

Welcome

Introduction

Thank you for taking the time to come to this consultation event which is being undertaken by Arms Farm LLP to seek the thoughts and ideas of local residents and stakeholders on the proposed development of the Arms Farm site, Sutton Benger. The location of the site is identified on the map below.

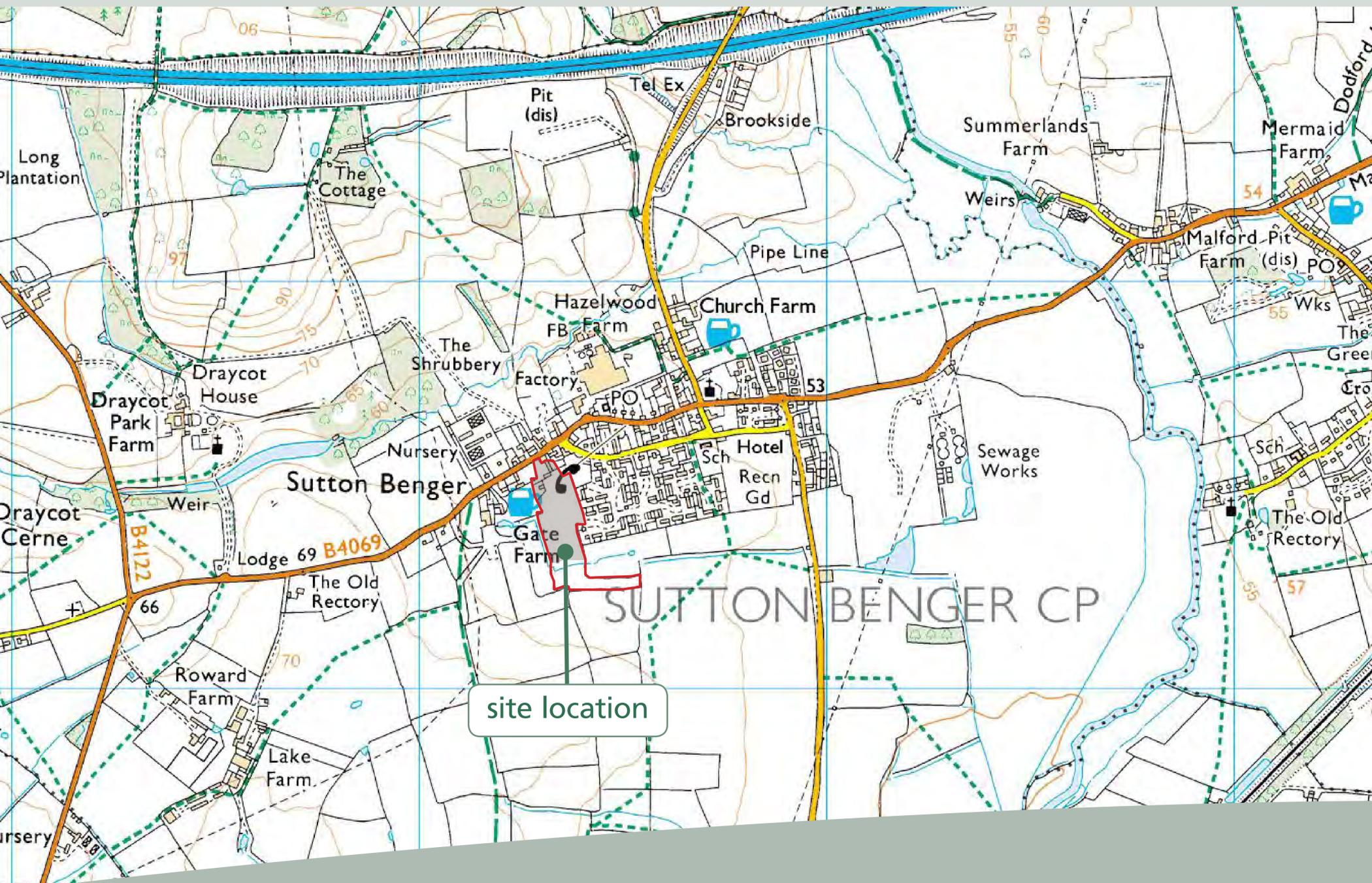
The consultant team has already met with the Parish Council and some local residents at the Parish Council meeting on 9th July. The material set out today represents just our initial ideas at this early stage in the process. However, while we make every effort to gain a good understanding of the local context, the opinions of the existing community can be hugely beneficial in shaping the final scheme and ensuring that it gives something back to the village, as well as creating a vibrant and attractive new extension to it.

Please feel free to discuss your thoughts, ideas and questions with members of our team who are on hand to help. Please also provide your feedback via the questionnaires provided or via email at:

armsfarm@mplanning.co.uk

What happens next?

