

# WELCOME

Thank you for visiting our public exhibition for development on land east of Watford Road, Crick

## INTRODUCTION

Thank you for taking the time to visit our public exhibition and view our emerging proposals for 41 new homes to directly meet the needs of Crick on land east of Watford Road. The proposal has been worked up following consultation with West Northamptonshire Council. We have also had meetings with Crick Parish Council with a view to delivering the precise mix of houses – by way of size, type, and tenure – identified by the recent Crick Housing Need Survey.

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, particularly as this is a scheme for the village. 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](mailto:info@arplanning.co.uk). Comments should be made by 11th October 2025.

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

[www.manoroakhomes.co.uk/project/cri-081](http://www.manoroakhomes.co.uk/project/cri-081)

## PLANNING BACKGROUND

The site is located adjacent to the village confines of Crick as defined by the Crick Neighbourhood Plan (2021) and the Settlements and Countryside Local Plan (Part 2) for Daventry District (2020). Whilst development is normally restricted outside of village boundaries Local

Plan Policy RA1 allows for development of this type to come forward where it would meet a local need identified through an up-to-date Housing Needs Survey and is demonstrably sustainable in other respects, principally in relation to: landscape; scale and local character; heritage; neighbouring amenity; and accessibility. These topics are all covered by the exhibition boards.

