

Shirley Road, Rushden.

Invitation to attend an online exhibition

**WEDNESDAY 2ND DECEMBER
AT 18:30**



ilke Homes would like to invite you to an online public exhibition on our emerging development proposals for Shirley Road, Rushden – 135 new affordable modular homes, public open space and supporting infrastructure.

WHY IS THE EXHIBITION HAPPENING ONLINE?

Please note that due to the social distancing restrictions that remain in force due to COVID-19, ilke Homes are undertaking an online exhibition rather than a face to face event. This is in line with government guidance, which encourages Councils and developers “to explore every opportunity to use technology to ensure that discussions and consultations can go ahead”.

HOW CAN I JOIN THE ONLINE EXHIBITION?

Please see joining instructions on the inside of front cover of this leaflet.

WHAT WILL HAPPEN DURING THE ONLINE EXHIBITION?

Throughout the online exhibition, the project team will present the preliminary proposals and you will be able to ask any questions and provide feedback.

WHAT IF I CANNOT ATTEND THE ONLINE EXHIBITION?

Please email josephb@curtinandco.com and a recording of the exhibition will be sent to you.

WHAT IF I DO NOT HAVE ACCESS TO THE INTERNET?

Please call 0207 399 2294 and a copy of the information that was on display will be sent to you in the post.



View southwards across the site

ilke
HOMES

Pegasus
Group

Business Reply Plus
Licence Number
RRXH - RUSL - LLKB



Pegasus Consultation
Unit 5
The Priory
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Canwell
SUTTON COLDFIELD
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Pegasus
Group

2



How to join.

Click on the link below or insert into your internet browser to register your attendance -

<https://register.gotowebinar.com/register/5018138494746321933t>

An automatic email will be sent to you from "Curtin&Co" confirming your successful registration. Please follow the instructions on the email you will receive.

Where is Shirley Road and what are ilke Homes proposing?

Shirley Road is located approximately 0.5 miles (1 km) north of the centre of Rushden, adjacent to its border with Higham Ferrers. Land to the north of Shirley Road is a predominantly greenfield site extending to approximately 3.6 hectares (9 acres). However, an area of brownfield land also exists within its centre.

The Site is allocated for residential development within the Rushden Neighbourhood Plan, which was adopted in 2018. Policy H2 (Location of New Housing Development) allocates the site for a minimum of 150 homes and refers to the Site as 'Site C - Shirley Road'.

ilke Homes control approximately 3.4 hectares (8.4 acres) of the total land area allocated by the Neighbourhood Plan and are proposing to develop this land for 135 new affordable modular homes, public open space and supporting infrastructure.

For more information in respect of ilke Homes and the preliminary proposals, please see our dedicated website;

www.shirleyroad.co.uk

What are Modular Homes?

The scheme will consist entirely of modular housing. Modular homes are manufactured off-site, using the same materials, standards and codes as 'conventionally' built homes. However, by undertaking the manufacturing process in factory-controlled conditions, the process can be completed in around half the time of a 'conventional' development. This means a reduction in construction traffic and a significantly more environmentally friendly development at the end of the process. The modular homes built by ilke Homes are accredited by both Buildoffsite Property Assurance scheme and the National House Building Council (NHBC) and are fully mortgageable, supported by NatWest, Nationwide and HSBC.

Benefits of the proposals.

- **100% affordable housing**, helping young families to get onto the housing ladder.
- **Environmentally friendly** design thanks to modular methods of construction.
- **Brand new footpath** to improve local connectivity.
- **Financial contributions** to help improve local infrastructure.

How else can I provide my views?

We are asking local residents to provide their thoughts via our online feedback form. If you don't have access to the internet you can send us your feedback by completing the form below and posting it to our FREEPOST address overleaf.

Please return any responses by Friday 4th December

Feedback Form.

1-5 SCALE FROM STRONGLY DISAGREE TO STRONGLY AGREE

1. There is a need for more affordable homes in Rushden.

1 2 3 4 5

2. I support the 100 per cent provision of affordable homes on this site.

1 2 3 4 5

3. I support the provision of a new public footpath between Shirley Road and Prospect Avenue, improving access to the town centre for local residents.

1 2 3 4 5

4. The reduced construction traffic as a result of modular homes is a key benefit of the proposals.

1 2 3 4 5

5. The environmental benefits of a modular scheme are important.

1 2 3 4 5

6. What kind of open space / facilities would you like to see on the site?

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7. Which of the following types of homes do you think are needed in the area? (Please tick all that apply)

- a. Starter homes
 b. Family homes
 c. Homes for downsizing
 d. Affordable homes

8. Would you like to be kept informed as the proposals progress?

Yes No

9. If so, how? If "yes" please provide your address or email address

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