Following this event the team will finalise the design of the scheme and aim to submit an application for Outline Planning Consent in the late summer or early autumn. Adverts will be placed around the site at that time and you will again be invited to comment on the proposals via the council's planning department.



Vision

The Arms Farm site occupies a key gateway location at the western end of the village. In addition it has excellent potential to connect to the local public rights of way network and provide an additional and important link in this network for this end of the village. Coupled with significant new green space areas this could further enhance the quality and quantity of the existing public realm.

Arms Farm LLP is committed to ensuring that a high quality scheme comes forward on the site which offers benefits to the wider community, not just future residents of the new homes.

We feel that the barn complex at the north of the site, while having an existing consent for residential conversion offers an opportunity for uses more beneficial to the village as a whole and which the new homes may make more viable.

We're interested in your thoughts on the barns and other matters and later panels explore these in more detail.



Concept Scheme



The scheme presented here provides an illustration of our thinking so far - it is just one way in which the layout may come forward. It shows:

1. The barn complex at the northern end of the site retained and renovated. This building is consented for residential redevelopment but we believe it offers a number of alternative uses which we are keen to consider. This is discussed further on panel 5;
2. A new green, located to the immediate south of the main barn, offers a new focal open space, accessible to all. This is envisioned to be a simple open space, with just a few 'parkland' trees and benches;
3. The housing area, providing upto 60 new homes as a mix of 2, 3, 4 and 5 bedroom properties. The architecture will be guided by historic precedents within the existing village and as such would be predominantly two storey;
4. An area of open space to the south of the existing field ditch which will provide a new link in the local footpath network, connecting the High Street, via the new development, to the public rights of way to the east of the site.

The following panels provide some further information on the design intentions and seek feedback from local residents on how they think the scheme should respond to the site and the opportunities it presents.

Options - The Barns



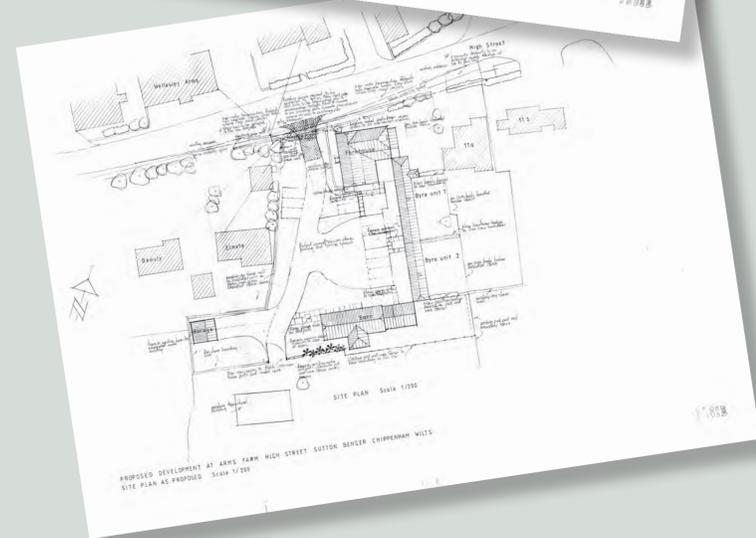
Arms Farm Barn

The Arms Farm barns are Grade II Listed and have an existing planning consent (dated 19 January 2012) for conversion into 3 homes. Extracts of the consented scheme appear right.

However, Arms Farm LLP is reconsidering whether residential conversion truly represents the best use of these historic structures or whether a better use could be found which would be more beneficial to the village as a whole.

The team have suggested a range of ideas - offices, doctors surgery, dentist, nursery - but we're more interested in what you think.

Do please use the feedback forms provided or pop a post-it note onto display panel 6.



Options - Open Spaces



The Green and The Walk

The open space areas of the proposed development will offer opportunities to create a variety of character areas and to incorporate a number of facilities such as village green, pond, meadows, community orchards, kickabout space and natural play. Again, we'd love to hear your views on what you would like to see here.

However, irrespective of the detail of the open spaces, the site's location means it can provide a key new link in the local rights of way network, as illustrated on the adjacent plan. We think this would be an excellent addition to the village walks which are well promoted via the Parish Council website and clearly popular and well used.



Feedback

What Happens Next ?

The scheme presented on these displays is not yet finalised - we would welcome your suggestions on issues such as:

- what sort of housing is required in the area?
- what facilities does the community need?
- what alternative uses might there be for the barns?

Please feel free to provide comments via the questionnaires provided or by simply placing a post it note on this display.

We will review the comments and future design work will reflect these wherever possible. It is likely that this will take us several more weeks yet and a planning application will therefore be submitted during the late summer or early autumn. The council will consult on the application once it is registered.

I need an affordable home
- will these be provided?

We'd like an orchard please!

I'd like better footpath networks

Please use this board to attach your thoughts on the post-it-notes provided