

Welcome to Our Public Exhibition

Today's exhibition is about a proposed development of up to 16 new homes on land to the rear of Lingles Farm, Ravensthorpe.

We are currently preparing a detailed planning application for the proposed scheme and we want to find out what the local community thinks about our current plans before we finalise the application for submission to Daventry District Council.

This is your chance to find out more about our proposals and provide your feedback. We are also keen to hear about any local issues and concerns which you feel should be considered and addressed as our plans progress.

This is your chance to help shape future development in Ravensthorpe.



Why has this site been chosen?

Our proposed development site is located to the rear of the Lingles Farm and currently consists of a hard standing/contractor's yard and a series of former agricultural buildings which have been in commercial use for a number of years. There is also an office building on the site.

The redevelopment of this site for new homes would result in visual and environmental improvements to the surrounding area through the demolition of unsightly outbuildings and opportunities to enhance the special landscape within which the site lies. Changing the site from commercial use to residential would also reduce the number of vehicles, particularly HGVs, coming to and from the site.

The redevelopment of this site would also make use of land which has been previously developed, rather than encroaching into greenfield countryside land to build houses. New homes in Ravensthorpe would also provide social and economic benefits and would help to support the local services in the village.

Ultimately, this proposal for a small development of well-designed homes which will integrate with the village of Ravensthorpe, will help to provide a wider choice of high quality homes in this sought-after location.



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About the Site

Every development site is affected by certain characteristics and issues which must be addressed as part of the preparation and design of a new planning application. This may include things such as views from the surrounding areas and the protection of important wildlife habitats. Each site will also have features which we can make the most of in the design of a development, such as views from the new homes to neighbouring land and landscape features which can be retained.

The key 'constraints and opportunities' associated with this site include:

- Retention and improvement of landscape buffer on the edge of the site
- Sensitive design to create soft edge to countryside
- Sensitive design to reflect the local character of Ravensthorpe
- Provision of housing mix to suit local needs including affordable housing



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Key issues to be addressed

Highways and Access

- Access to the site is from West Haddon Road and is currently used to access the site and Lingles Farm
- Car parking is provided for all homes. The three and four bedroom homes have the benefit of a garage

Landscape

- The site sits within a designated Special Landscape Area, meaning development must be sympathetic and appropriate to the local landscape
- There is existing native boundary landscaping at the site adjacent to the countryside, which should be retained
- Landscape has been incorporated as an integral part of the design approach for the development

Views

- The site sits behind Lingles Farm and is not visible from the street scene of West Haddon Road
- Views from the countryside will be softened through landscaping

Ecology

- Landscaping can help to enhance and create wildlife habitat which can aid biodiversity and ecological benefits

Community contributions

- The development will make contributions towards Daventry District Councils 'Community Infrastructure Levy' (CIL) which is a charge used to fund infrastructure improvements to manage the impacts of development and support population growth



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The layout of our proposed development

The plan pictured below shows an emerging layout, detailing how the proposed new homes, internal roads and landscaping within the development could be arranged, taking into consideration the key issues and characteristics of the site.

If you have any comments on the layout of our development we would be pleased to receive your feedback. We will take this into account in preparing the final development layout for submission as part of the detailed planning application.

About our proposals – key details

- Demolition of existing buildings
- Up to 16 new homes
- Mix of 2, 3 and 4-bedroom properties to suit a range of local needs
- 40% of homes (6 homes) would be provided as affordable housing via a local housing association. These would comprise of both affordable rented dwellings and shared ownership.
- Vehicular access into the site off West Haddon Road
- Landscape retention and enhancements to create a soft edge to the countryside



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How our new homes could look

We are currently seeking detailed planning permission for our proposed development, which would not only establish the general principle of development on the site with access from West Haddon Road, but also the detail and design of the new homes. We have therefore explored some design principles of how the new homes could look. These have been considered in the context of the recently updated Ravensthorpe Village Design Statement.

The images below show some 3D visualisations of how the development and design of the homes could look as well as the materials to be used. The design and materials have been chosen to create an individual design for the development whilst also respecting and complementing the character of Ravensthorpe.



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What happens now?

- Once you have viewed our exhibition boards and discussed our proposals with the project team, please complete one of the feedback forms provided and leave it with a member of staff
- Alternatively, you can take a form home and post it to the following address:

Ravensthorpe Consultation
Kingston Real Estate
228 Wellingborough Road
Northampton
NN1 4EJ

- If you prefer, you can submit your feedback form via email to newhomes@kingstonre.com
- The information on display at this exhibition is also available to view online at www.kingstonre.com/Ravensthorpe-Consultation
- Comments should be submitted no later than 2 March 2018
- All feedback received before the closure of our public consultation period will be considered as our planning application is finalised.



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