



Redevelopment of the former Ennstone Pipeworks site, Doseley.

## Welcome

Welcome to this event to discuss the redevelopment of the former Ennstone Pipeworks site, Doseley. David Wilson Homes is currently in the process of working up preliminary proposals to sensitively redevelop this longstanding heavy industrial site with high quality new homes; together with significant areas of new open space, including the retention and enhancement of the on-site woodland.

David Wilson Homes is one of the country's most successful home builders. Established over 40 years ago, the company's reputation is founded on the highest standards, providing family homes, town houses and apartments. David Wilson Homes is officially the highest quality major house builder having been awarded an exclusive '5 Star Housebuilders Award' by the Homebuilders Federation.

## Today's exhibition

Today's exhibition presents our initial plans and ideas about how the site could be redeveloped with new homes. We welcome your feedback on the preliminary proposals presented here today, which will help us to create a development that will hopefully integrate into both the local community and landscape.



Examples of David Wilson Homes developments





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## The proposal site

This site forms part of the former Ennstone pipeworks complex accessed off St Luke's Road. The site is mainly comprised of flat areas of hard standing together with a number of large industrial buildings situated in the centre of the site. The boundary of the site is mostly ringed by trees and also includes a former quarry pond.

## Site background

The site has historically been used for the production of concrete and GRP pipes and was previously operated by Ennstone Building Products Ltd, one of the largest producers of pre-cast concrete products in the country. The site is currently being used for storage, production having been concentrated on other sites now operated by Breedon Aggregates, the site's current owner.

## Current planning status

- The proposal site has a long history of established commercial use, attracting heavy industrial traffic.
- Although current operations are winding down, this could resume. Also, given the existing planning status of the site, a number of heavy industrial processes could operate from this site, without the need to apply for planning permission. Due to the site's historic commercial use, there are no controls over such uses operating on the site in terms of either capacity or hours of operation.
- As a previously developed, industrial site, the proposal site is wholly suited to redevelopment with high quality new homes.

## Previous planning applications

The site has been subject to a number of planning applications over the years, primarily associated with the site's heavy industrial use. However, in 2007 Ennstone Building Products Ltd submitted a planning application to redevelop part of the site with 286 new homes and to extend the pre cast concrete works.

Unlike previous redevelopment proposals, David Wilson Homes' vision for the site is entirely residential and does not include extending the pipeworks or the retention of any commercial or heavy industry on the site.





## Constraints & opportunities of proposal

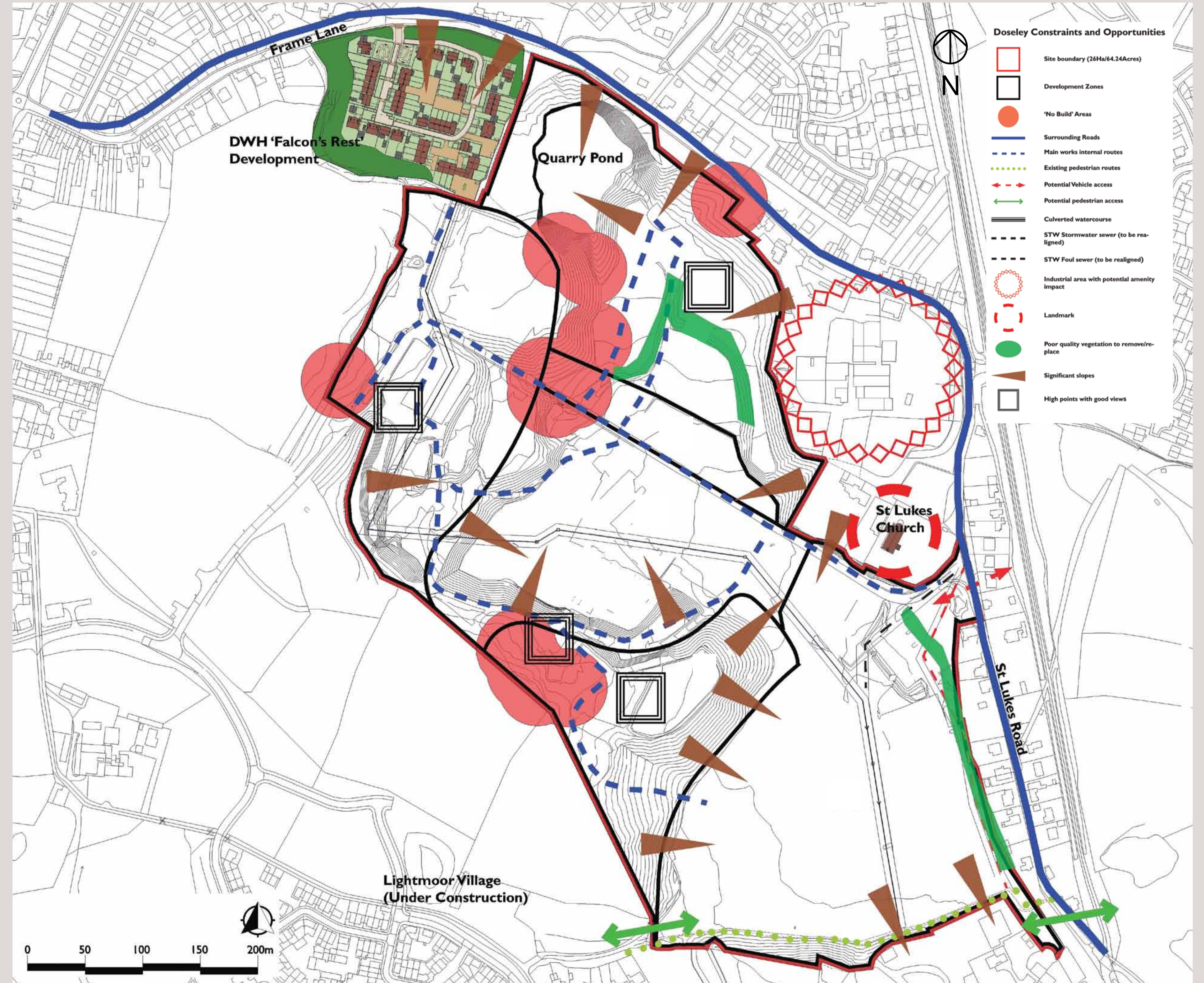
The site is a former cement works and quarry, which presents some challenges but at the same time a number of opportunities for an exciting housing development, to better complement the surrounding area.