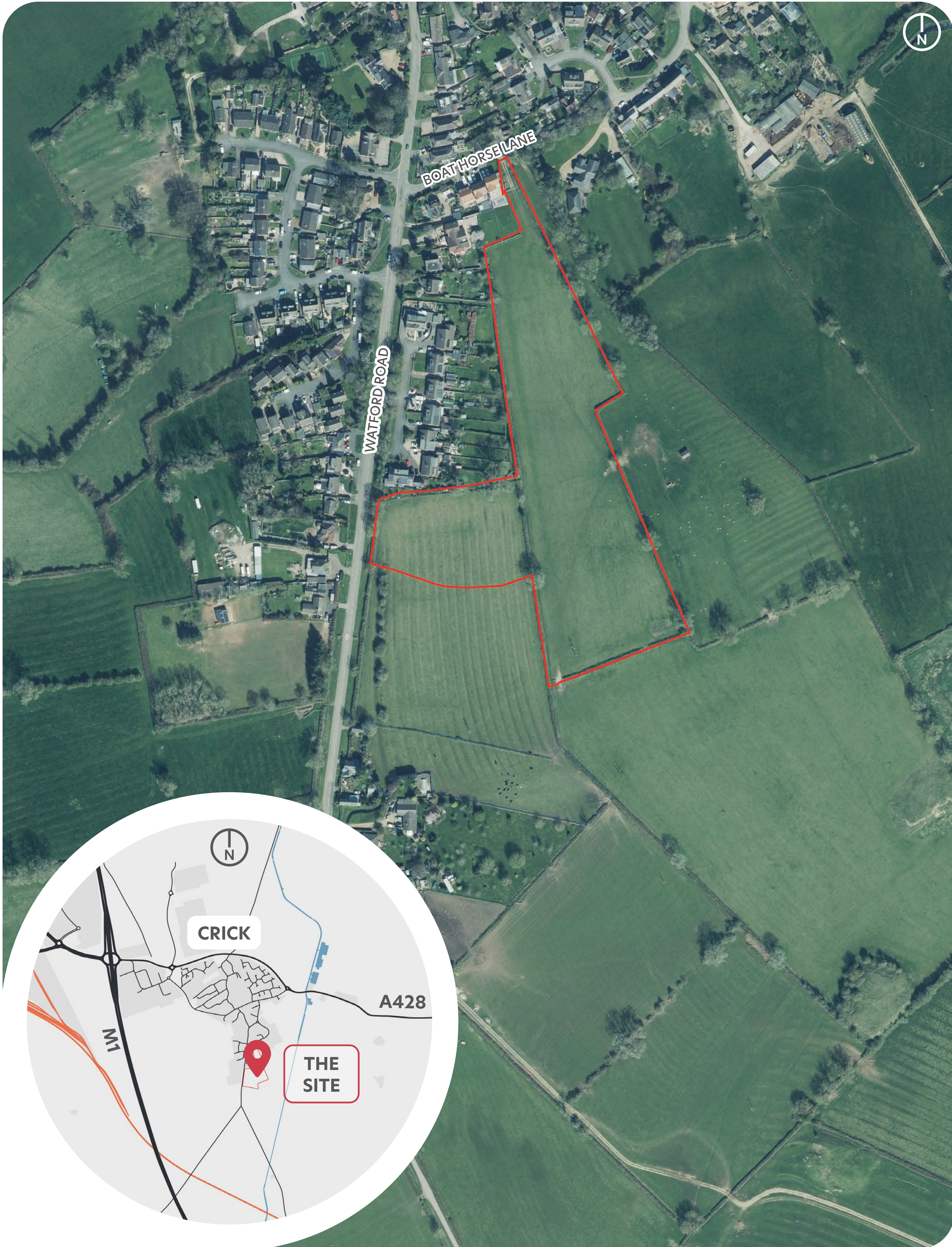
## PROJECT TEAM



BLACKSTONE ECOLOGY  
ECOLOGY CONSULTANTS



ORIGIN ENVIRONMENTAL  
ARBORICULTURAL  
CONSULTANTS



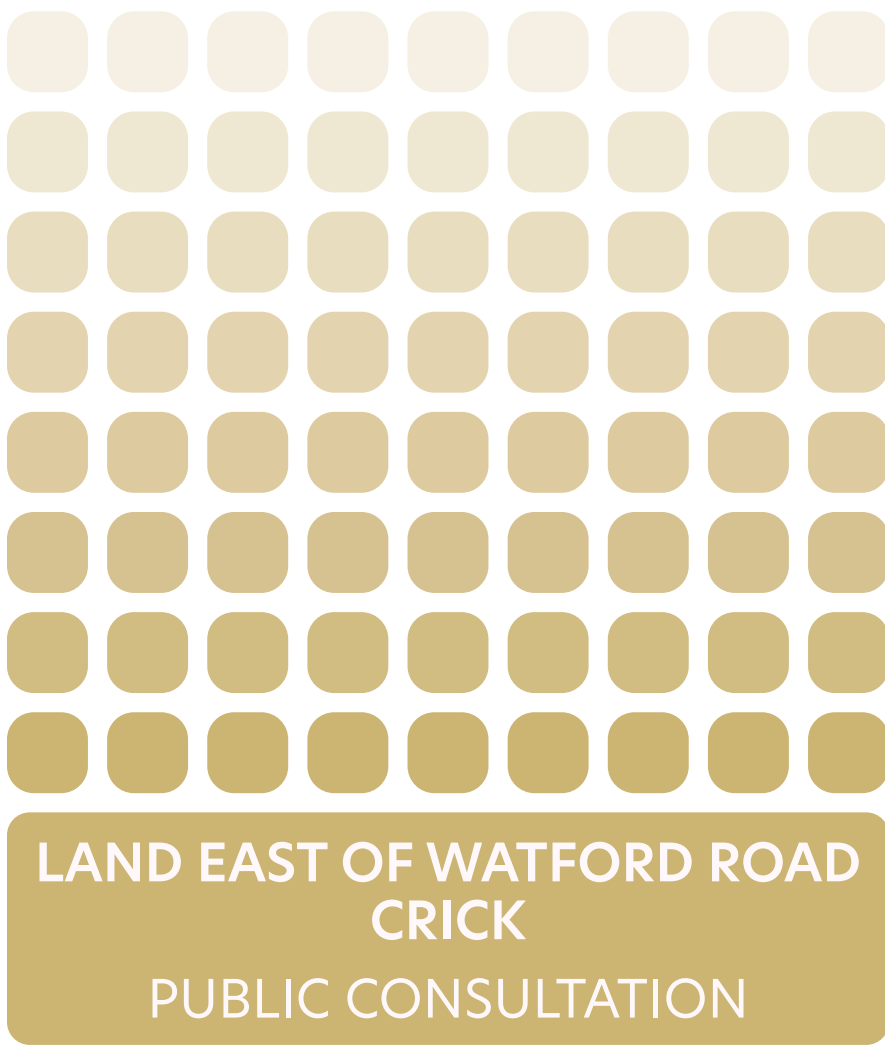
LAND EAST OF WATFORD ROAD  
CRICK  
PUBLIC CONSULTATION

SITE LOCATION



# HOMES FOR LOCAL PEOPLE

## Dwelling mix



### HOUSING NEEDS SURVEY

A Housing Needs Survey was undertaken in Crick in late 2024 with the report published early 2025. It identifies a need for 41 new homes at the village, including 21 affordable homes and 20 homes for private sale. The proposals have been prepared to accord with Policy RA1 by meeting all of this need on site, the preference of WNC's Housing Officer.

