Introduction

Gladman Developments are proposing a new residential development of approximately 230 homes on land off West Street, Stanwick.

We want to hear your views ...

This consultation provides the community with their first opportunity to comment on and help shape the development proposals. As well as seeking your views we are currently contacting a number of organisations and groups in the local area.
The need for new housing

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

East Northamptonshire Council do not presently have a 5 year supply of housing land as required by government policy. Approval of this development will help towards addressing the present shortfall of housing within the District.

What is proposed?

- A residential development of approximately 230 new homes of varying sizes, types and tenures.
- An agreed number of these new homes would provide affordable housing for local people.
- On site Public Open Space with recreational facilities.
- The opportunity to provide new landscape planting to complement the existing hedgerows and trees.
Why is the site suitable for development?

Stanwick supports a range of services and facilities which are used by both residents of the village and those in the surrounding rural area. The proposal will provide new homes to sustain the vitality and viability of the local community.

The site is well located with good access to existing community facilities and the local public transport network. Vehicular access to the site is provided to the south from West Street. Opportunity exists to create a new vehicular access off West Street midway along the southern edge of the site's boundary.

The site is characterised by a mature boundary hedgerow interspersed with some significant, mature trees. This periphery vegetation serves as a valuable wildlife corridor around the site whilst simultaneously serving as a physical and visual buffer to the surrounding context.

The residential area to the east of the site takes the form of typical suburban blocks made up of detached and semi-detached units. The properties on the western side of Dolben Avenue have rear gardens backing on to the site.

There is a varied topography across the site. The area nearest West Street is relatively flat. The site slopes steeply from the south west to the north east.

A small electrical substation is situated in the south east corner of the site. The main infrastructure is the gas main running north-south as well as the sewer main.
LAND OFF WEST STREET, STANWICK
Opportunities

The primary opportunities for this site are:

- Relocate Access further east along West Street.
- Improve access to public open space and existing public footpaths
- Provide usable recreation space for the village along the western boundary, utilising the transitional space between the village and Stanwick Lakes.
- Incorporate existing hedgerow and adjacent field drain as a green corridor and pedestrian connection to Stanwick.
- Utilise existing landscape features to create high quality landscape entrance to the site and Stanwick Village.
The primary constraints on this site are:

- Gas main running north-south at the western edge of the site.
- Hedgerow and field drain which run east-west and bisect the site to be retained.
- The northern field has a relatively steep slope that falls south west.
- Small electrical substation located to the south east of the site.
- Mature vegetation which currently gives definition to the site's boundaries to be retained.
- Sewage main running through site to be accommodated.
Our approach to the design was:

- to identify key areas of open space formed by the axial north south and east west green corridors.
- to create distinct access and movement routes into the site.
- to identify distinct areas of potential residential development, stitched together by a green link.
The four character areas are:
1. Gateway
2. Green View Edge
3. Park Edge
4. Open Space

Density and Unit types
The proposed scheme provides a natural extension to Stanwick and delivers 230 units on this 10.66ha site at an average density of 30 dwellings per hectare.

Access and Movement
The primary movement network comprises one looped road running from West Street in the south to the north west of the site.

A secondary emergency access is located to the south east of the site.

Open Space
The scheme delivers 3ha of open space. The area is conceived as a natural landscape with a formalised path running the length of the park north-south.

In the southern half, the open space will be formalised with playing fields.

A green spine connects the open space to the pedestrian footway on West Street and allow for a new pedestrian route across the site. A local play space will be located within this area.
Character Area 1: The Gateway

Development: The development has been set back significantly from West Street in order to create an attractive landscape setting. A number of outward facing homes are proposed at the Gateway area, which will create a positive relationship with the street scene while providing passive surveillance at the neighbourhood’s primary entrance.

Landscape: A strong landscape led approach to this area is critical in achieving the desired character. As such, existing vegetation should be strengthened where applicable.

Character Area 2: Green View Edge

Development: The central path is one of the key routes with its mature hedgerows providing a scenic route between the countryside and the Village Centre.

Landscape: The existing pathway and landscaping is to be retained and many of the new homes will be laid out and positioned to overlook this route.
Character Area 3: Park Edge

Development: At strategically located areas the development opens up onto the landscape with corner buildings turning the corner and facing the park. At other areas gardens face onto the park.

Landscape: The creation of landscape gateways at the junctures between the development and the park will connect the development both physically and visually with the park.

Character Area 4: Open Space

Landscape: The park is proposed as a grassland meadow in its topographically steeper northern half which will ease the transition between urban and rural.

In the south the park will provide more formalised open space due to the more gradual topography.

Strongly defined boundaries will help the space read as a single entity and also ensure a limited loss of visual amenity for users. Both formal and informal play will be catered for and it is proposed to locate an equipped area.
Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments 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 East Northamptonshire Council who will take these into account before making their decision on the planning application.

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

www.your-views.co.uk/stanwick

Should you require a printed copy please write to:

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