

# Understanding the site

The southern edge to Desborough between the natural and built environment overlooking the beautiful Ise Valley.



1 View into proposed development area from Rothwell Road



2 View into proposed development area from Sycamore Drive



3 Existing view between open spaces and built area at the south end of Valley Rise



4 Existing fencing backing onto the proposed development area



5 View from Ise Vale Avenue facing south towards the Ise valley and the hill on the other side of River Ise



6 Tailby Meadow to the south of the proposed development area to be retained



## The Site

The proposed residential development site is located on the southern edge of Desborough. It is bordered to the south by the River Ise and by housing to the north, and runs from Rothwell Road to the west and Sycamore Drive to the east, as shown adjacent. It measures approximately 13 hectares (32 acres) in size.

To help shape the masterplan, extensive survey work and evidence collating has been undertaken. This provides a foundation to help create the best neighbourhood for the community.

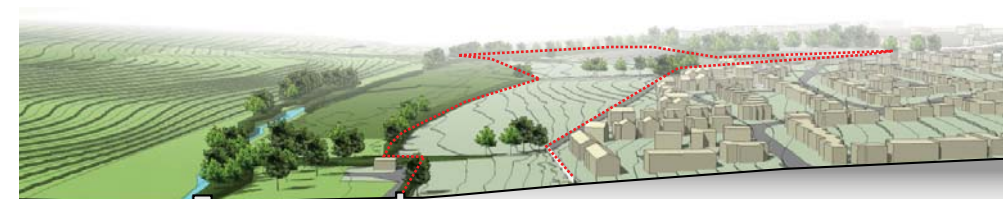
The site is located with Flood Zone 1 which has the lowest probability of flooding.

## Access

The town has very good transport links. The site would link into these via appropriate pedestrian, cycle and vehicular access routes. Vehicular access would only be provided from the west and east with no linkage to allow 'rat running' of traffic.

Access points to the development site is proposed from the B576 Rothwell Road and Sycamore Drive, with an emergency vehicle access from Valley Rise.

Connectivity through the site for pedestrians and cyclists would be introduced.



Perspective section looking west



Perspective section looking east