

INTRODUCTION

We welcome you to view proposals for the redevelopment of a substantial range of former agricultural buildings at the former dairy farm, Braybrooke Road which now forms part of the Arthingworth Estate.

The site of these buildings is shown on the plan below showing the site and village. The farm ceased as a fully operational dairy farm in approximately 2009. The form and scale of buildings on this site are shown on the next board in a series of photographs. The developed site extends to some 0.98 hectares (2.42 acres). The amount of built floorspace extends to some 3,800 sq. metres (40,900 sq. feet) and the amount of concrete and hardstanding area (including buildings) amounts to some 9,200 sq. metres (99,000 sq. feet).

RESIDENTIAL USE

This redundant range of substantial and permanent buildings represents a wasted asset to the village.

It is considered that some of the buildings could be re-used for residential purposes with the benefits of the Town and Country Planning (General Permitted) Development Order 2014 which allows the change of uses of agricultural buildings to residential purposes, subject to conditions and limitations (Class MB) without requiring a specific grant of planning permission.

It is acknowledged that not all the buildings on this site could be so used for residential purposes without the granting of additional planning permission.

INDUSTRIAL/STORAGE USE

It is further considered that subject to detailed analysis of key planning issues such as traffic generation, and noise emissions, that this range of redundant buildings could be used, with the benefit of planning permission, for commercial purposes including storage, and industrial purposes. National planning policy generally supports economic growth in rural areas by taking a positive approach to sustainable development through, inter alia, 'expansion of all types of business and enterprise, built through conversion of existing buildings and well-designed new buildings.' (National Planning Policy Framework – known as The Framework).



THE PREFERRED OPTION

The current owner of the site, Dr Dallas Burston, proposes re-development of this site for housing to support local people. The illustrative layout and the principles of the scheme are shown on the following display boards.

It is proposed that the following is provided:

- 12no. 2 bedroom cottages for local people and families at a 20% discount to open market rental values.
- 2no. 2 bedroom bungalows for local people, aged 65 and over, at a 20% discount to open market rental values.
- 8no. 2 bedroom homes with the inclusion of an office area for local and new families to the village at open market rental values.
- 3no. 2 bedroom Thatched Cottages at open market rental values.
- 10no. Allotments for local and Arthingworth families.

It is accepted that this development would give rise to some additional traffic movement. A proposal of some 25 new homes is reasonably likely to generate an additional 16 two-way vehicle movements in the peak hours on the highway network (08.00 – 09.00; 17.00 – 18.00). It is reasonable to assume that the live/work homes would reduce the traffic movements and that 16 two-way vehicle movements is the worst case scenario. It is considered that this level of traffic increase would not result in residual impacts that could reasonably be held as being 'severe' (The Framework, paragraph 32).

It is proposed that the allotments are made available on a preferential basis for the Dairy Farm residents, followed by Arthingworth residents. The allotments would be available at an appropriate rent.



THE PROPOSAL

The layout illustrates the following mix of housing:

- 3no. Thatched Cottages
- 2n. Bungalows
- 12no. Dwellings
- 8no. Live/Work Homes

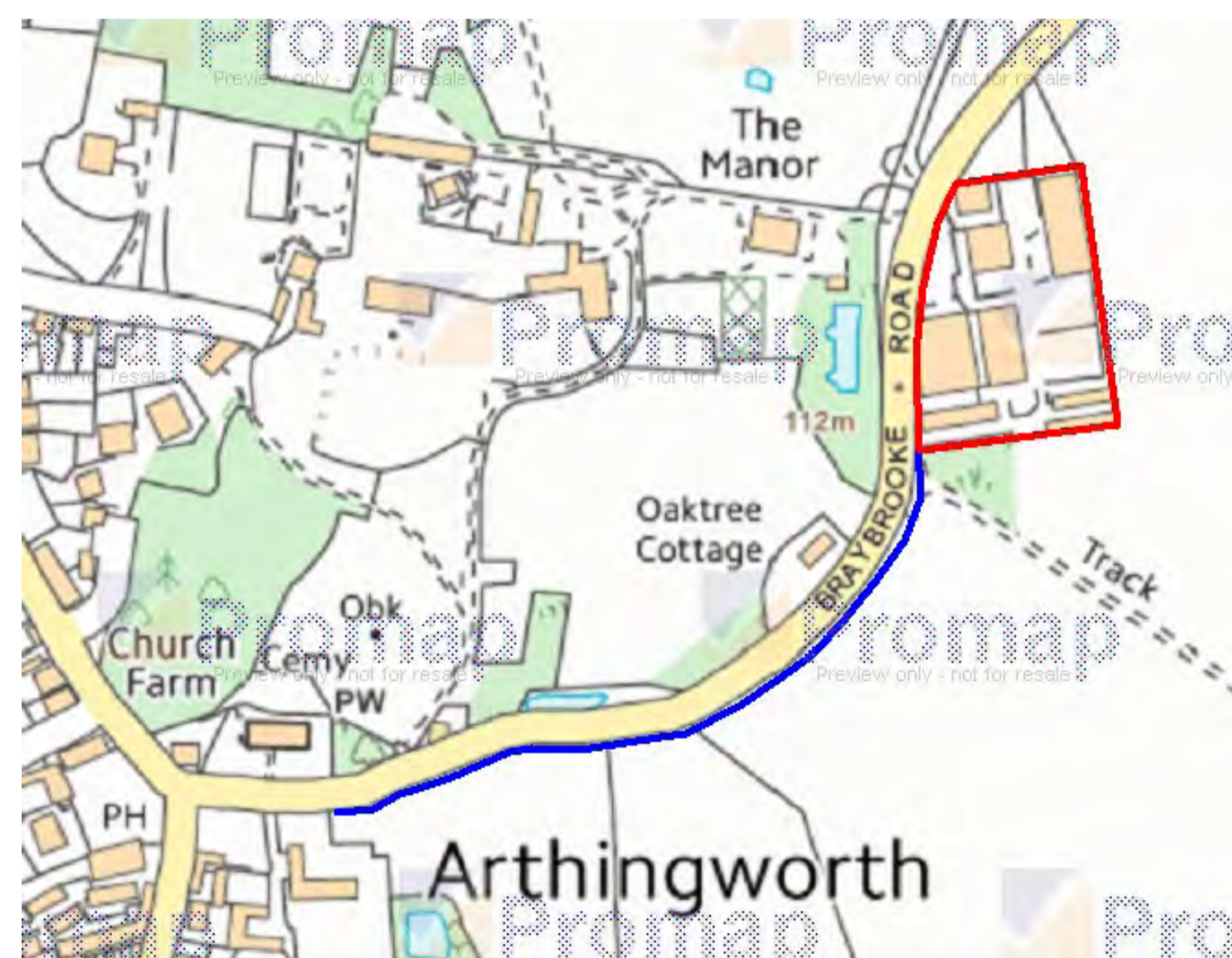
Materials proposed for the new homes comprise:

