



Richborough
Estates

PUBLIC CONSULTATION

PROPOSED RESIDENTIAL DEVELOPMENT OF
**LAND TO THE WEST OF PRIMULA WAY,
LITTLEOVER**



Richborough Estates are preparing an outline planning application for up to 600 new homes at the site. Before submitting the planning applications to the Council in the coming months, they are consulting with you on their proposals.



Marrons
Planning



LAYOUT PROPOSAL

Land To The West of Primula Way

The design of the proposal would complement the urban edge of Derby as well as providing a well-landscaped and attractive fringe to the settlement. The scheme design will be of a high quality and will respect the character of the area.
















ABOUT RICHBOROUGH ESTATES

The site is being promoted by Richborough Estates, a specialist land promotion business who work in partnership with landowners, Councils, local stakeholders and the community to bring forward development schemes that deliver new homes and the facilities that meet the needs of the local area. Founded in 2003 Richborough has become one of the UK's most successful strategic land promotion businesses specialising in the residential sector. At the forefront of their ethos, the Richborough team strive to create sustainable developments that are of high quality and integrate sympathetically with their surroundings.



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KEY Proposal

	Red Line Boundary
	Base
	Development
	Building Blocks
	Existing Landscape
	Proposed Landscape
	Landscaping
	SUDS
	SUDS Depression
	Watercourse
	Play Area
	Primary Street
	Secondary Street
	Tertiary Street
	Pedestrian Pathways

The key elements of the proposal are as follows:

- A development comprising of up to 600 new homes of which 30% will be affordable;
- A mix of house types in varying sizes;
- Vehicular and pedestrian access from Primula Way;
- There will be provision of footpaths within the site that will boost pedestrian permeability throughout the development;
- A 'Linear Railway Walk' comprising of a new recreational route overlooked by outward facing dwellings.
- There will be Locally Equipped Play Areas (LEAP) and Local Area of Play (LAP) located on the site;
- Significant new areas of landscaping and public open space including a wildflower meadow and woodland will be located to the west of the site with wildlife and green corridors;
- Retention and enhancement of existing trees and hedges;
- A number of new attenuation ponds and associated swale features to address on and off-site surface water drainage and also provide new wetland habitat which will become important ecological features of the site.

The Site and Surroundings

The proposed site extends to approximately 28.8 hectares of agricultural land on the western edge of Derby. The site is predominantly bounded by hedgerows and trees. To the site's northern and eastern boundary are gardens of existing properties. Stenson Road runs along the southern part of the eastern boundary. A railway line runs next to the southern boundary. There are no overriding environmental or physical constraints which would prevent development at this site, subject to mitigation measures where appropriate.

The location of this development is sustainable due to the close proximity to services and amenities. These include Ridgeway Infant School, City of Derby Academy, Sinfin Health Centre, Blagreaves Library, Sinfin Community Centre, ASDA Supermarket and Sinfin Golf Course. There is a bus service from the Nicola Gardens stop and Swarkestone Drive stop in Stenson Fields which go to Sinfin and Derby.

The scale of development proposed is considered to be wholly appropriate at this strategically allocated site for housing.

Background and planning context

All of the site has been allocated as a residential development site for around 500 homes within the Local Plan Part 1 in Policy H16, Primula Way, Sunny Hill.

Land to the West of Primula Way, Littleover therefore represents an appropriate and sustainable location for additional housing. It is a site allocated for development in the Local Plan and can significantly boost the supply of homes. Importantly, the site could also be delivered in the short term.

Please send us your views

Leaflets are being delivered to properties in the surrounding area so that we can hear your views about our proposals. Your response will help us shape the finalised proposals that will be submitted in the planning application to South Derbyshire District Council.

Additional information can be viewed on Richborough Estates' Project Webpage: <https://www.richboroughestates.co.uk/project/littleover/>

We are particularly interested in your answers to the following questions:

1. What types of housing do you think would be most suitable for the site?
2. Do you have any comments on the Concept Masterplan?

Please send any comments via email to: public.consultation@marrons-planning.co.uk

The deadline for comments is the 11th February 2022

ALTERNATIVELY YOU CAN POST THEM TO:

Land West of Primula Way Consultation
Marrons Planning
Shakespeare Martineau
Waterfront Plaza
Waterfront House
35 Station St
Nottingham, NG2 3DQ

PLANNING APPLICATION SUBMISSION

Richborough Estates aim to submit an outline planning application to South Derbyshire District Council for development of the site early 2022. The Council will notify local people when the application has been registered and will request formal views on the submitted scheme.

We look forward to receiving your comments on our current draft proposals.