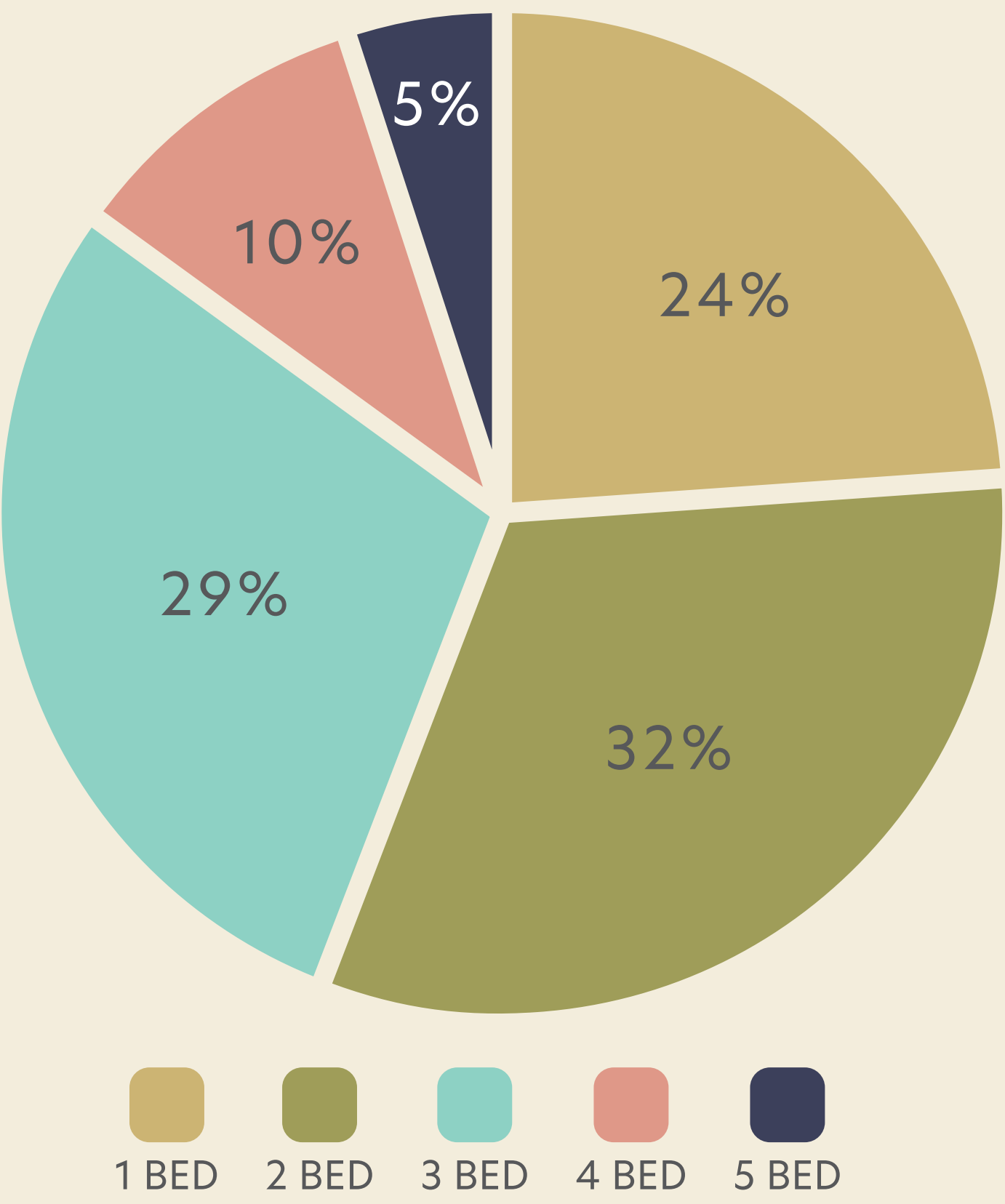
Indeed, Manor Oak Homes has worked positively with both Housing and Planning Officers to date, as well as liaison with Crick Parish Council, to ensure that the scheme subject of this exhibition provides these homes in a way that is best suited to the site and to the village as a whole.

Responding to the results of the housing need survey the precise mix of homes detailed on this board will be delivered as part of the proposal.

This will not change prior to the submission of the application and will not alter in the event that planning permission is granted.

TENURE	NUMBER
1 BED FLAT	6
2 BED FLAT	4
1 BED BUNGALOW	4
2 BED BUNGALOW	2
3 BED BUNGALOW	5
2 BED HOUSE	7
3 BED HOUSE	7
4 BED HOUSE	4
5 BED HOUSE	2
TOTAL	41

### OVERALL DWELLING MIX



### HOMES FOR LOCAL PEOPLE

All of the new homes on site will be made available to local people first (including people employed in the parish or people with close relatives in the parish) to ensure the proposals genuinely help meet local needs. This will be done through a legal agreement. Based on the way in which this has been achieved elsewhere in West Northamptonshire we anticipate the following:

#### Market homes

Local residents will initially be given the opportunity to purchase new homes for a period of time before they are offered to the open market.

#### Affordable homes

Affordable housing will be allocated through a nomination agreement between West Northamptonshire Council and the housing association in the usual way. They will only be able to be allocated to local people living or working in the parish or people with close relatives in the parish.

If there are no people meeting these criteria at the time of allocation the homes will then be allocated to people in neighbouring parishes and then the wider Daventry area.



# OPPORTUNITIES & CONSTRAINTS

Specialist consultants have undertaken technical assessments to ascertain the constraints and opportunities of the site

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## HIGHWAYS & ACCESS

- Proposed principal access to the site via new access off Watford Road.
- Opportunity for upgrades to existing field gate on Boat Horse Lane to north to provide pedestrian & cycle links to Crick village centre.
- Opportunity to create a new pedestrian link from Boat Horse Lane in the north through to Watford Road in the west.

## HERITAGE

- Western field contains historical ridge & furrow agricultural feature - most of which will be retained.
- Opportunity to create new publicly accessible views towards Grade I listed Church of St Margaret of Antioch within Crick village centre.

## LANDSCAPE

- Opportunity to enhance already established boundary vegetation to ensure a high degree of physical and visual screening of the proposed development.
- Opportunity to create a new village green accommodating a safe play space that is well overlooked by surrounding dwellings.

