site, but the proximity of local heritage assets is a key consideration as set out above. To the east, Big Spinney woodland is a characteristic component of the local setting.

The Site is not accessed by any roads or public rights of way although a public footpath lies to the southern boundary and a permissive route lies to the west connecting to further footpaths traversing to the west. All these routes have visibility over the site but this is limited to short range views.

Due to the high level of visual enclosure of the site and topography there are opportunities for the site to incorporate residential development that will connect with the existing residential edge. Proposals look to retain and enhance the vegetated boundaries to ensure the strong degree of enclosure is retained and key views are respected.

The proposed landscape strategy would include further additional planting to ensure a mature landscaped context is created for the development. Enhanced Site boundaries and an area of public open space between the development and the western and southern boundary, including a further public access within the Site would form the settings of these features enabling the reinforcement of these positive landscape components.

Overall, it is considered that the site has potential to accommodate residential development if the proposed landscape treatment, the retention of existing vegetation and the reflection of the local landscape and visual character is incorporated.

8. 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.

**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 email to:
info@arplanning.co.uk

On our project website:
<https://www.manoroakhomes.co.uk/project/bar051/>
(or using the QR code adjacent)

We would appreciate receipt of your comments by no later than 9th June 2023.



Key:
Site Boundary



ILLUSTRATIVE SITE LAYOUT (SCALE 1:1000)