LAND AT LUKE LANE / MERCASTON LANE, BRAILSFORD

PUBLIC CONSULTATION







Welcome to Our Exhibition

Richborough Estates is actively promoting land to the north of Brailsford, for a new housing development of approximately 70 new houses to help Derbyshire Dales District Council meet its housing target. The development will also offer a new community car park, extensive public open space and a children's play area.

> Sharing our proposals with the local community is an important part of the planning process. We would like to hear your views and will consider all comments and feedback that we receive before we finalise our proposals and submit an outline planning application.

Why do we need more homes?

The level of population and hence the number of households is increasing all the time. As people live longer, housing pressures increase.

More housing is needed to discourage younger people from moving away from the village and to welcome new comers. People, especially the elderly, also need to 'trade up' or 'trade down' to bigger or smaller houses depending on their circumstances to help them stay in the community. There is also a need for affordable housing.

The Planning Context

Last summer the Derbyshire Dales Local Plan Review was examined by an Independent Inspector who judged that the Council had provided insufficient new housing sites to meet the housing needs of the area. In October the District Council therefore took the decision to withdraw the Local Plan and start again.

The Council is looking for additional land for more homes, including suitable sites within sustainable locations. The Council is currently consulting on the Derbyshire Dales Draft Local Plan and has identified the majority of the site at Luke Lane / Mercaston Lane for residential development to help the Council meet its housing needs.

Where is the site located?

The site comprises an arable field and is located on the northern edge of the village on Luke Lane. The site is situated adjacent to existing houses on The Plain. A new school is presently under construction to the west and a residential development by Miller Homes is also underway opposite the site to the south.













The site currently consists of a single arable field with grassland field margins. The field is bordered by species-poor hedgerows and there are two mature trees on-site. A narrow strip of mixed plantation woodland is also located adjacent to the east of the site.

The hedgerows and mature trees offer some nesting and foraging habitat for birds. The mature trees also provide potential roosting sites

Mammal species (e.g. badger, fox and hedgehog) may also use the site for foraging and commuting across the landscape.

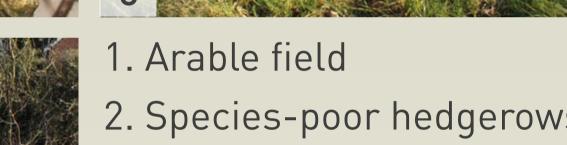
Two ponds within 100 metres of the site could support populations of amphibians and the site may be used by commuting amphibians.











. Mature trees

5. Birds nest in hedgerow

The proposed development retains and enhances all hedgerows and mature trees, retaining the best wildlife habitats on-site. A wildlife corridor will be created along the eastern boundary protecting the adjacent woodland and mature trees and providing additional habitat for wildlife.

Great crested newt surveys of the two ponds are underway. If newts are found appropriate measures will be followed to ensure they are not harmed during development.

Heritage

The site is not situated within a Conservation Area and there are no listed buildings situated adjacent.

An Archaeological Desk-Based Assessment of the site has been prepared, which includes the results of a detailed geophysical survey of the whole application area. This has established that the site contains no features of archaeological interest.

Additionally the site is screened from all nearby designated heritage assets and there will therefore be no impacts upon the settings of assets outside of the site. No further archaeological work is anticipated to be required in support of the planning application.

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About Our Proposals

Our proposals have evolved through preliminary survey and assessment work which our team have undertaken to understand the site and the surrounding area. Our team incorporates a variety of planning, design and environmental specialists who have worked together to create the proposed development masterplan.

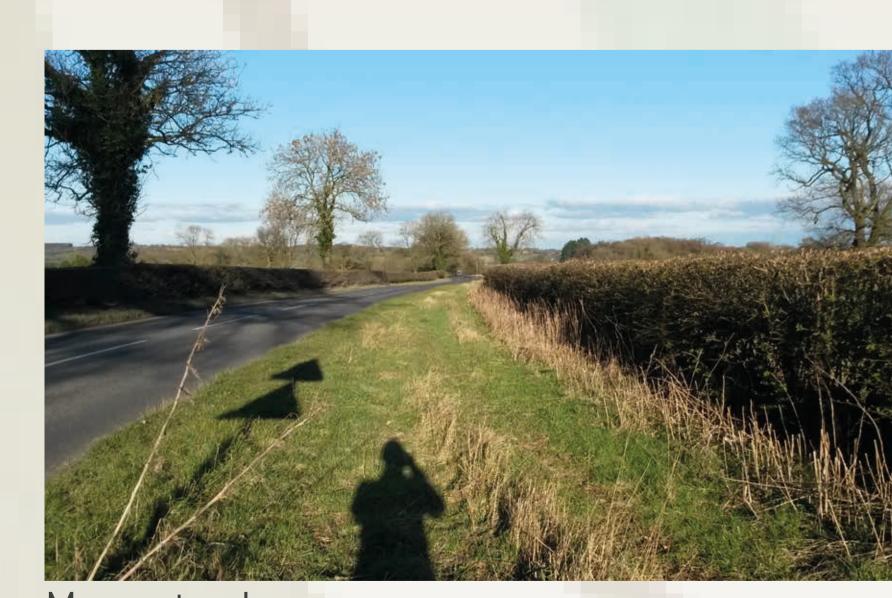
The development masterplan shows how the site could be developed and includes:

