

Introduction

Thank you for taking the time to view this public exhibition and find out more about Gladman Development's latest proposals to develop a new sustainable community of up to 245 high quality homes on land at Braybrooke Road.

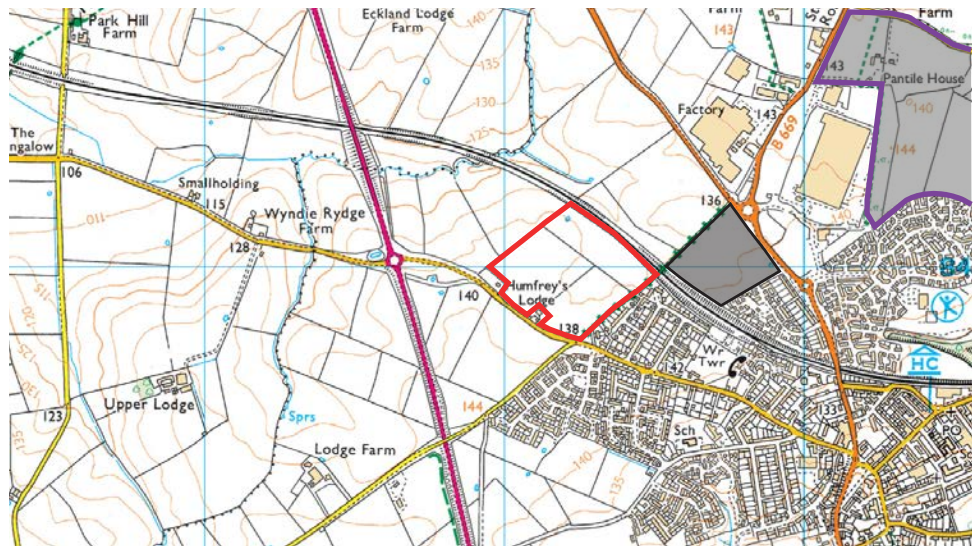
Gladman Developments Ltd have successfully invested in communities throughout the UK over the past twenty years, developing high quality and sustainable residential, commercial and industrial schemes. These panels illustrate our emerging outline proposals for a new residential development on Land at Braybrooke Road, Desborough.

The Site

The site is located at the western edge of Desborough, Northamptonshire. The site adjoins the existing settlement edge along its south-eastern boundary. The north-eastern boundary of the site is defined by a railway line, beyond which are areas of industrial and modern residential development. The location and extent of the site is illustrated by the red line on the plan opposite.

The Need for New Housing

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in light of the presumption in favour of sustainable development.