## SURFACE WATER DRAINAGE

- Opportunity to create SuDS attenuation basin at the low point of the site in the north of the eastern field. The western field would be served by an attenuation basin in the northwestern corner.
- These features would be semi-wet depressions, managing surface water from the development, before discharging into local watercourses.

## ECOLOGY

- Existing boundary hedgerows and trees to be retained and enhanced where possible.

## TREES

- Existing trees and hedgerows within and along the site boundaries will be retained other than where vehicular access is required.

## URBAN DESIGN

- There is an opportunity to create a softer settlement edge to Crick, utilising lower scale dwellings inspired by local examples.
- Development on site must respect the topography, local and wider landscape and heritage assets.
- Existing residential amenity of surrounding dwellings should be protected. Proposed dwellings should be located an appropriate distance from habitable rooms to reduce overlooking.
- Outward facing development parcels to create an organic form, respecting the wider landscape and surrounding properties.
- Dwellings should provide enclosure to areas of public open space within the scheme and around the periphery of the site.





# LAYOUT & DESIGN

## Illustrative Sketch Layout

### ILLUSTRATIVE SKETCH LAYOUT

Key principles of the masterplan include:

- Up to 41 dwellings in a variety of tenures.
- 51% of total dwellings to be affordable.
- A mixture of 1 & 2 Bedroom flats, 2 to 4 Bedroom houses, with up to 22% of proposed houses suggested as bungalows.
- Dwellings to be a mixture of 1 and 2 storey in height, with some single storey dwellings accommodating rooms in the roof on the western land parcel.
- In preparing the design response, extensive consideration has been given to The Crick Village Design Statement to ensure the proposed scheme and dwellings are appropriate and distinctive to Crick.
- Meandering, tree-lined streets permeate the scheme, accessed via a new junction on Watford Road.
- Pedestrian routes run through the site, linking Watford Road, Boat Horse Lane and providing access to the services and amenities within Crick village.
- Existing high quality trees and hedgerows retained and reinforced with additional planting and maintenance buffers.
- Landscape-led scheme with green spaces providing play area and opportunities for relaxation & recreation and creating a natural setting for dwellings.
- Provision of a Local Area for Play (LAP) on Village Green open space.
- Views toward heritage assets within Crick retained.
- Outward facing perimeter block structure creates strong frontage and provides natural surveillance to spaces.
- Attenuation basins located at low points within each land parcel.
- Dedicated area of land to provide habitat improvement and create Biodiversity Net Gain.
- Appropriate levels of car parking with on-plot, frontage and overlooked courtyard parking areas. Ample visitor parking provided throughout the scheme.