- Render
- Thatched Roofs
- Brick
- Tile Roofs

10no. allotments are proposed, each of approximately 200 sq. metres (2,150 sq. feet).

THE NEW FOOTPATH LINK

It is proposed that a footpath link is constructed between the site and the village, on land owned by Dr Burston. This link will take the form of a permissive path. The plan below indicates the proposed footpath link, as shown by the blue line.



THE CONCEPT

Paragraph 54 of The Framework states:

'In rural areas...local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.'

It is accepted that this site is not situated within the built-up part of Arthingworth, or immediately adjoining the edge of the village. The redundancy of this substantial range of buildings occurs on the site as it exists today. A tension with national and local planning policies is acknowledged. However a local plan can never make provision for each and every circumstance for development proposals. That is the reason the planning system is a plan-led system, not a plan determined system. These proposals should be considered on the basis of their individual merits. The provisions of the development plan will be the 'starting point' for determination.

The suggested arrangements by which these homes would be retained for local people are set out below.

Bungalows

Preferentially available to local persons aged 65 and over on a 20% discount to open market rent basis.

Dwellings

Preferentially available to local persons or families on a 20% discount to open market rent basis.

Live/Work Homes

Creating home based business, live/work can reduce the reliance on commuting, ensuring that more people work in their village as well as live there. This can help sustain local shops and services - reducing crime and boosting the sense of community. The provision of dwellings that lend themselves to home working with design features and room layouts supports economic growth in rural areas by taking a positive approach to sustainable new development.



VIEW AT ENTRANCE TO SITE



VIEW SOUTHWARDS ACROSS 'THE GREEN'

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Client DALLAS BURSTON
Project PROPOSED REDEVELOPMENT
OF SITE AT BRAY BROOKE ROAD
ARTHINGWORTH
Drawing INDICATIVE PERSPECTIVES
Scale nts
Date February 2015
Drawing No 5263_02

LOCAL QUALIFICATION

In order to qualify for these dwellings, it is considered the following criteria is used:

1. Is and has been a resident of Arthingworth for a period of at least 12 months.
2. Has been a resident of Arthingworth for at least three years out of the preceding five years.
3. Has for five years out of the preceding ten years been a resident of Arthingworth.
4. Is permanently or temporarily employed (in a contract no less than 12 months) within Arthingworth.
5. Is a person who has a close relative currently residing in Arthingworth for more than 5 years.

If these criteria are not met the following will be applied:

1. Is and has been a resident in the parishes adjoining Arthingworth for a period of at least 12 months.
2. Has been a resident in the parishes adjoining Arthingworth for at least three years out of the preceding five years.
3. Has been a resident in the parishes adjoining Arthingworth for five years out of the preceding ten years.
4. Is permanently or temporarily employed (in a contract no less than 12 months) within the parishes adjoining Arthingworth.
5. Is a person who has a close relative currently residing in the parishes adjoining Arthingworth for more than 5 years.