Site Location Plan

	Site Boundary		Residential development off Harborough Road		Desborough North SUE (Consent for 700 dwellings)
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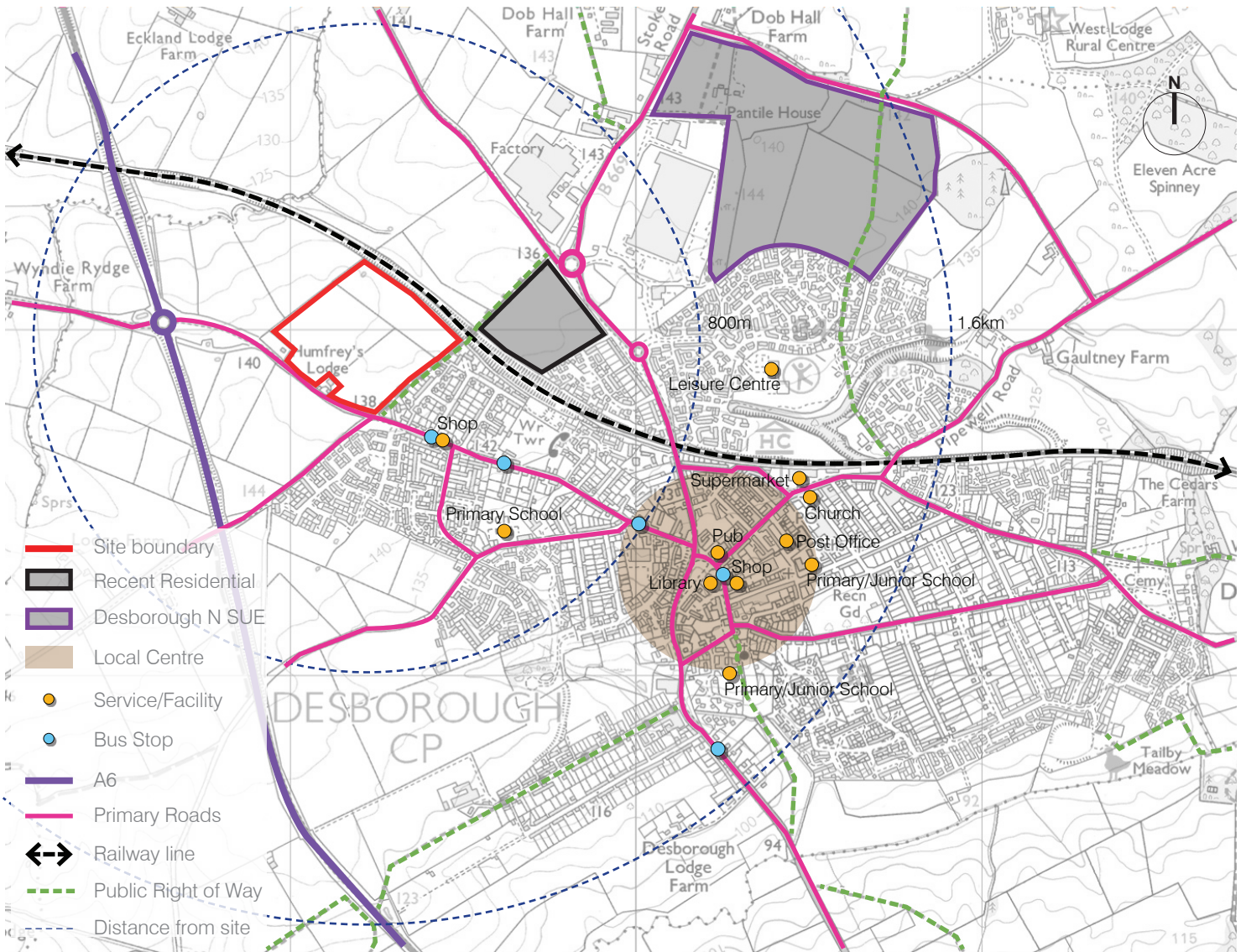
The Application

Gladman Developments Ltd intends to submit an outline application for up to 245 new homes, of which 30% would be affordable, to Kettering Borough Council. This would establish the principle of development and determine the access arrangements. All other details would form part of subsequent applications if planning approval is granted. The key features of the proposals are as follows:

- Up to 245 new homes, of which 30% would be affordable;
- Access from Braybrooke Road via a new roundabout;
- New areas of public open space, a circular footpath, woodland planting and children's play area;
- New pedestrian connections to the existing Byway.

A Sustainable Location

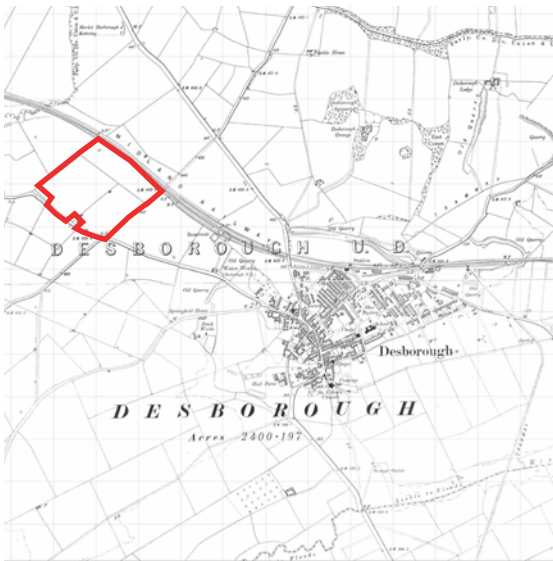
The site is well located within walking and cycling distance of a range of local services and facilities including a primary school, junior school, leisure complex, bank, supermarket and healthcare facilities. Desborough is well served by public transport with connections to Kettering and Northampton. A number of bus stops are located to the south-east of the site along Braybrooke Road.



