

# DAVIDSONS DEVELOPMENTS

BUILDERS AND PLACEMAKERS



BUILDING  
ON THE  
SUCCESS OF  
*the family heritage*



## Welcome

Davidsons Developments welcomes you to this public exhibition of plans for the proposed residential and associated development on land south of Kettering Road, Market Harborough.

Davidsons are proposing a residential scheme consisting of a mix of market and affordable homes and publicly accessible open space, along with a Primary School, playing fields, local retail centre and community centre, following the grant of outline planning permission on the site in February 2019.

Prior to submitting an application for the first phase of the development, we need to amend a number of elements from the current outline planning permission in order to take account of the additional work which has now been undertaken to understand more fully the site's constraints and opportunities; not least in relation to topography and site levels. We also want to provide you with further information about how the development will be delivered over the coming years.

## About Davidsons

Davidsons Developments is a family owned company based at Ibstock in Leicestershire. Established in 2007, the family has been building homes under a well-known brand for three generations. Our design approach is based on seeking to reflect the qualities of traditional towns and villages that make places distinctive, memorable and loved. We pride ourselves on delivering well-crafted homes that collectively sit together to create beautiful streets and spaces.

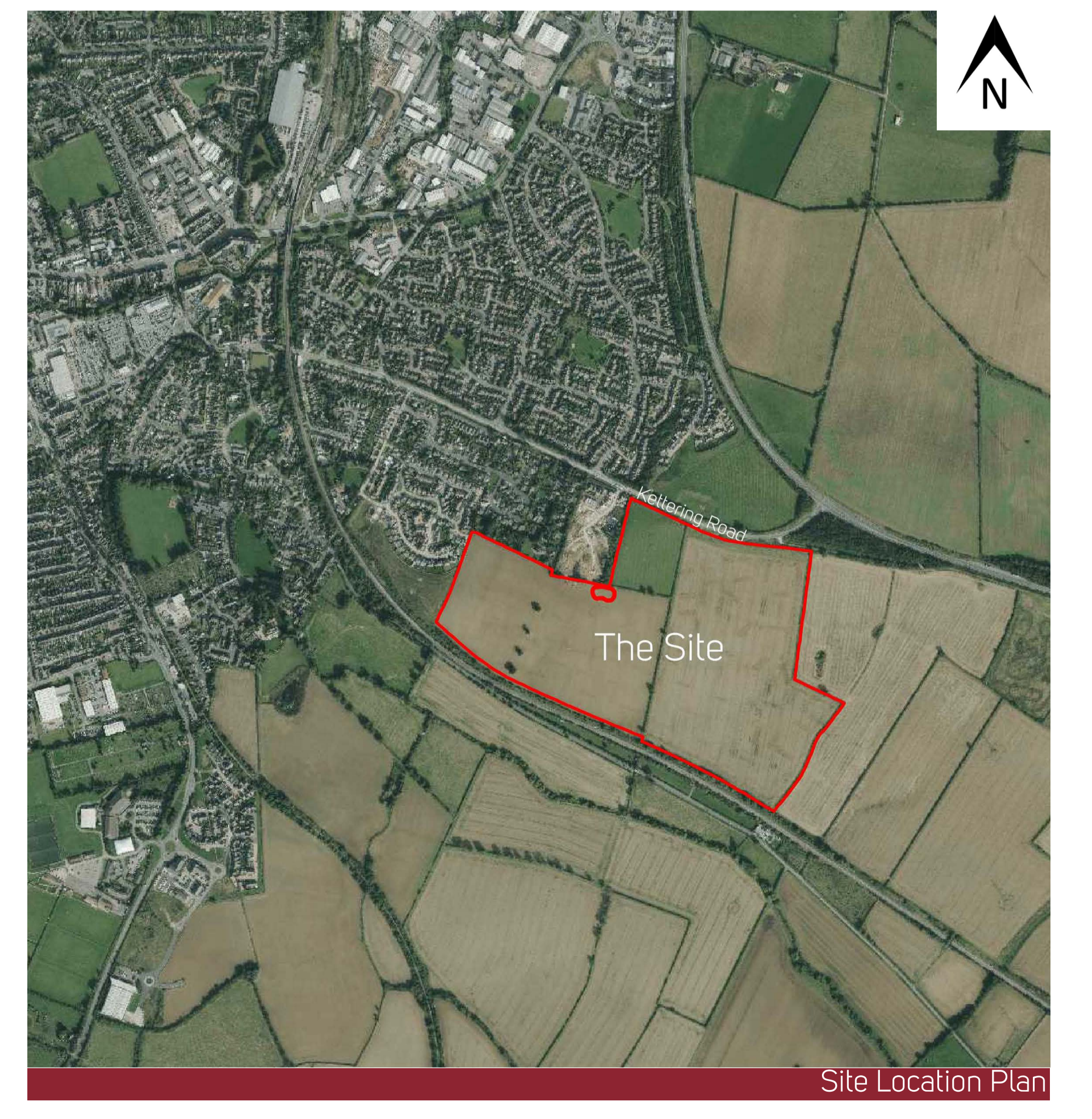


Davidsons are high quality master builders and place makers. We believe in our heritage, deliver quality developments, engage with local communities and have built our company to reflect the same customer focused service and build quality that the Wilson family have developed over generations of master building.

Our main focus isn't to build new homes at record speed. We take our time to make sure they are right for the surrounding area, paying great attention to the site layout, exterior designs, brickwork and detailing. Each development is built to fit seamlessly into the local area.

Members of the project team are here to answer any questions. Comment and feedback forms are available for you to complete. Thank you for attending this public exhibition.

## The Site



Site Location Plan



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LC Little Bowden





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## Design Concepts

Instead of character areas, focal spaces are proposed to create a visual journey through the site and form a distinctive place. The emerging 12 focal spaces / key features are listed below:

- 1 Local Centre
- 2 The Crescent
- 3 Copse Green
- 4 Eastern Knoll
- 5 The Orchard
- 6 The Avenue
- 7 Central Knoll
- 8 Lower Green
- 9 Highwalk
- 10 Overstone Green
- 11 Five Oak Walk
- 12 Nine Tree Trail