# INDICATIVE DESIGN & SECTIONS

Proposed dwelling character  
Site Sections



INDICATIVE DWELLING ELEVATION - APARTMENTS



PRECEDENT DWELLINGS WITHIN CRICK



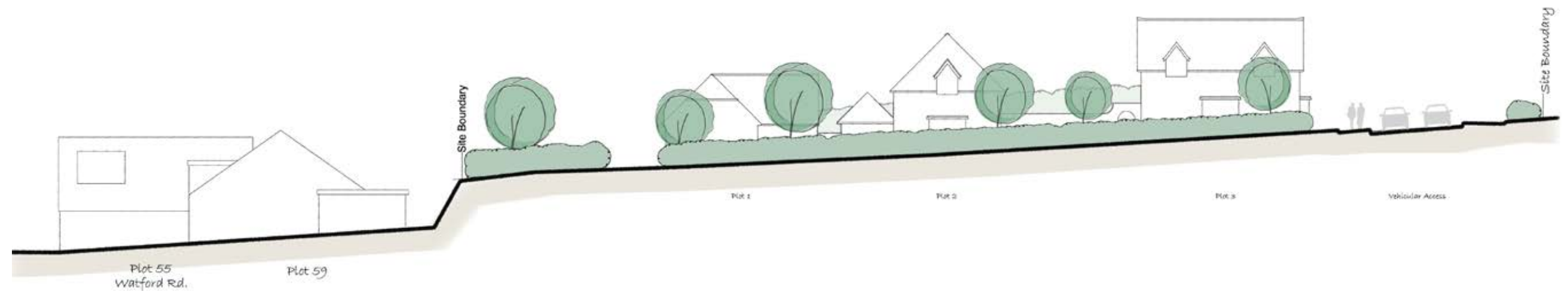
PRECEDENT DWELLINGS WITHIN CRICK



INDICATIVE DWELLING ELEVATION - DETACHED HOUSE

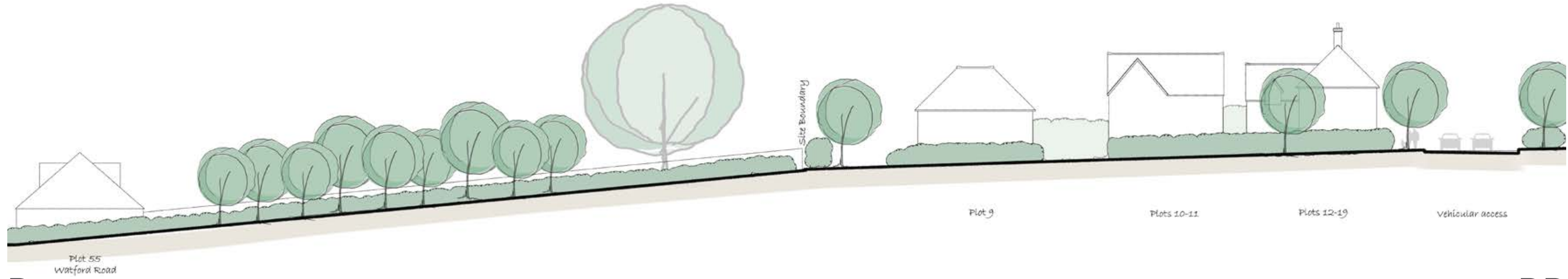


INDICATIVE DWELLING ELEVATION - SEMI-DETACHED BUNGALOWS



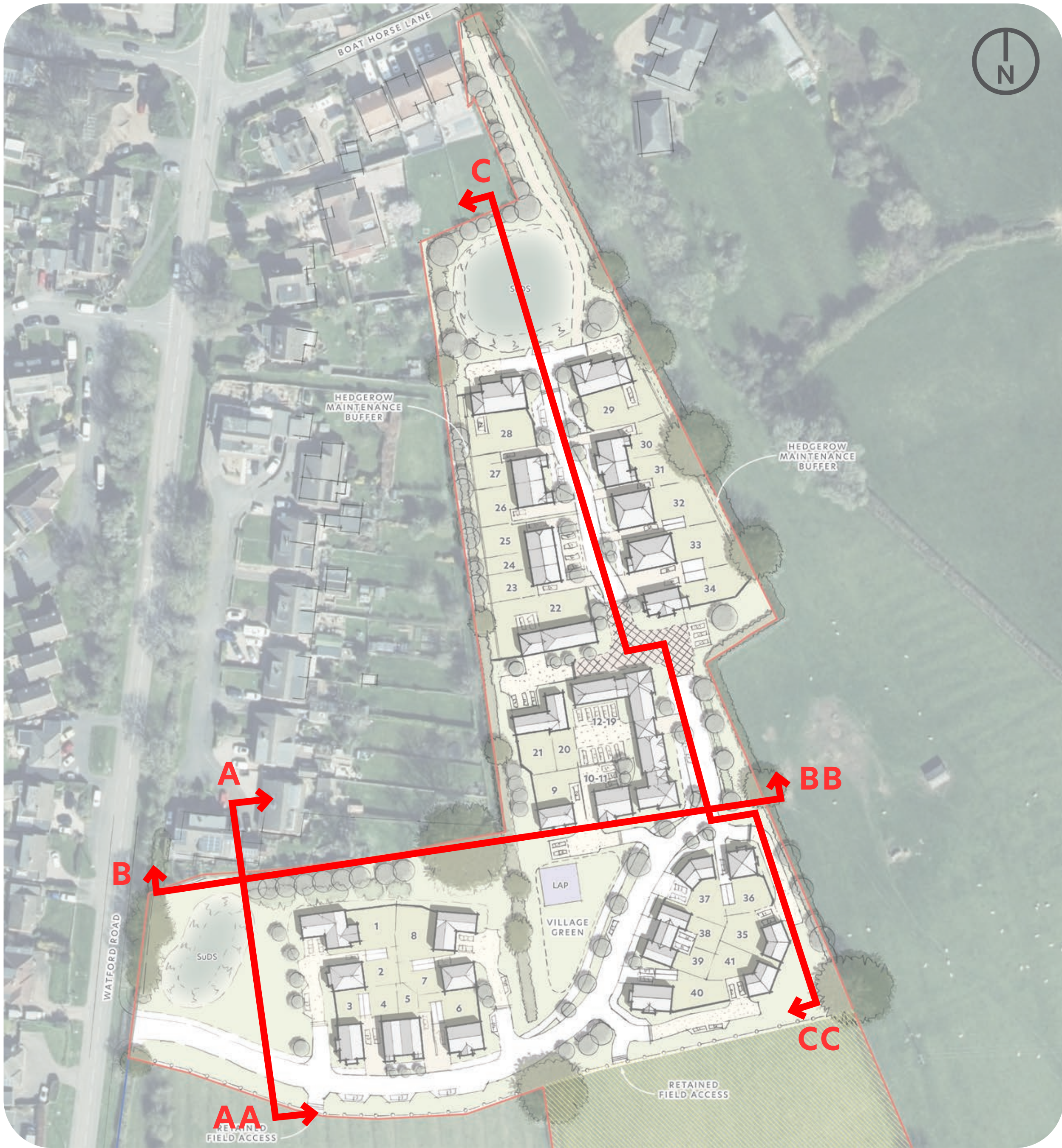
INDICATIVE SECTION NORTH - SOUTH THROUGH WESTERN PARCEL

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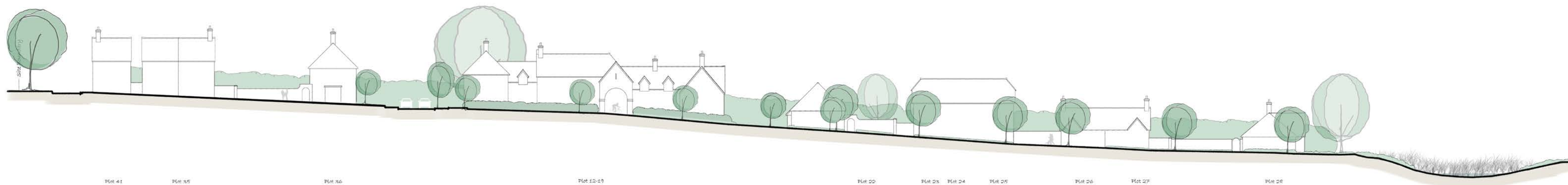


INDICATIVE SECTION EAST - WEST THROUGH THE EASTERN PARCEL

BB



SITE SECTION LOCATION PLAN



INDICATIVE SECTION NORTH - SOUTH THROUGH EASTERN PARCELS

C



# LANDSCAPE AND ECOLOGY

## Proposed landscape and ecology strategies for the site

### LANDSCAPE DESIGN PRINCIPLES

- Site is visually well contained due to undulating landscape, adjacent built form and surrounding vegetation.
- Trees and hedgerow along the western boundary provide screening of the site when viewed from Watford Road.
- Glimpses of the site from Boat Horse Lane with limited views of the site from elsewhere in the landscape to the east.
- Available views of the Grade I listed Church of St Margaret from internal areas of the site.
- Landscape-led approach to development which responds sensitively to the rural, settlement edge context of the site, having carefully considered relevant guidance including the Crick Village Design Statement.
- Important landscape features on-site and around the perimeter will be retained aside from where access is required.
- Existing features will be enhanced by native plant species to screen the proposals from neighbouring properties whilst respecting the rural edge setting of the site.
- Visual impact further lessened through the sensitive use of building heights and the positioning of the new homes.
- Views of the Grade I listed church from within the site will be retained similarly.

### ECOLOGY STRATEGY

- Ecological surveys including detailed botanical assessment of the grassland have been carried out on the site and surrounding area.
- Site is well separated from ecologically designated sites, including SSSIs and Local Wildlife Sites.
- The land currently supports species-poor, agriculturally-improved grassland of low ecological value.
- Existing native hedgerows are of value, supporting several trees and providing foraging and nesting opportunities for birds.
- Hedgerows and trees to be retained, other than a short length where the proposed Watford Road access is located.
- Proposals include an area of land in the south of the site within which flower-rich grassland will be created. Pollinating insects will be attracted to this area which in turn, will provide food for a variety of birds.
- Additional new habitats within the site will include native hedgerows and trees.
- Bird and bat boxes will also be incorporated in the development.
- The proposals comply with the biodiversity gain hierarchy, avoiding/minimising impacts on valued habitats.
- The proposals would provide a net gain in biodiversity, with part of this delivered outside the red line development boundary.



