

The Character

Sense of local character that celebrates the unique setting and qualities of the site and provides a true southern edge to Desborough



Design principles

The positive features of a place contribute to its special character and sense of identity. They include, principally, landscape, building positions and materials, and patterns of movement. The most memorable places are usually distinctive in character with an environment that is easily interpreted and appreciated by the user. Built environments that are visually rich and varied are usually appealing and interesting, which helps establish a sense of place and identity.

Whilst it would be inappropriate to seek to recreate a copy of Desborough town centre on the periphery of the settlement, particular elements can serve as reference points to guide the overall design and framework for new development, thereby ensuring that new developments incorporates and respects local development forms and character.

A new development that responds positively and sensitively to its location and historical context is likely to be more valued and pleasing to the eye.

The concept master plan takes cues from the structure and grain of Desborough's existing built form, particularly within higher density areas.

Conserving a site's natural features ensures a better relationship between new development and its immediate environment.

The shared vision for this south Desborough development is to create a vibrant and fully integrated new community with a strong sense of local identity that celebrates the unique setting and qualities of the site, and that affords the highest opportunities for residents to live a healthy and environmentally conscious lifestyle.

How do I make my views known?

Your thoughts and suggestions are important to us. You can make your views known either by completing one of the feedback forms available or by filling in the form online at:

www.brookesmithplanning.com/consultation

All comments received by **2nd November 2015** will be carefully considered as part of the application preparation process and the form of the final plans.

What happens next?

Following this consultation exercise, the final form and content of an outline planning application will be produced.

Ultimately an outline planning application will be submitted for consideration. From which point, the Council will undertake further consultation with statutory, non-statutory parties and local residents.

The outline planning application will seek approval of the principle of development with details such as road and house locations subject to a later separate submission and consideration, provided that outline planning consent is granted.

Thank you for attending