- A landscape-led residential development comprising approximately 70 new family homes;
- A range of housing sizes and types, including 33.3% affordable housing provision;
- Proposed vehicular access off Luke Lane;
- A school drop off/ pick up point off Luke Lane;
- A small car park for community use;
- A network of pedestrian routes leading to new residential areas and public open space;
- A fully accessible and extensive network of public open space incorporating existing trees and hedgerows;
- The provision of new landscape to create a soft approach into the village from the north;
- An equipped children's play area; and
- A sustainable drainage system (SUDs) to manage surface water and ensure there is no increased risk of flooding.

Landscape

The site is located within the 'Settled Plateau Farmlands' within Derbyshire County Council's Landscape Character Assessment. As an agricultural field surrounding by hedgerows and hedgerow trees, and a dense tree belt, the site is typical of the landscape within which it has been identified. Though the features present are not particularly rare, or notable examples, the development masterplan seeks to retain these existing features and to complement with a range of new soft landscape proposals.

Visually, the site is well contained to the south and east by the settlement edge of Brailsford and the belt of mature vegetation along the eastern field boundary. To the west vegetation along the opposite side of Luke Lane is well established limiting visibility further west to glimpses through trees only. To the north and north west the site is more open to the countryside beyond; however views are restricted by roadside hedgerows and the falling ground levels further north, and are interrupted by built form associated with Fiddler's Folly.





View of the site from the adjacent Public Footpath

A development offset from the eastern boundary would ensure the existing field boundary hedgerow and tree belt can be retained, would ensure new soft landscaping and informal open space can be provided, whilst also providing the opportunity to create a softer, more characteristic settlement edge than currently exists at the northern edge of Brailsford where 20th century development directly adjoins the field on-site with only garden vegetation to soften the built form.

Proposed Indicative Masterplan Our proposals are in the early KEY DESIGN PRINCIPLES stages of design. We believe that Proposed uncontrolled pedestrian crossing developments that are shaped in Proposed vehicular access into the development via Community car park (approximately 6 spaces); response to local people's comments School drop-off/ pick up point; Proposed new pedestrian footway along Luke Lane; are better for the local area. We are New housing frontage overlooking children's play area keen to listen to views, comments Sustainable urban drainage (attenuation pond and and suggestions which can help Proposed ecology corridor with new and existing trees; shape our planning application. New landscape and housing set back to create Please feel to ask us about our Focal point group of new dwellings; proposal and the work we have . Foul water pumping station and cordon sanitaire; and . Enhanced boundary with soft landscape. undertaken so far. **LEGEND** Site location 8.59 Acres/ 3.48 Hectares SCHOOL CURRENTLY CONSTRUCTION Existing veteran trees

The incorporation of a development offset from the northern boundary would ensure that the subtle changes in topography and the increased sense of rural character along Mercaston Lane are considered. This would also ensure that views of the village are characteristic on the approach from the north-east.

The setting back of properties along Luke Lane, with frontages to face the Lane would complement the townscape character and appearance of the existing properties along Luke Lane to the south.

New tree planting will consist of naturalistic scattered trees and small tree groups to complement the character of the surrounding landscape.

Existing field boundary vegetation will be retained and enhanced by gapping up and supplementing with new hedgerow trees.

The Environment Agency and Lead Local Flood Authority have designated the site as Flood Zone 1. This means land at low risk of flooding from watercourses. The site currently drains via discharge to a small natural ditch on the eastern boundary.