LANDSCAPE STRATEGY PLAN





# HIGHWAYS, HERITAGE, DRAINAGE & TREES

Additional information relating to access for vehicles, pedestrians and cyclists

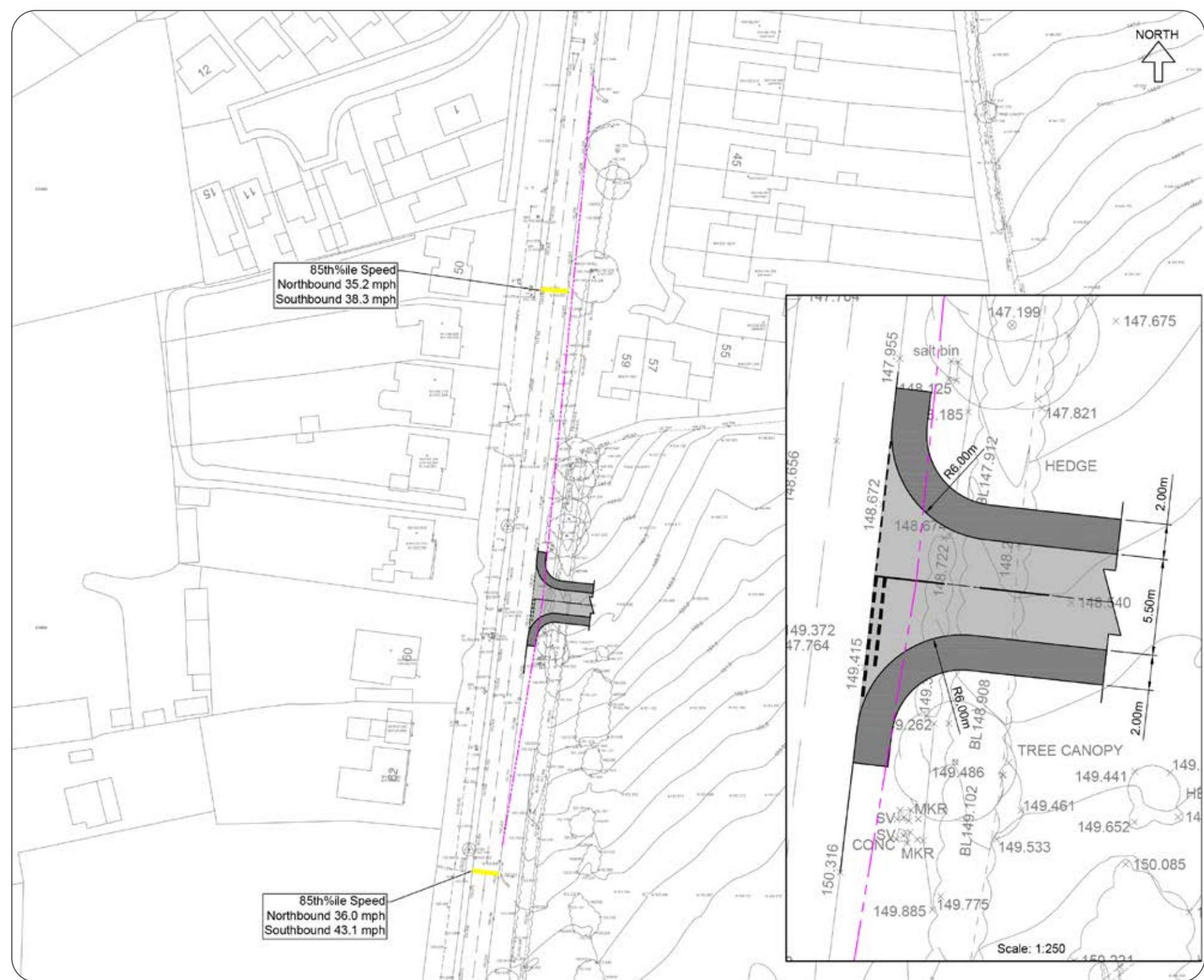
## HIGHWAYS

### Access

- Principal vehicle and pedestrian priority access junction off Watford Road.
- Pedestrian access will provided onto Boat Horse Lane including a new connection to existing footways.

### Accessibility

- The site is accessible and within suitable walking and cycling distance of many facilities located within Crick.



PROPOSED ACCESS STRATEGY

## HERITAGE

- Views from the western field towards the tower and spire of the Grade I listed Church of St Margaret of Antioch in Crick.
- The church is seen against a foreground of ridge and furrow. This historic agricultural feature contributes to the wider setting of the church and the setting of the Crick Conservation Area. The importance of the ridge & furrow feature will largely be retained provided a large section remains.
- While these views are not currently publicly accessible, the layout and height of the proposals in the western field have been designed to preserve the views to the church.



VIEW TOWARD CHURCH OF ST MARGAREY OF ANTIOCH

## FLOOD RISK & DRAINAGE

### Flood Risk

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

### Drainage

- The site comprises two surface water drainage catchments.
- Land to the west falls towards Watford Road and will drain into the ditch located on the boundary with Watford Road.
- Land to the east falls towards Boat Horse Lane and will drain into the ditch in the north eastern corner of the site.
- Surface water drainage will incorporate Sustainable Drainage Systems (SuDS) including flow control, detention basins, permeable paving and rain gardens.
- Surface water managed to ensure no increase in the rate of runoff during a 1 in 100 year plus climate change event.
- Foul water will discharge to the existing adopted sewers. Severn Trent Water has confirmed that these have adequate capacity.



PROPOSED DRAINAGE STRATEGY

## TREES

- A detailed tree survey identified that the trees are relatively typical for agricultural fields within the area, with the trees predominantly located along the boundaries.
- Common hawthorn and blackthorn hedgerows form low-level boundary screens, with individual trees adding further height.
- The existing tree population is predominantly semi-mature to early-mature common ash specimens.
- The proposal aims to increase species diversity and canopy cover throughout the Site. New tree planting has been included throughout the scheme to help ensure this is achieved.
- The scheme ensures that the existing trees are provided with a suitable offset to ensure they are allowed sufficient space to mature, without negatively impacting occupants of the Site.



