

# Land South of Blakesley Hill Greens Norton



Richborough Estates and Fisher German LLP are preparing an outline planning application for new homes on land to the south of Blakesley Hill, to the west of Greens Norton.

## **We Want Your Feedback**

This leaflet has been prepared to illustrate the vision for the site and to seek residents feedback on the development proposals.

The communities response on the enclosed feedback card will help shape the finalised proposals that will be submitted in the planning application to South Northamptonshire Council.

## About Richborough Estates

This site is being promoted by Richborough Estates, a land promotion business who work in partnership with landowners, Councils, local stakeholders and the community to bring forward development schemes that deliver new homes and facilities that meet the needs of the local area.

At the forefront of their ethos, the Richborough team strive to create sustainable developments that are of high quality and integrate sympathetically with their surroundings.

## Land to the South of Blakesley Hill, Greens Norton

The Richborough team have responded to feedback from earlier planning applications and have reduced the size of the site to only the parcel of land directly south of Blakesley Hill. By reducing the size of the development site this also reduces the scale of the proposed development by around a half.

As a result, the new proposals seek planning permission for approximately 69 homes, including 35 affordable homes, enhanced landscaping, public open space, and drainage infrastructure.

The proposals are supported by a range of detailed reports and surveys which have helped to inform the smaller scheme.

### The Proposal

The benefits to be delivered by the development include:

- Provision of approximately 69 new market and affordable homes;
- A variety of properties types and sizes, including bungalows, starter homes and family housing, across varying tenures;
- Low density housing around the periphery of the development to help establish an informal rural edge character;
- Provision of well-surveilled public open spaces, including children's play areas, at key strategic locations within the development;
- Protection and enhancement of existing landscape features and biodiversity habitats;
- Opportunities to enhance existing community facilities and local infrastructure, including contributions to increase the frequency of the existing bus service to Northampton and Towcester; and
- A high quality development in a landscaped setting.

# Illustrative Masterplan



# Your Feedback

Richborough Estates and Fisher German LLP are keen to hear your views on the emerging development proposals before an outline planning application is submitted.

This will not be the last time you will be able to make comments on the proposals. Once the planning application has been submitted to South Northamptonshire Council, you will also be able to submit formal comments to the Council directly. These comments will be considered by the Council when they determine the planning application.

We are particularly interested in your answers to the following questions on the enclosed feedback card:

1. What types of housing do you think would be most suitable for the site?
2. Do you have any comments on the Illustrative Masterplan?
3. Please provide any other comments you have on the proposed development.

Please either post your completed Freepost feedback card, or send your comments via email to

[planning.consultations@fishergerman.co.uk](mailto:planning.consultations@fishergerman.co.uk).

Additional information can be viewed on Richborough Estates' Project Webpage:  
[www.richboroughestates.co.uk/project/greens-norton/](http://www.richboroughestates.co.uk/project/greens-norton/)

Please submit feedback by:

15th July 2020