Flooding & Proposed Drainage

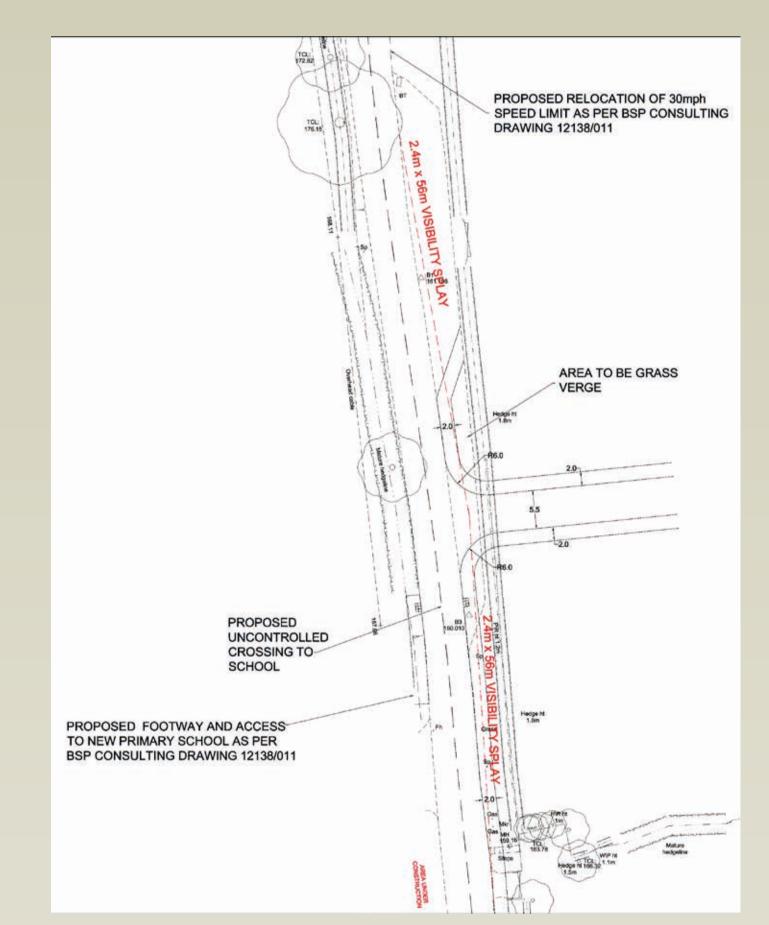
To mitigate the impact of the development, and provide a degree of betterment, surface water discharge from the site will be limited to the existing average annual greenfield runoff rate. This will provide a reduction in peak runoff from the site in extreme storm events.

The development will include a Sustainable Drainage System (SuDS) to provide the attenuated storage of surface water. This will also improve water quality and provide greater biodiversity.

It is anticipated that a new foul water pumping station will be required for the development and this is proposed to be located in the south western corner of the site, adjacent to the new community car park. Consultations with Severn Trent Water are currently underway to identify any necessary improvements that may be required to the local infrastructure.

Movement and Access

- Access to be taken from Luke Lane via a simple priority junction, offset to the north of the school access with dropped-crossing pedestrian facilities provided.
- The access will provide sufficient capacity for the traffic flows associated with the proposed development.
- There will be a new footway provided along the eastern side of Luke Lane, within the existing verge, connecting to the existing provision to the south.
- Bus services are provided from the A52 Main Road with an hourly frequency Monday to Saturday (half-hourly during peak hours) – the closest bus stops to the site are 560m from the centre of the site. A school bus service (335) is available from Luke Lane itself.
- We will be proposing to upgrade the existing flag stop on the A52
 Main Road to a shelter with timetable provision.
- Bus services connect the site with Derby City Centre, Ashbourne, Denstone, Rocester and Uttoxeter.
- A scoping report has been agreed with Derbyshire County Council as highway authority in respect of assessing the development site.
- Traffic surveys have been commissioned and we are awaiting the results prior to formally assessing the impact of the development proposal across the highway network.



Proposed Access

Next Steps?

Stage 1 – Public Consultation Event
Gain the view of stakeholders including the Council and residents of
Bailsford and the surrounding area.

Stage 2 – Review of development proposals

Review feedback received from residents and other stakeholders and amend / refine the scheme where necessary.

Stage 3 – Submission of an Outline Planning Application
Submit a formal planning application to Derbyshire Dales District
Council for their consideration.

Your comments

We now welcome your views and comments and will take these into consideration in developing the scheme further. Following this, an outline planning application will be submitted to Derbyshire Dales District Council. Once an application has been submitted, the Council will undertake their own consultation and you will have another opportunity to comment on the proposals.

If you have any queries or would like to submit your comments please email or write to us by: **Friday 22nd April 2016**

Via email: lukelane@turley.co.uk
Or by post: c/o Turley Planning Team,

Turley, 9 Colmore Row, Birmingham B3 2BJ

A copy of this exhibition can be viewed at our website: www.richboroughestates.co.uk/projects.asp