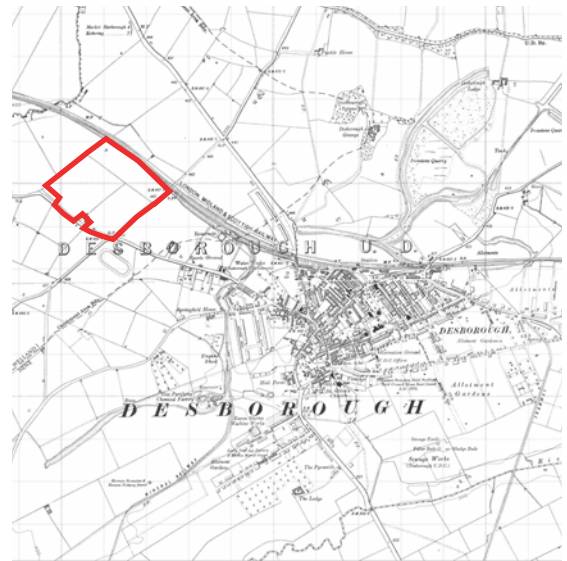
Services and Facilities Plan

Historic Development

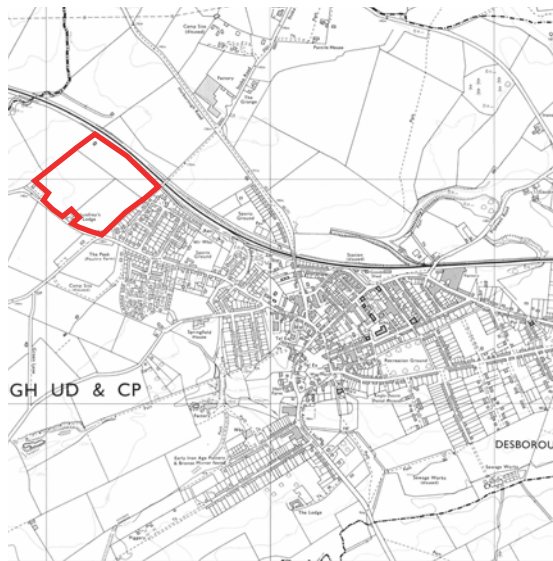
The historic maps below show the site in the context of the historic growth of Desborough. The town has been occupied since pre-historic times, remaining a small rural settlement until the 18th and 19th centuries when a succession of industrial activity took place which culminated in the development of the boot and shoe industry. The plans demonstrate how the town has expanded to the north and west with an area of recent modern residential development directly to the north-east of the site off Harborough Road.



1899



1938



1971

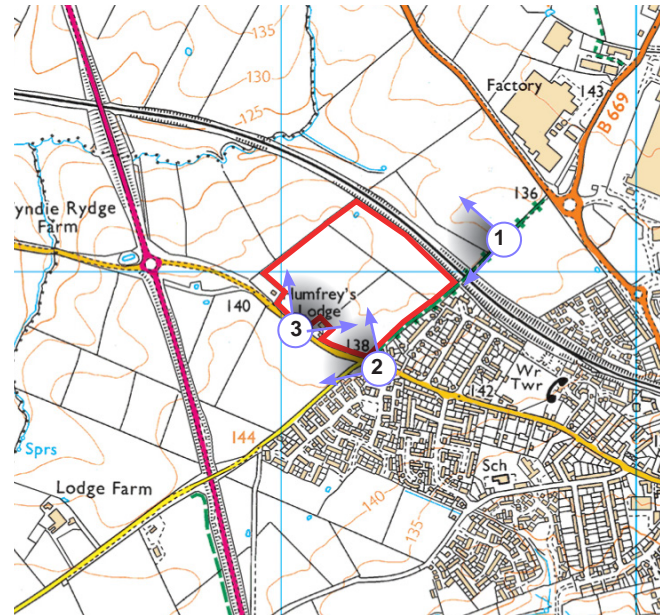


2014

Landscape and Visual Appraisal

The site is located at the western edge of Desborough. The site comprises three gently undulating agricultural fields, which are currently in use as grazing land. Fields are generally bound by mature hedgerows and trees, which help to provide a strong degree of visual enclosure. Surrounding land uses are varied and include large areas of modern residential and industrial development and agricultural fields. The north-eastern boundary of the site is defined by the railway line. The A6 extends north-south across the wider landscape to the west of the site.