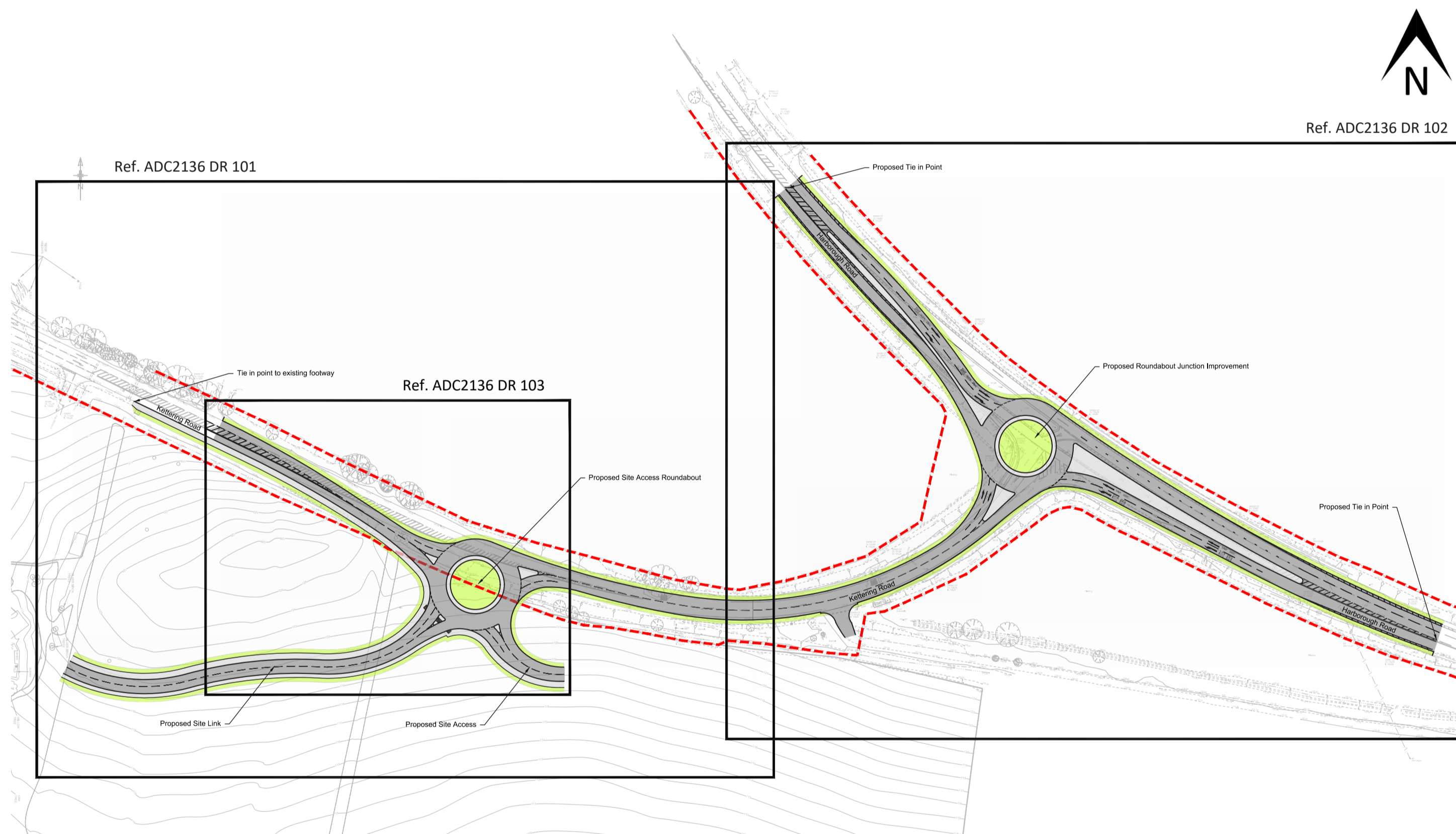


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## Access

The outline planning permission established an access for the site involving a new roundabout. Davidsons have evaluated this design in relation to the topography and are proposing to reposition the roundabout to ensure that more suitable road gradients can be achieved. Under the currently approved scheme, roads would require retaining and road heights would have been to 5m -6m above existing ground level. By moving the site access, this allows Davidsons to work with the existing ground levels in a more sympathetic way.



Proposed roundabout



Photograph showing the change in levels from Kettering Road down to the site.

## Local Centre

The precise plans and uses to be located in the local centre are currently being established, however this emerging plan illustrates the likely uses to come forward.



- |  |   |  |
|--|---|--|
|  Nursery / Pre-school with Health Centre over |  Small Retail / Services |  Community Centre |
|  Health Centre Stair / Lift Core              |  Food Store              |  Primary School   |



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## Anticipated Timeline

**July 2020**

Work commences on site.

**March 2021**

First houses completed and work started on the local retail centre.

**July 2022**

Local retail centre to be completed.

**July 2024**

Primary school and community centre to be delivered.

**December 2031**

Projected completion on site.

## Frequently Asked Questions

We hope that you have found this exhibition helpful. If you have further questions, a member of our team will be happy to speak with you. However, we have prepared answers to some of the most frequently asked questions below:

**Q1** What is being amended?

We have applied to vary a number of the drawings and details approved at the outline stage, including the positioning of the site access roundabout and the illustrative masterplan, and the timing of when certain pieces of infrastructure will be delivered. However we are not looking to change the overall scope or scale of development on the site.