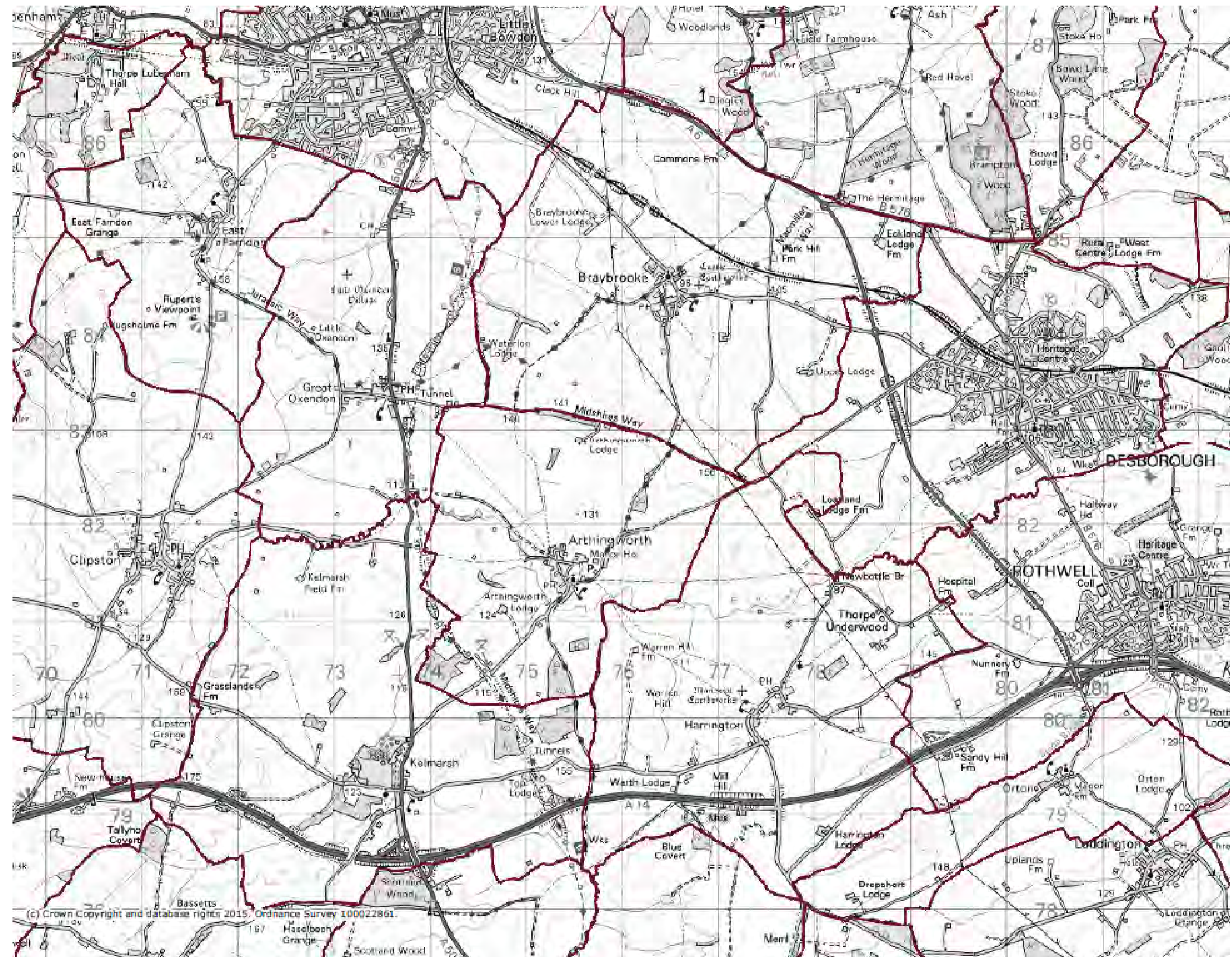
For the purposes of the above criteria, the parishes adjoining Arthingworth are:

- *Kelmarsh (Daventry District Council)*
- *Great Oxendon (Daventry District Council)*
- *Braybrooke (Kettering District Council)*
- *Harrington (Kettering District Council)*

If these criteria are not met the following will be applied:

1. Open market rentals

These arrangements would be secured by way of a Section 106 Agreement, imposed upon a grant of planning permission.



WE WELCOME YOUR COMMENTS

Thank you for attending this exhibition. We welcome your views on the principles of this scheme, and the suggested arrangements by which new homes may be available for local people.

Please fill in the Comments Form and place it in the collection box provided. If you take a form away with you and wish to post it to us, please send the completed form to Framptons.

Comments will be collated and assessed, so we would be grateful to receive comments promptly.

Any comments you make in response to this exhibition will not affect your right to comment on a planning application submitted to the local authority at a later stage in the process.



WHAT HAPPENS NEXT?

We will consider the representations received and finalise our proposals for the site, which are then likely to be submitted to Daventry District Council (DDC) as a formal planning application. DDC will undertake consultation in accordance with normal practice. The application is likely to take 13 weeks to determine.

We welcome your written feedback on the proposals, or a response via our website at

www.framptons-planning.com/projectsandconsultations/

If you wish to maintain in contact with the progress of these proposals please contact Miss Alex Barter at:

alex.barter@framptons-planning.com

Please ask a representative of Framptons attending the exhibition if you have any questions.