Whilst longer distance views of the site and existing settlement edge from the surrounding landscape are possible, these are filtered and screened to varying degrees by vegetation around the site perimeter. Vegetation along the site boundaries also helps to screen closer proximity views from Braybrooke Road, nearby residential properties at Pevrel Place and the byway that runs along the south-eastern boundary.



Viewpoint Location Plan



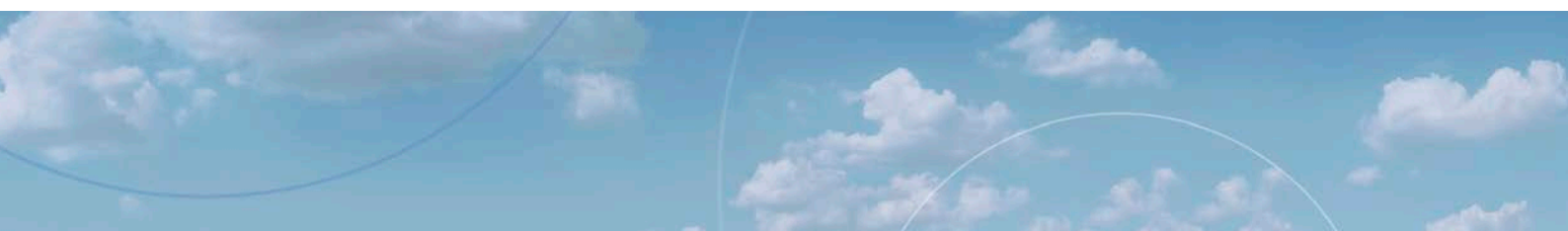
Viewpoint 1: View west from Straight Furlong BOAT (Byway open to All Traffic)



Viewpoint 2: View north from Braybrooke Road


















Viewpoint 3: View north-east from Braybrooke Road



Constraints and Opportunities

The site poses few environmental constraints to the type of development proposed. Existing views and landscape features would be protected with development of the site representing an opportunity to reinforce existing planting and provide new connections into the existing Byway along the south-eastern boundary.



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|  Site Boundary |  Close Proximity Views |  Potential Connection to Byway |
|  Existing Settlement |  Potential Longer Distance Views |  Existing Pumping Station |
|  Existing Trees and Hedgerows |  Byway open to All Traffic (BOAT) |  Potential Location for drainage |
|  Site Contours and Slope Direction |  Potential Vehicular Access |  Consider Relationship with Existing Residential Properties |
|  Existing Waterbody |  Potential Pedestrian Connection |  Potential to Create new Wooded Settlement Edge |

Development Framework

The Development Framework has been informed by the constraints and opportunities of the site and its surroundings. Existing trees and hedgerows would be retained within a network of green corridors and public open spaces. New woodland planting is proposed along the north-western boundary in order to create a soft, positive settlement edge.



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| Site Boundary | New Tree Planting | Existing Connection to Byway |
| Residential Area (8.18Ha)
Upto 245 Dwellings at 30dph | Potential Location for SuDS | Existing Trees and Hedgerows |
| Potential Vehicular Access | Potential Pedestrian/Cycle Route | Existing Waterbody |
| Green Infrastructure (5.22Ha) | Byway Open to All Traffic (BOAT) | Existing Pumping Station |
| Equipped Play Area | Potential Pedestrian Connection | |

Thank you for taking the time to view our proposals

Your comments and suggestions are welcomed and will be taken into account as we develop and submit the final planning application. All comments and feedback received will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted, you will also be able to make further representations to Kettering Borough Council. Your comments will be taken into account before a decision is taken on the application.

You can keep up to date with the progress using our dedicated website which provides further information and includes an online feedback form for making comments.

Comments

Comments can be sent in the following ways:

Website: www.your-views.co.uk/braybrookeroad

Email: comments@your-views.co.uk
(Please use "Braybrooke Road" as the subject line)

Post: Your Views - Braybrooke Road
Gladman House
Alexandria Way
Congleton
CW12 1LB



Public Consultation Leaflet

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted

As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.