**Q2** Why are these changes required?

Having started to prepare detailed designs, it quickly became clear that the approved access location and illustrative masterplan were not in fact deliverable, given the site's very challenging topography and the need to ensure that appropriate gradients can be achieved for all roads throughout the site. The restrictions on infrastructure timings would also lead to unnecessary delays in the delivery of housing.

**Q3** How will construction vehicles access the site?

A dedicated construction access will be provided for the site directly from Kettering Road, to be used until such a time as the main site access roundabout has been completed. No construction traffic will travel down Coleridge Way or Wordsworth Road.

**Q4** What are the next steps?

Following the current application to amend the outline planning permission, a reserved matters submission will be made for the first phase of housing, providing approximately 40 homes to the south of the recently-constructed dwellings on Coleridge Way and Wordsworth Road. This will be subject to a separate consultation event where the full details of the proposed homes will be discussed. An application will also be submitted seeking approval of the full details of the infrastructure within the site, including the drainage scheme and the main spine road through the site.

**Q5** What are the timings for the site's construction?

We anticipate work starting on site in July 2020, for the construction of both the main roads and drainage infrastructure within the site and also the first phase of housing. The first houses will be completed in March 2021, and we anticipate approximately 50-60 dwellings being completed each year thereafter. The local retail centre will commence in March 2021 and be completed in July 2022, with the Primary School and community centre to be delivered by autumn 2024.

