

Harborough Road

Desborough

Ashberry



Source: Earth-Image

Frequently Asked Questions



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Ashberry Strategic Land, Harborough Road, Desborough

Frequently Asked Questions

1. What type of planning application will you be submitting?

We will be applying for outline planning permission. This means that we will be seeking approval to the principle of developing the land but not the detailed design of the proposals. If we are granted outline planning permission, we will make further applications to the Council for the approval of details such as the layout of the development, landscaping and the appearance of the proposed houses (known as Reserved Matters). The only detailed aspect of the proposals that we may wish to fix and obtain approval for via the outline application is the means of access to the site.

2. When will the application be submitted?

We are hoping to be in a position to submit the application around the end of April.

3. Will we get a chance to comment on it?

Yes. When the application is submitted, the Council will advertise the fact that they have received it and will invite local people to comment on the proposals. The Council is required to take into account any comments it receives when it determines the application.

In addition, any comments that we receive during this pre-application consultation stage will be recorded, considered and reported to the Council in a Statement of Community Engagement that will accompany the planning application.

4. Where are you proposing to build?

The site we are proposing to develop lies to the south-west of Harborough Road on the north-western edge of Desborough, just beyond the development currently being constructed by Bloor Homes.

5. Why are you proposing to build in this location?

There are a number of important reasons. These include:

- North Northamptonshire has a substantial need for new housing and it can't satisfy this within the urban areas. So it is necessary to look to greenfield sites like this one to deliver the homes that the area needs.
- The site is in a sustainable location; it is immediately adjacent to Desborough and is close to services, facilities and employers.
- The site does not pose any major technical or environmental constraints and we can provide safe access to it, meaning that our proposals for the site are deliverable and can contribute to the Council's housing supply quickly.

6. How many houses are proposed?

We are proposing to deliver approximately 265 new homes on the site.

7. Will there be houses that local people can afford?

Yes. The development will contain a broad range of house types and sizes and 30% of the houses that we build will be 'affordable'; that is available via a Registered Provider of affordable homes to rent or own.

8. What will the houses look like?

At this point in the process, we can't say. The design of the proposed houses will be fixed later, at the Reserved Matters stage (i.e. after outline planning permission has been granted).

9. Is there any outdoor space being provided?

Yes, the scheme will provide new areas of publicly accessible open space that is likely to include children's play and footpath routes.

10. How does your open space and play provision compare to what is required by the Council?

The play and open space provision within the development will be compliant with the Council's adopted requirements.

11. How will you protect the wildlife that is on site?

We have carried out extensive surveys of the site and the habitats and wildlife that it contains and we have designed and will deliver the proposals in a way that not only protects the plants and animals that are on site currently but significantly enhances the environments they use and occupy. Overall, we will be delivering at least a 10% net gain in biodiversity on site.

12. Why are there ponds shown within the development?

These are surface water attenuation basins. They are needed to manage and contain surface water flows during storm events. Although they are shown blue on the masterplan, they will not be permanently wet. Any water that gathers in the basins during storm events will gradually filter into the ground below the basins afterwards, or will route to the existing watercourse in the south-western part of the site.

13. How will the development impact on local schools and services such as Doctors and Dentists?

When the planning application is submitted, infrastructure providers such as the Local Education Authority, the NHS and the Local Highway Authority will assess the proposals and form a view on the impact that the development will likely have on existing infrastructure. If they consider it necessary for things to be done to mitigate the effects of the proposals, they will identify what these are and will require the development to fund or deliver necessary works.

14. Will you be improving local bus services?

Existing bus services will be extending into the adjacent Bloor development in due course. We have reached out to Stagecoach to discuss whether the same services could be extended to connect into our site. We will include an update on this when we lodge our planning application.

15. How will the traffic that is generated by the development be accommodated?

We have undertaken a detailed assessment of Harborough Road to ensure that we can gain safe access to the site and we are satisfied that we can deliver appropriate points of access in line with the relevant design standards. We are currently in the process of analysing how wider highway network is operating currently, including key junctions in the local area, and how traffic generated by the proposed development will impact on these. If the analysis indicates that the likely impacts of the development require mitigation, we will agree such mitigation schemes with the Council. The full assessment will be included in the planning application.