Immediately west running along much of the boundary is an open area of fields which will provide a backdrop to the development. To the north and east lies a large area of housing and supporting facilities. To the south Lightmoor Village is taking shape with further housing and facilities.

Whilst there are houses nearby, few are directly adjacent, apart from those on St Luke's Road, which will require sensitivity in terms of the design. The masterplan suggests a layout that minimises any impact by way of distance separation, orientation and new planting. The removal of the large, unsightly industrial buildings and the associated operational noise will be a significant benefit.

In terms of topography, there are some significant level changes, however these provide opportunities for panoramic views and a very interesting layout. Overall the topography will not constrain the development. There are also a significant number of existing mature trees on the site. These will be retained for the most part and supplemented with additional planting and complemented by amenity space.

Overall the constraints can be fully addressed and the opportunities sympathetically realised to provide a much improved environment.





## Preliminary proposals

David Wilson Homes proposals are still in their initial stages. However, preliminary plans envisage that the new homes will be accommodated solely on the existing developed parts of the site, which currently contain the industrial buildings and hard standing. All the existing mature trees on the site will be retained and these form a valuable element of the design. The preliminary proposals show:

### New homes

- A good mix of high quality new homes, including two bedroom terraces to five bedroom detached, to cater for the broadest markets, including families and first time buyers, to create a balanced community.
- It is considered that the proposal site could potentially accommodate around 450 new homes.
- The proposed new housing will help to meet the district's housing needs and include open market and importantly, new affordable homes.

### Significant new open space

- Existing woodland areas will be retained and enhanced and significant key parts of the site will be subject to landscape improvement and laid out as attractive new areas of open space, including new parkland and play areas.
- By reinforcing and improving the landscaping on the site the proposals would be more readily absorbed within the local setting and improve the visual appearance of the locality.
- Other landscape restoration and enhancement measures are proposed, including the retention of the former quarry pond, which will be made safer, and the creation of new ponds and water features.



### Proposed layout:

In the interest of sustainability the proposed layout, particularly for the new housing, seeks the efficient re-use of the site. The following plans show how the proposal site could be developed. The plan presented is contained within the current site boundary.

**We welcome your views on the emerging plans presented.**

Proposed layout



1: 'Falcons Rest' site with construction commenced for 58 units



2: Quarry Pond with safety enhancements



3: Linear green and ponds



4: St Lukes Church landmark with focal space below to enhance its setting



5: Play space in new linear park space



6: Landscaped courtyards



Proposed layout

Key

- Site boundary (25.4Ha/62.76 Acres)
- Public Open Space (2.25 Ha inc SUDS)
- Existing woodland retained and enhanced (6.8 Ha)
- Quarry Pond (0.73 Ha) /SUDS (0.31 Ha)
- Market Housing (345 Units) 15.43 Ha
- 25% Affordable Housing (115 Units)
- Vehicle access

Unit Numbers: 448 two to five bed houses and 12 apartments = 460 units in total



7: Tree lined streets



8: Detached houses in woodland setting



9: Local example of 'garden city' style



Aerial view of proposal from south