EXISTING TREES WITHIN THE SITE

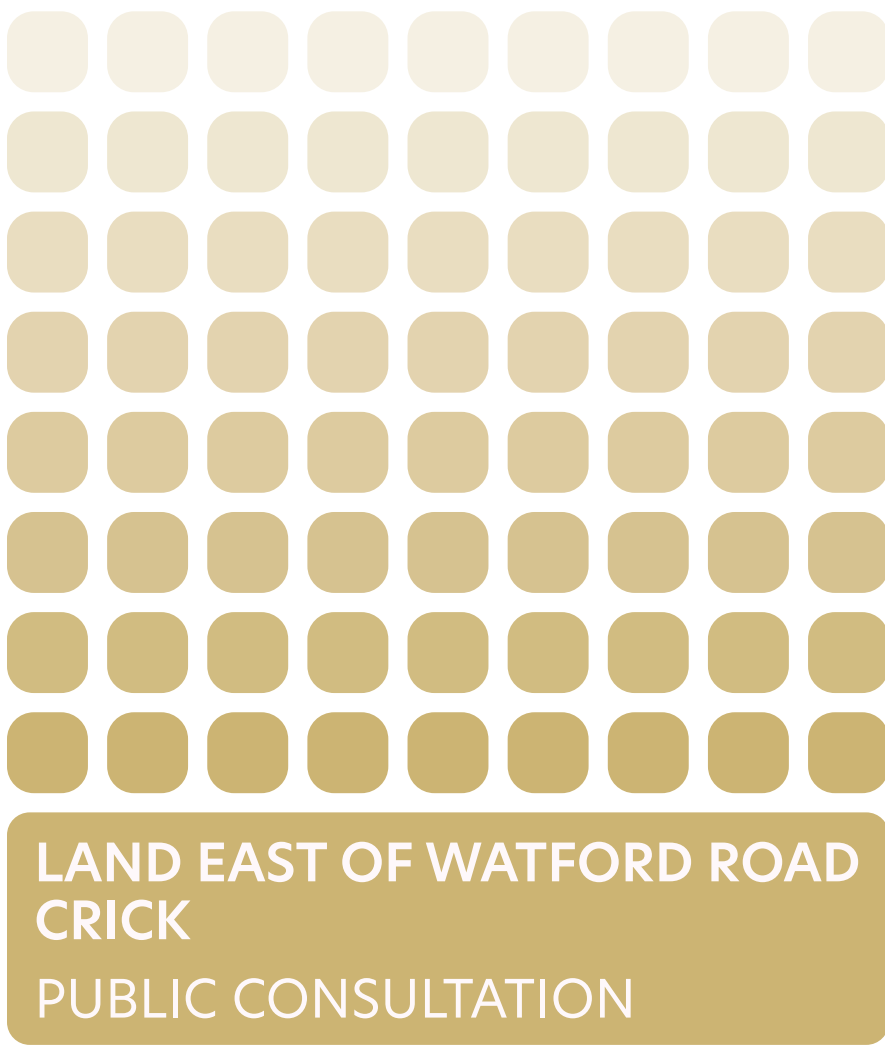


EXISTING TREES ALONG WATFORD ROAD



# FEEDBACK

## WHAT HAPPENS NEXT?



Thank you for taking the time to look at our proposals. Your feedback is particularly important considering that this is a proposal for the village.  
**If you have any questions, please ask a member of our team.**

All comments will be considered as we finalise our proposals. We will also continue to liaise with Crick Parish Council up until the point of the submission of the planning application to ensure our objectives and timescales can be shared.

## DO LET US KNOW WHAT YOU THINK BY PROVIDING YOUR COMMENTS

YOU CAN SEND US YOUR FEEDBACK IN THE  
FOLLOWING WAYS



**TODAY:** BY COMPLETING THE FEEDBACK FORM



**EMAIL:** [INFO@ARPLANNING.CO.UK](mailto:info@arplanning.co.uk)



**POST:** ARMSTRONG RIGG PLANNING  
THE EXCHANGE  
COLWORTH SCIENCE PARK  
SHARNBROOK  
BEDFORD  
MK44 1LZ

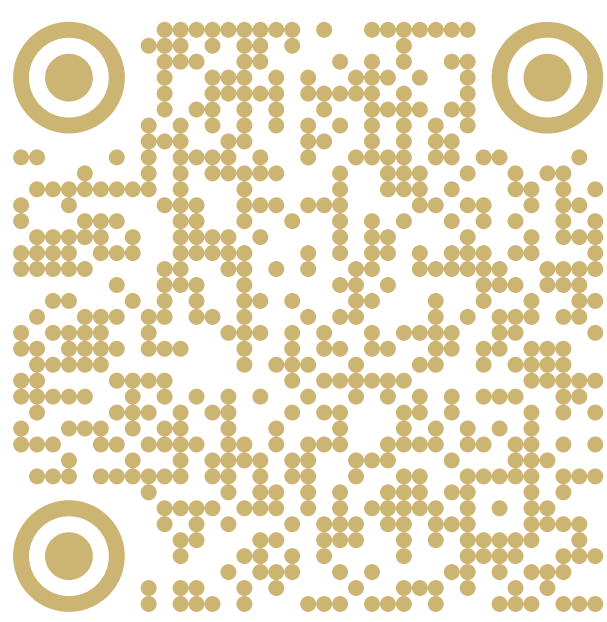
## WE ANTICIPATE THE KEY MILESTONES TO BE AS FOLLOWS

**AUTUMN 2025**  
APPLICATION SUBMISSION

**SPRING 2026**  
PLANNING PERMISSION

**SUMMER 2027**  
START ON SITE

You can also make comments on our website:  
[WWW.MANOROAKHOMES.CO.UK/PROJECT/CRI-081](http://WWW.MANOROAKHOMES.CO.UK/PROJECT/CRI-081)



WE WOULD APPRECIATE RECEIPT OF YOUR  
COMMENTS NO LATER THAN **11TH OCTOBER 2025**