

CHANTREY PARK MARKET RASEN

Design Proposals/Features

The style of the properties on Chantrey Park will take inspiration from the Town and surrounding villages. The development will reflect the transition in styles from the edge of the Town of Market Rasen into the open countryside. This will be achieved through differing elevational treatments, along with appropriate site/boundary treatments to ensure overall that the development maintains a rural character.



Tealby - Addressing corners with building nestled behind landscaping - Cow Lane & Sandy Lane

A



Tealby - Connected frontage, limited set back and interesting mix of colours & materials

B



Dwellings fronting a linear green corridor

C



Waddingham - Triangular Shaped Village Green

D



George St, Market Rasen - attractive terraced frontaged with varied roof heights and chimneys providing rhythm

E

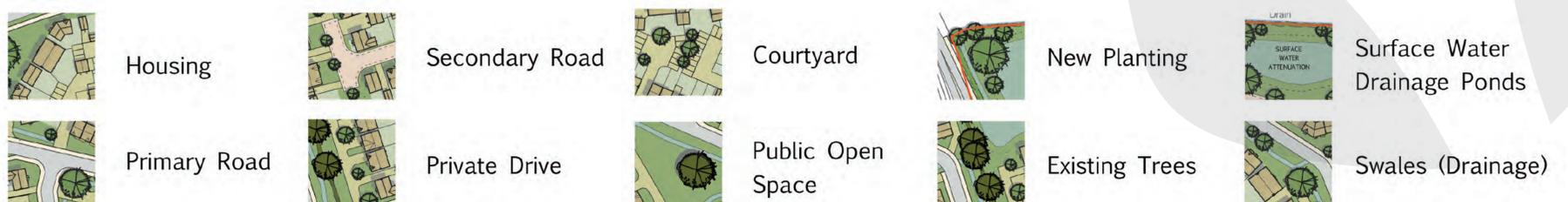
CHANTREY PARK MARKET RASEN

Draft Masterplan

*Please see below our draft
Masterplan for Chantrey Park;*



LEGEND



CHANTREY PARK MARKET RASEN



Waddingham - Watercourse running through green spaces

FAQs

What we will be doing about drainage?

The drainage solution for the development will mimic as far as feasible the existing drainage situation. Surface water will drain into the sites northern dyke, ultimately discharging into Brimmer Beck at greenfield rate (which is the rate water currently enters the dyke draining as an agricultural field).

Surface water will be transported through the site in a controlled manner to the discharge point; this will be achieved through a combination of Swales, permeable paved areas and pipes. Open space areas will also be designed and profiled so they are capable of storing water onsite. These are the principles behind sustainable urban drainage systems (SUDS).

Is there capacity at local schools and doctors?

As part of the planning process, assessments of current local services (including education and health) will be undertaken. Both the NHS and Local Education Authorities will be consulted on the planning application, and if the development is seen to be having a direct impact on these services, financial contributions may be made as part of the planning process. Any contributions made would be covered by a legal agreement to ensure the monies are spent on the town's amenities/facilities.

How will Chantrey Park be accessed?

The development will be accessed from Caistor Road (the A46). There will be one vehicular access point into the development and a loop road/street network will be created within the development. It is likely that a ghost island will be formed within the existing adopted highway, for vehicles turning right into the development. The opportunity to create new footpath and cycle links to and from the new development will be explored, including any extension to the existing adopted footpath along Caistor Road into the new development.

What about wildlife on site?

As part of the planning process, various studies will be undertaken to ensure that the development of Chantrey Park does not have an adverse impact on the local environment.

How will parking be managed?

All properties will be provided with either 'on plot' garages or parking, or parking spaces will be provided in well-designed and well-managed parking courts including an appropriate number of visitor spaces.

How will existing infrastructure cope with development?

Relevant statutory service providers will be engaged with at an early stage to assess the impact Chantrey Park may have on existing infrastructure such as roads and sewers. Any capacity issues will be addressed through the planning process, to ensure the development is properly serviced with no adverse impacts on the existing infrastructure.

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What Happens Next

Proposed Timeline

Once we have reviewed the feedback from this consultation, we will prepare an outline planning application to submit to West Lindsey District Council.

This application will contain the surveys and assessments which will have been carried out to help support the proposal.

20th July - 19th August 2016 - Public Consultation Period

September 2016 : Submit outline planning application

*Early 2017: Potential timescales for decision from
West Lindsey District Council*

Mid - Late 2017: Start development

Have your say

Chestnut Homes is keen to engage the local community in consultation on initial plans for Chantrey Park.

Please ask us any questions you may have by speaking to one of the team here today, or by writing your queries on one of our comment forms before you leave.

We also invite any ideas or suggestions you have which will help us develop our proposals further.

You can also contact us using the details below:

 info@chestnuthomes.co.uk

 www.chestnuthomes.co.uk/consultation

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