Introduction

Johnson Mowat have successfully invested in communities throughout the UK for a number of years, developing high quality and sustainable residential, heritage, commercial and industrial schemes. These panels illustrate our emerging outline proposals for a new residential development on a site to the west of Easton on the Hill, Northamptonshire.

The Site

The site is located on the western settlement edge of Easton on the Hill. The site comprises a single, sloping, open agricultural field with an area of 4.56 hectares.

The site is defined by hedgerow boundaries on all sides with the settlement edge to the east, Stamford Road to the south and farmland to the west and north. Ketton Drift Bridleway runs along the site’s northern boundary and connects the residents of Easton on the Hill to its recreation ground which is to the west of the site.

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.

The Council has a demonstrable need for more housing and additional deliverable sites are required in order to meet this demand and maintain a five year housing land supply as required by National Policy.

The Application

Johnson Mowat intends on submitting an outline application for up to 115 homes to East Northamptonshire 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 outline proposals currently deliver the following:

- Up to 115 new homes (40% affordable);
- Access from Stamford Road via a new junction;
- New areas of public open space including tree and hedgerow planting, play features and habitat creation;
- New pedestrian connections; and
- Sustainable drainage basin designed to provide habitat for wildlife.
The site has good road links towards Stamford and the surrounding area. Stamford’s town centre is located to the north east of the site and contains a wide range of services such as shops, schools, a theatre and leisure centre. Within Easton on the Hill there are two pubs, a Nursery School, and a local shop. The closest train station is in Stamford and connects passengers to Birmingham, Cambridge and Nottingham. A Demand Responsive Bus Service runs Monday to Saturday and connects Easton on the Hill with Stamford and Peterborough. The A1 is located only a short distance from the site.
Historic Context

Historic Development

The historic maps below show the application area in the context of the growth of Easton on the Hill. The earliest 1884 map shows the site away from the settlement edge. The village itself is centred around West Street and Church Street. There is little change in the village or surrounding area between 1884 and 1950 other than the construction of a number of individual dwellings. The major development comes between 1950 and 1976 where a residential estate is built from the western edge of the village and extends Easton on the Hill to meet the eastern edge of the site. There have been some small pockets of development within the village since 1976. The surrounding countryside has remained in a similar state although fields have increased in size as farming techniques have changed.
Views and Local Character

Viewpoints

The site is located within Rockingham Forest Landscape Character Area. This landscape is a mix of woodland and large to medium-sized fields surrounding small villages. Fields are edged by hedgerows, mature trees or dry stone walls. Existing properties to the south and east in combination with Stamford Road on the southern boundary create a settlement edge character to the area. The site is not particularly visible from the surrounding landscape. When in close proximity to the development area it is viewed in the context of the existing settlement edge.

Local Building Styles

Easton on the Hill contains a variety of building types, ages and materials. The dwellings that adjoin the site are a part of a post 1950s council estate. These buildings are not representative of the distinct local character and as such this area could benefit from housing that reflects the local vernacular. The heart of the village is centred around the Conservation Area. Some traditional and modern styles are evident within the village. These dwellings are built using mainly buff coloured brickwork, local stone or a combination of the two. All Saints Church is located on the northern tip of the village and dates from the 12th Century, it is Grade I listed.
Constraints and Opportunities

The site is not located within a landscape which is covered by any local or national landscape designations. The proposals retain existing trees and hedgerows where possible and provide new areas of accessible greenspace and footway links for residents north to south across the development area. The slope of the site is its most prominent feature.
The outline proposals provide for a development of up to 115 new homes including a mix of house sizes and tenures. The layout provides a considerable area of public open space and a 15m wide green buffer on the western edge creating a softened settlement edge to Easton on the Hill. Proposed dwellings on the eastern boundary of the site will back onto the boundary and not face into the gardens of properties on The Crescent, The Close or West Mill. The scheme makes provision for play and footpath connections to the existing PRoW network and accessible public open space.
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 East Northamptonshire 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.johnsonmowat.co.uk/consultations/

Email: hello@johnsonmowat.co.uk
(use Easton on the Hill as the subject line)

Post: Easton on the Hill, Johnson Mowat Planning Ltd., Coronet House, Queen Street, Leeds, LS1 2TW

Johnson Mowat 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, Johnson Mowat 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, Johnson Mowat 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.